

Minutes of Plan Commission Meeting May 7, 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 7:31 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 Jan Rauwerdink. The motion was supported by Dave Huenink and passed by a unanimous voice vote.
5. Roll Call showed in attendance Chairman Donald Becker, Ken Nyhuis, Eugene Schmitz, Dave Huenink, Jan Rauwerdink, and Tom Huenink. Absent were Claus Weingaertner, John Kucksdorf, and David Mueller.
6. The minutes of the April 2 and 24 meetings of the Plan Commission were approved with a motion by Eugene Schmitz. The motion was supported by Ken Nyhuis and passed by a unanimous voice vote.
7. Public Input. A request for rezoning and conditional use permit was accepted from Daniel L. and Ruth A. Schueller. Chairman Becker introduced a topic in which Highway Transit has inquired about replacing/rebuilding a sign. He recused himself and turned the chairmanship of the meeting over to Dave Huenink. Weighing the provisions of the Zoning Ordinance, the Plan Commission concluded that a building permit is required for the rebuilding of the sign and that the size of the rebuilt sign may be no larger than the existing size.
8. Chairman Becker resumed the chairmanship of the meeting. Discussions concerning the hiring of a consulting engineer to assist the Town of Holland with development and conditional use requests: Representatives of Ruekert Mielke made a ten-minute presentation and answered questions.
9. Public Hearing on two requests:

A request from Charles A. Lammers for a conditional use permit for a single-family residence and storage shed. To be built on a 3.00-acre lot zoned A-5, tax key no. 59006061601, located at the northwest corner of County Highways A and GW. Mr. Lammers spoke in favor of his request. No opposition was voiced. Eugene Schmitz moved to close the public hearing. Dave Huenink supported the motion which passed by a unanimous voice vote.

A request from Danielle D. Werner and Mark Van Wolvelaere for a conditional use permit for a single family residence. To be built on a 7-acre lot zoned A-5, tax key no. 59006061764, located at N2384 County Road CC. Ms. Werner and Mr. Wolvelaere spoke in favor of their request. No opposition was voiced. Dave Huenink moved to close the public hearing. Eugene Schmitz supported the motion which passed by a unanimous voice vote.

10. Deliberate and take action on two requests:

The request from Charles A. Lammers for a conditional use permit for a single-family residence and storage shed. *Following review of acreage, road frontage, County driveway permit, setbacks, Dave Huenink moved to grant a conditional use permit for a single-family residence (the garage not needing a conditional use permit, only a building permit subject to 50 foot setback). Ken Nyhuis supported the motion which passed by a roll call vot: All five present, voting members of the Plan Commission voted yes.*

The request from Danielle D. Werner and Mark Van Wolvelaere for a conditional use permit for a single family residence. To be built on a 7-acre lot zoned A-5, tax key no. 59006061764, located at N2384

County Road CC. *Following review of acreage, road frontage, County driveway permit, setbacks, Eugene Schmitz moved to grant a conditional use permit for a single-family residence. Dave Huenink supported the motion which passed by a roll call vote: Jan Rauwerdink voted no but the other four voted yes.*

11. Deliberate and take action on three tabled requests:

A request from DuWayne Navis, James Navis, and Brian Stecker. Brian Stecker gave an update on his plans and answered questions. Hours of operation would be 5:30 am to 10:30 pm. Lights would be on a timer. No restaurant is planned. Abacus Architects are involved in the planning and, by June, written plans should emerge. A water retention basin will be needed. The Plan Commission took no action.

A request from Wendel and Diane Voskuil. Mr. Voskuil appeared, handing out a site/house stakeout map that disclosed setbacks, driveway location, septic mound location. Mr. Voskuil said he was working with the Town Clerk on the required restrictive covenant, but did not produce documents. *Following review of acreage, road frontage, lack of Town driveway permit, setbacks, Dave Huenink moved to grant a conditional use permit for a single-family residence, conditioned on verification of the restrictive covenant by the Town Clerk and approval of the driveway location by the Town Road Supervisor. Ken Nyhuis supported the motion which passed by a roll call vote: All five present, voting members of the Plan Commission voted yes.*

A request from Leroy Richards and Samuel Payne. Samuel Payne appeared, stating that he wished to withdraw his request for a conditional use permit. The Plan Commission took no action.

12. Comprehensive Plan: Draft 2 of the survey questionnaire was considered, few comments having been made on it. Address labels have been procured. Thus the questionnaire will be handed off to UW-Extension for stuffing envelopes, affixing postage, and mailing out.
13. Discussions concerning the hiring of a consulting engineer to assist the Town of Holland with development and conditional use requests. Joel Vaness and/or Joe Bronoski of Abacus Architects made a ten-minute presentation and answered questions. Their firm has already been hired by Brian Stecker in connection with the proposed gas station/mini mart, setting up a conflict of interest were the Town to employ them.
14. Public Input.
15. The attendance record for April 2007 was approved with a motion by Eugene Schmitz. The motion was supported by Ken Nyhuis and passed by a unanimous voice vote.
16. The meeting adjourned at about 9:40 p.m. on a motion by Jan Rauwerdink, supported by Dave Huenink, passed by a unanimous voice vote.

Respectfully submitted,
Syd Rader, Clerk Plan Commission Town Holland
May 9, 2007