

AGENDA

Open meeting of the Plan Commission, Town of Holland Sheboygan County, Wisconsin

Date: Monday, December 7, 2009
Time: 7:00 p.m.
Place: Town of Holland Hall, W3005 County Road G

1. Call to order
2. Pledge of Allegiance
3. Certify that the requirements of the Wisconsin Open Meetings law have been met
4. Record retention certification
5. Adopt Agenda as official order of business
6. Roll call
7. Approval of Minutes of previous meeting on October 5, 2009. (The Plan Commission did not meet in November 2009.)
8. Public input
9. Deliberation/action on the previously tabled request by Kevin Claerbaut and Jon Arentsen for a conditional use permit for their landscaping business
10. Public hearing of a request by Mark and Renee TeLindert (sellers) and Christopher and Nicole Strysick (buyers) for a change of zoning. The TeLinderts are planning to sell five acres of their A-1 land (59006064880) to adjacent owners, the Strysicks who own A-5-zoned 59006064881 at W1463 County Highway GW. Since this is a change of boundaries between adjacent properties, it is not deemed a land division. The five acres to be sold by the TeLinderts to the Strysicks is described as Lot 1 in a Certified Survey Map drawn by Dennis J. Van Sluys, L-20728, October 2009, 5.0 acres +/- . It is requested that the zoning of Lot 1 be changed from A-1 to A-5, which would be merged with the Strysick's adjacent, 2-acre, A-5 property. After the merger, and assuming the change of zoning is approved, the Strysicks would end up owning 7 acres +/- of A-5 land at the southeast corner of Hoitink Road and County Highway GW. Such a merged parcel would meet the minimum road frontage and minimum acreage requirements of A-5.
11. Deliberation/action on the foregoing request by the TeLinderts and Strysicks
12. Presentation by Jamie Rybarczyk of Foth:
 - (1) Present and discuss the final draft of the zoning ordinance, chapter 330, per the recommendations of the Town of Holland Year 2030 Comprehensive Plan.
 - (2) Present the preliminary draft of the subdivision ordinance, per the recommendations of the Town of Holland Year 2030 Comprehensive Plan.
13. Review the consequences to the Town of Holland of the transition from the Farmland Preservation Program to the Working Lands Initiative, for instance, that the Town is liable for collection of Wisconsin-imposed fees when land is rezoned out of A-1 or A-3. What new procedures are indicated?
14. Review of steps for approving and issuing a conditional use permit
15. Public input
16. Review attendance record of October 2009. (The Plan Commission did not meet in November 2009.)
17. Adjourn

Notice is hereby given that a quorum of the Town of Holland Town Board may be present at this meeting to gather information about a topic over which they have decision-making authority.

Donald W. Becker, Chairman