

Minutes of Plan Commission Meeting December 1, 2008

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 7:33 p.m.
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. Record Retention Certification: Clerk Syd Rader certified that hard-copied and electronic files of the Plan Commission are filed at Town Hall through August 2008. Files more recent than that are in the Clerk's hands.
5. The Agenda was adopted as the official order of business on a motion by David Mueller. The motion was supported by Jan Rauwerdink and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Roy Teunissen, David Mueller, Ken Nyhuis, Jack Stokdyk, David Huenink, Jan Rauwerdink, Trevor Mentink, Joel Van Ess. Absent were Tom Huenink and Eugene Schmitz.
7. The Minutes of the meetings on September 2, October 28, November 11, 2008 – with some corrections – were approved on a motion by David Mueller. The motion was supported by David Huenink, passing by a unanimous voice vote.
8. Public Input: Dan Teunissen and brother described their intent to farm at the northwest corner of RR and Palmer, further recognizing the need to change zoning from A-5 to A-2. Dan Posthuma presented a set of maps showing field sizes in Town of Holland, thought to be useful for Comprehensive Planning.
9. In the Town of Holland, zoning districts without permitted uses include R-3, R-2, A-4, B-1, P-2, M-1. According to a recent court ruling, it is not legal to have such districts without any permitted uses. Remedies will be discussed/acted on at the January 2009 Plan Commission meeting.
10. Comprehensive Planning tasks: the draft land use map was discussed and considerably marked up. The date of the Public Information Meeting was set as Monday, February 23, 2009, 7:00-9:30 p.m.
11. Process for responding to citizen complaints of violations of the zoning ordinances: See Town Code 330-98 and 330-99. The Building Inspector is appointed to investigate such complaints. Should the complainer have to fill out a complaint form? Complaint be signed by complainer? Gerry Antoine can provide a model complaint form; Chairman Becker will obtain the form from Antoine. This topic needs to be on the agenda of the January 2009 Plan Commission meeting.
12. Public Input: Mary Conrad, whose property is zoned A-5, asked what does such zoning means. She was given a hard copy of the pertinent section of the zoning ordinance, describing A-5 zoning.
13. The attendance record for September - November 2008 was approved on a motion by David Mueller, supported by David Huenink and passed by a unanimous voice vote.
14. The meeting adjourned at 9:44 p.m. on a motion by David Mueller, supported by Jack Stokdyk,

passing by a unanimous voice vote.

Respectfully submitted,
Syd Rader, Clerk of the Plan Commission, Town of Holland
December 4, 2008