

Minutes of Plan Commission Meeting February 4, 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 7:01 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 December 2007. 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 Eugene Schmitz. The motion was supported by David Mueller and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Eugene Schmitz, Dave Huenink, Roy Teunissen, David Mueller, Trevor Mentink, and Jan Rauwerdink. Absent were Claus Weingaertner and Ken Nyhuis.
7. Comprehensive Planning: Beginning with Natural Resources Element Goal 4, Chairman Becker used a projection screen and live editing to make changes to Goal and Objectives. Progress was made up to Land Use Element.
8. The minutes of the meeting on January 4, 2008 was approved on a motion by Dave Huenink. The motion was supported by Roy Teunissen, passing by a unanimous vice vote.
9. Public Input.

John Floryance made a presentation with three handouts, concerning his plan to acquire land 59006071930 and build a house on Lot 1. Road frontage is not sufficient to make Lot 1 conforming. C1 may be an appropriate zoning for Outlot 1; C1 does not require road frontage. See letter to John Floryance from Sheboygan County Planning & Resources Dept. Mr. Floryance was advised to submit a formal request to the Plan Commission.

Barbara Lukens, representing Rod Reid, asked for advice concerning Mr. Reid's plan to build a self-storage warehouse at N2524 Kneupprath Road on a 9-acre, A-2 parcel. Ms. Lukens was advised to seek a M-1 zoning and a conditional use permit.

Bob Neeb, representing Reuben Arentsen, described a plan to separate/sell farm buildings and 5 acres from 70 acres of A-1 land at W4065 Dekker Road. He was advised to submit a formal application to the Plan Commission.

Roy Ingelse described a plan to divide land into several lots (a subdivision), and an immediate need to receive a house that will be moved from another location. He was advised to rezone the whole parcel to A-5 and get a conditional use permit for a house. In connection with the subdivision plan, he was advised to consult with County Planning.

10. Ted Scharl inquired whether a bathroom may be built in the coach house of the Findley property on Alexander Lane and whether a half bath may be built in the RV shed. The Plan Commission does not want the coach house to be rented out, but decided that a conditional use permit is not required for the requested bathrooms. It was understood that kitchen facilities are not planned.
11. Review and make a recommendation to Town Board as to whether the discontinuance of the right-of-way should be approved (Sauk Trail Road abutting James TeStroete property). Dave Huenink moved to

recommend to the Town Board to approve the proposed discontinuance of the right-of-way along Sauk Trail Road. The motion was supported by Jan Rauwerdink and was passed by a unanimous roll call vote.

12. Clerk Syd Rader reported on the status of outstanding land covenants/conditional use permits (1 handout). Some progress had been made: Schueller and Werner are done with their paperwork. Hilbelink, Anderson, and Parsche are in progress. A letter from Gerry Antoine will go to some of the non-responding requesters.
13. Review of apparently substandard building on Hawe Road. Roy Teunissen moved to recommend to the Town Board to have Gerry Antoine write a letter to the property owner, stating the concerns over appearance, setbacks, contents. The motion was supported by Dave Mueller and was passed by a unanimous voice vote
14. Public Input. Trevor Mentink inquired, on behalf of a neighbor, about acreage and frontage requirements for a B-1/M-1 property. The Plan Commission advised that the owner should find his conditional use permit. The nature of the business activity drives the size of the lot.
15. Comprehensive Planning: no further progress was made.
16. The attendance record for January 2008 was approved on a motion by Trevor Mentink, supported by Dave Huenink and passed by a unanimous voice vote.
17. The meeting adjourned at 9:45 p.m. on a motion by Jan Rauwerdink, supported by Trevor Mentink, passing by a unanimous voice vote.

Respectfully submitted,
Syd Rader, Clerk of the Plan Commission, Town of Holland
February 5, 2008