

Minutes of Plan Commission Meeting February 19, 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 7:03 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. The Agenda was adopted as the official order of business on a motion by Matthew Sproehlich. The motion was supported by Dave Huenink and passed by a unanimous voice vote.
5. Roll Call showed in attendance Donald Becker, Matthew Sproehlich, Ken Nyhuis, Eugene Schmitz, Dave Huenink. Absent were John Kucksdorf, Daniel Teunissen, Jan Rauwerdink, Claus Weingaertner, Tom Huenink.
6. What Issues Is The Town Facing? This session was facilitated by David C. Such, Community Resource Development Agent of UW-Extension. Audience participants included Martin Elmer, Stanley Lammers, Jack and Margaret Smies. The general procedure is to identify issues, prioritize the issues, then prepare a survey of selected questions to be put to people in the Town. The only cost to the Town will be for postage. If the survey document is limited to four sheets, then the postage can be held to 39 cents for each survey mailed.

Mr. Such compiled a list of issues on a flip chart. The Clerk recorded a similar list (see attached), not yet organized or prioritized.
7. Discussion of next steps and timing for Comprehensive Plan: Chairman Becker will collect input from the Town and communicate with David Such. Mr. Such will prepare a draft of the questions for the questionnaire. The next meeting will be on April 16, 2007.
8. Public Input: none
9. The meeting adjourned on a motion by Matthew Sproehlich. The motion was supported by Dave Huenink and passed by a unanimous voice vote.

Respectfully submitted,

Syd Rader, Clerk Plan Commission, March 5, 2007

Current and Future Issues Facing the Town of Holland
Plan Commission Town of Holland
February 19, 2007

Participants included Plan Commission, Board members, citizens

Urban sprawl from north & south
Agricultural use vs. residential use
Right to farm
Idea of open space vs. farmland
Roads lined with homes
Preservation of open space behind the houses

Safety services
Home based business
Public vs. private roads
Development of landlocked parcels
Development of industry to support tax base
Do citizens support modern (large-scale) agriculture
Preservation of environmentally sensitive areas, wetlands, woodlots, etc.
Is current town ordinance up to date/
Wind farms
Boundary agreements between municipalities
Annexation pros and cons
Purchase of development rights
Should town include development rights in town budget, increasing taxes/
Would you support a change in zoning ordinance to generate funds for purchase of development rights?
Conservation subdivisions with bonus lots to generate revenues for purchase of development rights
How do you feel about the new zoning ordinance?
Do you use the website? How should it be improved?
Shared services, intergovernmental cooperation
Are police & fire protection adequate?
What is the most unique feature of Town of Holland that should be preserved?
Should the Plan Commission adhere strictly to the district boundaries in the plan?
Housing growth rate - number of houses built per year
Big development projects like American Heritage 120 homes
Make annexation less attractive via zoning ordinance
Continuation of phaser program, road improvement program
Get feedback on roads
Cluster development vs stand-alone houses vs traditional subdivisions
Southeast regional development association literature or press release for Lakeside Times
Villagers want open space but not necessarily farms, but Boards have a different view
Factor farmland quality into development decisions
Farmers want to be able to farm or not farm at their discretion
Your view on private property rights – the ability to do what you want with your land
Public rights vs private rights for land use
Should town have full-time town clerk or clerk-treasurer?
Office at town hall
Clerk shared by units of government
Parks – one park is developed, another undeveloped
Do we have adequate park facilities?
Who should have the responsibility for maintaining the parks, the town or higher governmental units?
Financing of parks is already addressed by tax sharing
What should the land east of Interstate 43 look like?
Services that the town provides: roads, police, fire, recycling center
Consolidation of safety services
Are you willing to pay for better service at recycling center?
Would you pay for recycling of computers, TVs, etc?
Would you serve on Town committees?
What interests should be represented on Town committees?
Who gets surveyed? Voters? Property owners? Residents? Resentment of those missed
Random survey with statistical sampling design
Do you own or rent?
Cultural development to keep pace with growth: parks, museum, historical preservation
Billboards along I-43
Bike trail