

Minutes of Plan Commission Meeting January 5, 2009

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 7:32 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 November 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 Ken Nyhuis and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Roy Teunissen, David Mueller, Ken Nyhuis, Jack Stokdyk, David Huenink, Jan Rauwerdink, Tom Huenink, Eugene Schmitz. Absent were Joel Van Ess (excused) and Trevor Mentink (excused).
7. The Minutes of the meeting on December 1, 2008 was approved on a motion by David Mueller. The motion was supported by David Huenink, passing by a unanimous voice vote.
8. Public Input: Dan Posthuma praised the sign at the Recycling Center: which promotes attendance of the public information meeting 2/23/09.
9. Public Hearing: A request by James and Jan Teunissen for a change of zoning from A-5 to A-2. Their 9.9-acre property, parcel #59006067310, is located at W2932 County Highway RR at the northwest corner of RR and Palmer Road.

Dan Teunissen anticipates up to 300 head of cattle (max.) in the future; 82 head are there now. There are applicable County and State restrictions on livestock operations. Dan Posthuma voiced support landowner rights, that is, those of the requestors. The "590 manure management plan" is in place, according to Dan Teunissen.

Eugene Schmitz moved to close the public hearing, supported by Jan Rauwerdink, passing by a unanimous voice vote.

10. Discuss/act on the foregoing Teunissen request. Setbacks and acreage were considered and found OK. In the past the requestor was not engaged in farming, but is now in transition to farming. Accordingly, the requestor cannot currently meet the test for "principally engaged" in farming, but states his intention to become so. On the basis of the stated intention, the Plan Commission deemed the requestor "principally engaged."

David Mueller moved to recommend to the Board approval of the change of zoning from A-5 to A-2, in view that setbacks, acreage, and "principally engaged" all satisfy the zoning ordinance. Supported by David Huenink and passed by a unanimous roll call vote.

11. Discussion/action in connection with a recent legal ruling (see packet) that will have significant

impact on our zoning ordinances. Many of our zoning districts have no permitted uses, which is now not legal. Changes to the ordinances may be necessary after completing the Comprehensive Plan and during the Implementation phase. The Plan Commission used meeting time to work through the affected districts individually:

R-2 ... Has permitted uses.

R-3 ... Moot.

R-4 ... Dave Huenink drafted new language.

A-4 ... Fertilizer production, grain elevators, and sales of farm implements shall be changed from conditional uses to permitted uses.

B-1 ... Drafted changes.

M-1 ... Cabinet shops, canning factories, machine shops to become permitted.

M-3 ... Processing of top soil and washing/fining/processing of rock to become permitted uses.

Chairman Becker will get Gerry Antoine's comments on the drafted changes and then show the draft at the February meeting.

12. Comprehensive Planning tasks. Newspaper advertizing, website, signage, postcard mailing are ways to promote participation at the public information meeting. Postcard mailing would be expensive. Newspapers will include THE SOUNDER and THE LAKESHORE WEEKLY. Verify class of notification for these ads. Jamie Rybarczyk subsequently wrote:

Unlike a public hearing, there are no Statute requirements for noticing a public information meeting, it is up to the Community. As a consultant I always recommend some form of publication (i.e. flyer, banner, postcard, etc.) to improve upon attendance. I also recommend that the Town post an agenda for the Town Board and Town Plan Commission in case a quorum is present at the public informational meeting. This notice would follow your standard procedure.

Suggested to place a different picture at the head of each chapter of the the plan:

Transportation – bridges and highways.

Population and Housing – pictures of different kinds of housing: single family, farmsteads, a lakeshore house.

Issues and Opportunities – keep three pictures but add picture of lakeshore.

Transportation – a nice country road, Smies Road, reflecting betterment project. Picture of a bridge. A quaint, unimproved Town road: Kneupperath & G.

Utilities and Community Facilities – electric substation, Town Hall, communication tower, Recycling Center.

Agricultural and Natural and cultural Resources – picture of nice farm, Onion River, Amsterdam Park, Indian cemetery (end of Hawe Road).

Economic Development – fish farm, M&R motors, Co-Op on Smies Road.

Intergovernmental Cooperation – Cedar Grove fire truck owned by Town Holland/operated by Cedar Grove Fire Department, entrance sign at Amsterdam Park, shot of Sheriff car or a County plow.

Land Use – shot of a farm, shot of natural habitat, recreational land, RR and KW

Implementation – picture of Plan Commission, picture of Town Hall, picture of signs at Town border: Town zoned/building permits required with good background: RR and CC or A and CC looking East.

Everybody take pictures, and have Roger take pictures.

Get Plan Commission member comments to Jamie really soon.

13. Discuss the process for responding to citizen complaints of violations of the zoning ordinances. Gerry Antoine produced a sample complaint form. Put on agenda in February.
14. Public Input. Eugene Schmitz suggested refining the definition of principally engaged in farming – put on February agenda. Jack Stokdyk seeks to eliminate anything self-contradictory in plan re Land Use. Chairman Becker said County has finished drafting land use map. The regular Plan Commission meeting on Feb. 2 will start at 7pm. If needed, have special meeting on Feb. 3. Post second meeting as conditional.
15. The attendance record for December 2008 was approved on a motion by Dave Huenink, supported by David Mueller, passing by a unanimous voice vote.
16. The meeting adjourned about 9:30 p.m. on a motion by Jan Rauwerdink, supported by Jack Stokdyk, passing by a unanimous voice vote.

Respectfully submitted,
Syd Rader, Clerk of the Plan Commission, Town of Holland
January 7, 2009