

Minutes of Plan Commission Meeting January 2, 2007

Held at the Town Hall on County Highway G
Town of Holland, Sheboygan County, Wisconsin

The numbering of the minutes corresponds to that of the Agenda:

1. The meeting was called to order at 7:37pm.
2. The assembly recited The Pledge of Allegiance.
3. Chairman Becker certified that the requirements of the Wisconsin Open Meetings law had been met
4. The Agenda was adopted as the official order of business on a motion by Matthew Sproehlich, supported by Jan Rauwerdink, passing by a unanimous voice vote.
5. Roll Call showed in attendance Chairman Donald Becker, John Kucksdorf, Ken Nyhuis, Jan Rauwerdink, Eugene Schmitz, Dave Huenink, Matthew Sproehlich, Claus Weingaertner, Tom Huenink. Absent was Dan Teunissen.
6. The Minutes of the previous meeting on December, 2006 were read aloud, corrected, and approved on a motion by Eugene Schmitz, supported by Claus Weingaertner, passing by a unanimous voice vote.
7. Public Input: Ted Scharl appeared as a representative of Lloyd Ter Maat and David and Tracy Nowacki. The Nowackis are interested in buying a parcel from Lloyd Ter Maat west of the railroad tracks, a parcel previously dealt with by the Plan Commission. Mr. Scharl asked about the prospect for the Nowackis obtaining a conditional use permit for a single family residence on the parcel they propose to buy. The parcel is zoned A-5 and the road frontage is sufficient, thus there seems to be no obstacle to their obtaining a conditional use permit. However, they need to apply for one.
8. Public Hearing on a request from Leroy Richards to divide an A-5 parcel into four smaller A-5 parcels. Tax key no. 59006063451, 21.09 acres, located at W2375 Hoftiezer Road, Oostburg, Wisconsin 53070. Concerned about interference with farming operations, three persons (Mike Van Driest, Craig Droppers, Dale Droppers) spoke in opposition to the request. Three persons spoke in favor: Dennis Van Sluys, Samuel Payne, Leroy Richards. Motion to close the public hearing by John Kucksdorf, supported by Ken Nyhuis, passed by a unanimous voice vote.
9. Deliberate and take action on the Ter Maat request. The action took the form of two motions:
 - a. *With reference to a survey map drawn by Dennis Van Sluys, 12/21/06, Dave Huenink moved to recommend to the Board rezoning from A-1 to A-5 of the 10.29-acre parcel, contingent on its merger with the parcel to the east into one tax parcel. Claus Weingaertner supported the motion. A roll call vote was taken: Donald Becker, Matthew Sproehlich, John Kucksdorf, Ken Nyhuis, Jan Rauwerdink, Eugene Schmitz, and Claus Weingaertner voted YES and the motion passed.*
 - b. *With reference to a survey map drawn by Dennis Van Sluys, 12/22/07 [sic], Chairman Donald Becker moved to recommend to the Board rezoning of a portion of lot 1 from A-1 to R-1 [increasing the size of the original R-1 parcel] and rezoning of lot 2 from A-1 to A-5 and approval of the land division shown on the survey map, based on Section 20.240 of the Zoning Ordinance. Claus Weingaertner supported the motion. A roll call vote was taken: Donald Becker, Matthew Sproehlich, John Kucksdorf, Ken Nyhuis, Jan Rauwerdink, Eugene Schmitz, and Claus Weingaertner voted YES and the motion passed. Surveyor Dennis Van Sluys offered to redraw the map, making clearer the movement of lot lines.*
10. Deliberate and take action on the Leroy Richards request. By way of introduction, Chairman Donald Becker said that the Plan Commission cannot arbitrarily approval or disapprove anything; it must follow the Zoning Ordinance and the Comprehensive Plan. Chairman Becker referred to the farmland quality map and farmland preservation map. The Richards parcel is in the exclusion zone on the latter. The Richards request does not conflict with the Zoning Ordinance but it may conflict with the Comprehensive

Plan. Ken Nyhuis said the Plan calls for 12-13 new homes per year. John Kucksdorf noted the absence of soil data. Dave Huenink noted the applicability of one of appendices in the Zoning Ordinance, Agricultural Use Information, which is intended to head off conflict between farmers and non-farmers who live in agricultural zones.

Jan Rauwerdink moved to deny the request to divide. Eugene Schmitz supported the motion. A roll call vote was taken in which Ken Nyhuis recused himself. Donald Becker, John Kucksdorf, Jan Rauwerdink, and Eugene Schmitz voted YES. Matthew Sproehlich, Claus Weingaertner, and Dave Huenink voted NO. Thus the motion for denial passed, 4 to 3.

11. Long-Range Plan. Kevin Struck appeared to answer the questions of the Plan Commission. Mr. Struck would like a contact person in the Town; it will be Donald Becker for now. Mr. Struck was tasked with sending a revised RFP to the Town Clerk. Revisions to the Public Participation Plan should be adopted by a motion or a resolution. It was decided to include a place on the questionnaire for individuals to express interest in serving on a Citizens Advisory Committee. The Plan Commission will decide at a future time whether a Citizens Advisory Committee will be formed and what precisely their role will be.
12. Public Input. Samuel Payne, a party to the Leroy Richards request, proposed a division into 2 lots instead of 4 lots as originally proposed. He asked about the possibility of received expedited processing of his request. The Plan Commission could not change its action taken in this meeting.
13. The attendance record for December 2006 was approved on a motion by John Kucksdorf, supported by Matthew Sproehlich, passing by a unanimous voice vote.
14. The meeting adjourned at 9:46pm on a motion by Jan Rauwerdink, supported by John Kucksdorf, passing by a unanimous voice vote.

Respectfully submitted,
Syd Rader
Clerk of the Plan Commission
January 26, 2007