

Minutes of Plan Commission Meeting February 5, 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 7:31pm.
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 Eugene Schmitz, supported by Kenneth Nyhuis, passing by a unanimous voice vote.
5. Roll Call showed in attendance Chairman Donald Becker, Ken Nyhuis, Eugene Schmitz, Dave Huenink, Matthew Sproehlich, Absent were Dan Teunissen, Jan Rauwerdink, Tom Huenink, John Kucksdorf, Claus Weingaertner.
6. The Minutes of the previous meeting on January 2, 2007 were approved on a motion by Dave Huenink, supported by Eugene Schmitz, passing by a unanimous voice vote.
7. Public Input:

Mike Depiesse asked for advice regarding a proposed commercial sign on Smies Road near the Interstate. He was advised to first seek permission from the State highway department. Signage is covered by 20.260 of the Zoning Ordinance and by a Town Ordinance.

Town Clerk Sharon Claerbaut distributed hardcopies of various Ordinances to Plan Commission members (see attached).

Ted Scharl distributed copies of "Design Dane! – a professional assessment by Dr. Richard Green." Ted also said that a new application for rezoning and/or conditional use permit is in the works.

8. Public Hearing on a request from Lloyd Ter Maat, Leona Theune, Laverne Opgenorth, Lois Van Ess, and David H. Nowacki for a conditional use permit for one single-family residence. The location of said residence would be on lot 2, a parcel recently derived from parcels 59006069500 and 59006069740. Lot 2 is a parcel of 31.42 acres located on the north side of Hwy K, $\frac{3}{4}$ mile east of Hwy KW and $\frac{1}{2}$ mile west of Ter Maat Road in Section 34, Town of Holland. Lot 2 is depicted on a certified survey map drawn by Dennis J. Van Sluys S-1238 on November 2, 2006.

Ted Scharl spoke in favor of the request. No one else spoke.

Dave Huenink made a motion to close the public hearing. Supported by Matthew Sproehlich. Motion passed by a unanimous voice vote.

9. Deliberate and take action on a Lloyd Ter Maat request (unrelated to agenda item #8), returned by the Town Board to the Plan Commission as a result of the Board meeting on 1-13-07.

A letter from Attorney Jerry Antoine (see attached) was examined. This letter contained a legal analysis of the Ter Maat request, sustaining the recommendation of the Plan Commission given in January 2007.

Dave Huenink moved to recommend to the Board approval of the same motions made last month:

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.

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.

The new motion by Dave Huenink was supported by Eugene Schmitz, passing by a unanimous voice vote.

10. Deliberate and take action on a request from Lloyd Ter Maat et al. for a conditional use permit for a single family residence (see agenda item #8).

Noting conformity with road frontage, acreage, and setback requirements, Eugene Schmitz moved to grant a conditional use permit for a house as depicted on the survey map included with the application. The motion was supported by Dave Huenink and passed by a unanimous voice vote.

11. Deliberate and take action on a request from David S. Gronik, Jr./Roger G. Miller, P.E. for permission to subdivide parcel 59006076490 into two parcels without any changes of zoning.

Roger G Miller appeared, representing owner Andy Gronik. He handed out copies of a detailed site map. The situation is remarkably complicated, in that there are four zoning districts within one parcel. Listed issues include: (1) the 6-acre A-2 district is inconsistent with “principally engaged in agriculture” on so small an acreage, (2) the A-1 portion is too small to stand as A-1, (3) the R-1 portion is grandfathered but does not meet current standards, (4) the existence of an easement on private Smith Road may preclude merger of the parcel to the south with that to the north, (5) the parcel as a whole has no frontage on a public road. Reconciling the interests of both the owner and the Town, Dave Huenink suggested rezoning the A-1 and A-2 portions to A-5. From the perspective of the Comprehensive Plan, concern was expressed that the proposed land division did not deal with the long-range plan for development of the property, and results in another legal parcel being served by a private road. It was also pointed out that the proposed land division did not have the required 250 feet of frontage on a public road.

The Plan Commission took no action, and did not indicate what might be considered adequate for approval.

12. Long-Range Plan: Formation of Citizens Advisory Committee:

Discussed was “Public Participation Plan for Town of Holland, January 2007” (see attached). The five implementation steps are: (1) compile background information – what are the issues?, (2) identify goals and objectives, (3) write the plan and create maps, (4) plan adoption, (5) implementation.

To go forward, the Board needs to adopt ~~a the “resolution entitled “establishing~~ Establishing public Public participation ~~Participation procedures~~ Procedures for ~~comprehensive~~ Comprehensive plan Plan” (see attached). Chairman Donald Becker moved to recommend to the Board that it ~~resolve to adopt~~ approve the resolution adopting the public ~~Public participation~~ Participation p ~~Plan procedures.~~ The motion was supported by Matthew Sproehlich and passed by a unanimous voice vote.

A request for proposals went out to seven consultants. Proposals are due back by 5 pm on March 2, 2007. Cost proposals will be separate.

13. Public Input: none
14. The attendance record for January 2007 was approved on a motion by Eugene Schmitz, supported by Dave Huenink, passing by a unanimous voice vote.
15. The meeting adjourned at 9:04 pm on a motion by Matthew Sproehlich, supported by Dave Huenink, passing by a unanimous voice vote.

Respectfully submitted,
Syd Rader
Clerk of the Plan Commission
February 7, 2007