

## Minutes of Plan Commission Meeting June 25, 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 7:08 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 Eugene Schmitz. The motion was supported by Ken Nyhuis and passed by a unanimous voice vote.
5. Roll Call showed in attendance Chairman Donald Becker, Ken Nyhuis, Eugene Schmitz, Roy Teunissen, Dave Huenink, and Trevor Mentink. Absent were Claus Weingaertner, Tom Huenink, Jan Rauwerdink, and David Mueller.
6. Comprehensive Plan: sharing and compilation of comments from references that were contacted. Dave Huenink gave a report on his contacts with references; the work is in progress but incomplete. Checking of references should be complete within a week.
7. Comprehensive Plan: presentations by the three consultants under consideration and questions of them.

Bay-Lake Regional Planning Commission (Mark A. Walter, Executive Director and Richard Heath, Assistant Director/Principal Planner) presented first. Personnel have not yet been assigned by Bay-Lake but the lead planner may well be Richard Heath. Bay-Lake has twelve employees. The proposed plan would run to about 280 pages including appendices. The most useful information would be placed up front in chapters 1-4, that is, in volume 1.

OMNNI Associates (Jeffrey B. Sanders, Principal Planner) presented next, supported with handout materials. Mr. Sanders suggested creating a "buffer zone" around incorporated villages wherein the Town devises the rules for land use that carry disincentives for annexation. Mr. Sanders would be the lead planner and principal contact.

Foth (Nicolas P. Sparacio, Lead Planner) has done a hundred comprehensive plans under the new State law (Wis. Stat. 66.1001). Mr. Sparacio has personally done 20-30 local plans over the past 5 years. Foth has multiple offices in the Midwest. The cost for Foth's services would be \$21,500 + \$1120 for mapping. An additional meeting would cost \$500-600.

8. Comprehensive Plan: Discussion of options, and recommendation to Board regarding selection of consultant for Comprehensive Plan. Dave Huenink moved to table the recommendation until the next meeting, supported by Trevor Mentink, the motion passing by a unanimous voice vote.
9. The meeting adjourned at about 8:49 p.m. on a motion by Trevor Mentink, supported by Dave Huenink, passed by a unanimous voice vote.

Respectfully submitted,  
Syd Rader, Clerk Plan Commission Town Holland  
June 29, 2007