

Minutes of Plan Commission Meeting May 5, 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 March 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 Eugene Schmitz and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Eugene Schmitz, Roy Teunissen, David Mueller, Trevor Mentink, Ken Nyhuis, Tom Huenink, Jack Stokdyk, Dave Huenink, and Jan Rauwerdink. Absent was Joel Van Ess.
7. The Minutes of the meetings on April 7 and 28, 2008 were approved on a motion by Eugene Schmitz. The motion was supported by David Mueller, passing by a unanimous vice vote.
8. Public Input:

Wayne Navis sought advice and posed some questions concerning land division and changes of zoning on two properties of his. Mr. Navis was advised to read up on the Town Code and formally apply for land division, restrictive covenants, and changes of zoning.

Tracy Harmeyer sought clarification of Town Code concerning a sign advertizing her business, which sign is reportedly too close to a Town road and which lacks a permit from the Town. Articles of the Town Code were cited: 330-53, 330-80, 330-81. The Plan Commission concluded that a permit is required for the Harmeyer sign, unless article 330-53 applies.

9. Public Hearing:
A request by John and Nancy Gabrich for a conditional use permit for a single-family residence. Zoned A-5, their 4.27-acre lot (59006068932) is located on County Highway RR, south side of road, ¼ mile west of Palmer Road.

John Gabrich spoke in favor of his request. No one spoke against the request. Chairman Becker advised Mr. Gabrich to clear his plans with Wisconsin DNR – a protection for Mr. Gabrich. Mr. Gabrich handed out a revised site map, indicating a change of plans, with a letter of explanation. Mr. Gabrich produced a letter (2006) to him from Sheboygan County Planning & Resources Dept., and a letter (11/20/2007) from Sam Jorgenson of Miller Engineers Scientists.

Dave Huenink moved to close the public hearing. Ken Nyhuis supported the motion which passed by a unanimous voice vote.

10. Deliberate/take action on the foregoing request:

A request by John and Nancy Gabrich for a conditional use permit for a single-family residence.

It was noted that road frontage, setbacks, acreage standards are satisfied. The Comprehensive Plan is satisfied from the standpoint of housing density: there are only three houses on one mile of road in front of the Gabrich property. The DNR position on wetland near the Gabrich property is unknown.

David Mueller moved to grant a conditional use permit, provided that Sheboygan County and Wisconsin DNR are satisfied with the Gabrich building plans. David Huenink supported the motion which 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.

Dave Huenink reported on his revisions of the model ordinance, substituting Town of Holland for Town of Wilson, etc. Joel Van Ess should indicate how many billable hours he needs to customize the model ordinance.

12. Status report on backlog of *land covenants and conditional use permits*: Clerk Syd Rader reported good progress except on the Steffen, Eischen, Lammers cases. Steffen, Eischen, and Lammers have not applied for building permits. The Plan Commission discussed amending the Town Code to impose an expiration date on conditional use permits if building does not commence within a given period following the granting of the CUP, and a further imposition of a time limit on completion of the building.

13. Public Input: Mr. Gabrich produced another letter (8/3/2007) from Sheboygan County Planning & Resources Dept.

14. Comprehensive Planning tasks:

Utilities and Community Facilities Element was worked through, using the overhead projection screen. Chairman Becker maintains the master document.

Agricultural, Natural, and Cultural Resources Element was worked through.

15. The attendance record for April 2008 was approved on a motion by David Huenink, supported by David Mueller and passed by a unanimous voice vote.

16. The meeting adjourned at 9:55 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
May 7, 2008