

Minutes of Plan Commission Meeting March 3, 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 7:30 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 Januarys 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 Eugene Schmitz. The motion was supported by David Huenink 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, Ken Nyhuis, Joel Van Ess, Tom Huenink, and Jan Rauwerdink. Absent was Claus Weingaertner.
7. The minutes of the meetings on February 4 and 18, 2008 were approved on a motion by Jan Rauwerdink. The motion was supported by David Mueller, passing by a unanimous voice vote.
8. Public Input: none
9. Public Hearings:
A request by Ruth and Edna Pietenpol (Keith and Carol Dulmes POA) for land division and change of zoning. A parent parcel of 43.7 acres would be divided into Lot 1 and Lot 2 per Certified Survey Map, both lots to be rezoned from A-1 to A-5. The property (59006061810) is located at W4466 County Road A South at the northeast corner of A and CC, Town of Holland.

Keith Dulmes appeared, speaking in favor of the request. No one spoke in opposition. Questions were asked about the size of the lots and intended use.

David Huenink moved to close the public hearing. David Mueller supported the motion which passed by a unanimous voice vote.

A request by Roy Ingelse for a change of zoning from A-2 to A-5 on 21.39-acre parcel 59006072702, and for a conditional use permit for a single-family residence. The property is located on DeWitt Road, east side, near N1913, Town of Holland.

Roy Ingelse appeared, speaking in favor of the request. Craig Droppers spoke, not so much in opposition of the request, but seeking a stipulation that the owner of the property abide by Wis. Right to Farm law and not challenge it.

David Huenink moved to close the public hearing. Trevor Mentink supported the motion which passed by a unanimous voice vote.

10. Deliberate/take action on the foregoing two requests:

A request by Ruth and Edna Pietenpol (Keith and Carol Dulmes POA) for land division and change of zoning.

Keith Dulmes is principally engaged in farming, intending that Lot 2 will continue in farming. The land

division is based on geography. The north half of Lot 1 is wooded. The Plan Commission questioned why the request was for A-5 zoning. By consensus between the Plan Commission and the applicant, the request from amended from A-5 rezoning to A-2 rezoning.

Setbacks, road frontage, acreage, continued farming of Lot 2 met requirements. The milk house, if not used for animals, was deemed an accessory building subject to 20-foot setback.

Chairman Donald Becker moved to recommend to the Town Board approval of the request to divide into two lots and to rezone from A-1 to A-2 [an intentional amendment of A-1 to A-5] on condition that the Town Attorney review the matter in light of the public notice, A-1 to A-5, and that the milk house not be used for animals. Supported by Eugene Schmitz and passed by unanimous roll call vote.

A request by Roy Ingelse for a change of zoning from A-2 to A-5.

Setbacks, road frontage, acreage met requirements.

David Mueller moved to recommend to the Town Board approval of rezoning from A-1 to A-5 and, contingent of the Board's approval of that rezoning, to grant a conditional use permit for a single-family residence, on condition that the owner abide by Wisconsin Right To Farm law and agree not to contest the law. Supported by Roy Teunissen and passed by a unanimous roll call vote.

11. Report on special meeting of 1/23/08 adapting Town of Wilson model ordinance covering minimum requirements for rezoning and conditional use requests to the Town of Holland. Modify ordinance and make recommendation to Town Board for implementation if determined appropriate by the Plan Commission. David Huenink led the meeting and distributed a five-page handout "Section 7.00 Site Plan Review." Members of the Plan Commission should read and digest this document in preparation for deliberation/action next month.
12. Review the setback requirements in A-5 for buildings that house animals for possible changes and recommendation to the Town Board. The Plan Commission decided to let be the current setback requirements.
13. Status report on backlog of land covenants and conditional use permits; result of letter from Gerry Antoine to old accounts. Clerk Syd Rader reported no progress on Vosquil, Steffen, Hilbelink, Eischen, Lammers cases – despite lawyer's letter having gone out. Regarding new cases, there is no problem with administering the LC / CUP requirements.
14. Public Input: none
15. The attendance record for February 2008 was approved on a motion by David Mueller, supported by Ken Nyhuis and passed by a unanimous voice vote.
16. The meeting adjourned at 9:08 p.m. on a motion by David Mueller, supported by Trevor Mentink, passing by a unanimous voice vote.

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