

## **TOWN OF TRENTON PLAN COMMISSION MEETING**

### **MINUTES OF FEBRUARY 12<sup>TH</sup> 2008**

Prior to the meeting notice was properly posted.

Chairman Joseph Gonnering asked the people in attendance to join in the pledge of allegiance to the flag.

Chairman Gonnering called the meeting to order at 7:32 PM.

Plan commission members in attendance: Matt Muckerheide, Dennis Kay, Mike Bykowski, and Joan Baumgartner. Excused; Scott Schweizer, John Herlinger, Jeff Esselmann,

### **APPROVAL OF THE AGENDA**

Mike Bykowski made the motion to accept the agenda as published. Joan Baumgartner seconded the motion. All members present voted for the motion. Motion carried.

### **APPROVE THE MINUTES OF JANUARY 8<sup>TH</sup>. 2008 PLAN COMMISSION**

Dennis Kay made the motion to approve the minutes of January 8<sup>th</sup> 2008. Matt Muckerheide seconded the motion. All members present voted for the motion. Motion carried.

### **JAMESTOWNE EAST RE: ARCHITECTURAL APPROVAL NEW HOUSE**

No plans or applications were received.

### **PUBLIC HEARING RE: M-1 DISTRICT CODE LANGUAGE RECOMMENDATION**

The Plan Commission was present at the Public Hearing and is recommending to the Town Board to approve the M-1 District code revision # 2008-01, which covers Indoor recreational facilities for activities and sports. Hearing no comments or changes, Joan Baumgartner made the

motion to recommend the Town Board pass the M-1 District code amendment # 2008-01

Matt Muckerheide seconded the motion. All members present voted for the motion. Motion carried.

### **ALFRED FALK RE: ZONING CHANGE AND LOT SIZE**

Discussion relating to lot size and zoning was discussed with the Plan Commission Members. Since the balance of land around his house can still be used for agricultural purposes, Mr. Falk sees no need to proceed at this time with a zoning change or splitting the 20 acre lot.

### **THULL PROPERTIES RE: CONCEPT PLAN**

Baudwein representative presented a concept map showing the layout of lots. Three lots will be split on a certified survey map for the March Plan Commission Meeting. The balance of the land will be before the Plan Commission in April. Soil tests will show the type of system needed for each lot.

Before the C.S.M. is approved the Town will be requiring either a bond or letter of credit to be determined by the Town Board with recommendations from the Town Engineer and Town Attorney.

### **BAUMGARTNER PROPERTIES RE: LAND SPLIT**

Joan Baumgartner recused herself from the Plan Commission to be able to present a concept plan from the Baumgartner estate. The land will be split into three (3) properties, each having thirty-five acres plus. The property is currently in C.E.S. -10 Zoning. The Plan Commission reviewed the concept and told Joan Baumgartner to proceed.

### **ZONING CODE CHANGES RE: C.U.P. AUTHOR**

The Zoning Administrator requested thoughts about changing the C.U.P author and the procedure for hearings. The Plan Commission agreed to revert back to the way it was always done. The Z. A. will confer with the Town Attorney on how to proceed.

### **ZONING CODE CHANGES RE: C.U.P. IN C.E.S. DISTRICTS**

The Zoning Administrator informed the Plan Commission that the code references needed for a C.U.P. for more animals than allowed for in C.E.S. Districts 5 & 10 but has no language in the Section under C.U.P. The Town Attorney will research this and report to the Z. A.

### **ZONING CODE CHANGES RE: REVIEW KENNEL C.U.P.**

C.U.P. for kennels are listed as a requirement for more than three adult dogs in the Agricultural Zoning Districts, but is not required in any other areas. The Z. A. has spoken to the Town Attorney and she will propose some model ordinances for kennels.

### **CHAPTER VI TOWN OF TRENTON COMPREHENSIVE PLAN RECOMMENDATION**

Chapter was reviewed and comments are noted on the draft copy. Dennis Kay has made several notes and submitted the copy to the Town.

### **ANY OTHER BUSINESS THAT MAY COME BEFORE THE PLAN COMMISSION**

Mr. Gonnering reported to the Plan Commission dealing with an annual report from the Washington County Planning & Parks Department. A paragraph that is a disturbing area for the Town of Trenton as reported by Town Chairman Joseph Gonnering. The following is word for word in the report; Division staff continues to work cooperatively with local communities to identify where municipal sewer is available to properties still currently using Private On-site Wastewater Treatment Systems. Based on code requirements, staff will then require these property owners to hook up to the sewer within a specified time during 2008. The Plan Commission & Joseph Gonnering is recommending changes to the wording of this paragraph.

Mike Bykowski reported on the Extra-Territorial meeting held for Scott Gross. The committee voted unanimously in favor of the Re-Zoning for Scott Gross.

The Zoning Administrator gave Mike Bykowski code related item on use regulations to be E-Mailed to Eric Johnson.

### **CORRESPONDENCE**

All correspondence was mailed directly to Plan Commission Members.

**ADJOURNMENT**

Dennis Kay made the motion to adjourn at 8:47 PM. Joan Baumgartner seconded the motion. All Members present voted for the motion. Motion carried.

Respectfully submitted

Frank D. Mayer

Zoning Administrator