

# DRAFT

## Plan Commission Meeting Minutes

Town of Holland  
Sheboygan County, Wisconsin

Date: Monday, January 6, 2014

Time: 7:30 pm

Place: Town of Holland Hall, W3005 County Road G

The numbering of the Minutes corresponds to that of the Agenda:

1. Call to order  
Chairman Don Becker called the meeting to order at 7:32 PM.
2. Pledge of Allegiance  
The Pledge of Allegiance was recited.
3. Certify that the requirements of the Wisconsin Open Meetings law have been met.  
Chairman Becker so certified.
4. Record retention certification.  
The Plan Commission clerk stated record retention was up-to-date.
5. Roll call:  
Attendees: Don Becker, Jan Rauwerdink, Roy Teunissen, Jack Stokdyk  
Absentees – Dave Huenink, David Mueller, Trevor Mentink, Eugene Schmitz, Nathan Voskuil  
Other attendees: Tom Huenink – Building Inspector, Louise Huenink - Clerk
6. Adopt agenda as official order of business  
Jack Stokdyk made a motion to adopt the agenda with the recommendation that the Chairman table all non-essential items on the agenda due to the inclement weather. Roy Teunissen supported the motion and it passed by a unanimous voice vote.
7. Review/approve minutes of prior meeting(s).  
Don Becker tabled the review and approval of the December 2013 minutes until February's meeting.
8. Review/approve attendance records for prior meeting(s).  
Don Becker tabled the review and approval of the attendance record until February's meeting.
9. Review/approve building permits report  
Jack Stokdyk made a motion to approve the building permits report and Don Becker supported. The motion passed by a unanimous voice vote.
10. Public input  
There was no public input.

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## 11. Public Hearings

### Scott Muenzmaier Application

Scott Muenzmaier was in attendance and it was noted that he was able to provide the property owner's signature on the CUP application so that the Plan Commission could act on the request. Mr. Van Drees pointed out that the parcel Scott purchased will have agricultural related noise and smells because of the neighboring farming operations. Don Becker pointed out that the Town's CUP has a standard condition within it for the right to farm. Scott showed the Plan Commission his final plans for placement of the primary residence and accessory building. Louise Huenink spoke of receiving a call from a Mr. Molter and his concern that storm water could back up on his property depending how Scott grades his property. Mr. Molter's land currently drains into a low lying area where Mr. Muenzmaier's home will be constructed. Scott indicated that he has worked with Sheboygan County for setbacks with the wetlands on his property. He asked if the Town of Holland had any setbacks for a driveway, but there currently are none. Jack Stokdyk motioned to close the public hearing and Roy Teunissen supported. The motion passed by a unanimous voice vote.

### Gerald Ansay Application

Gerald Ansay was in attendance. There was no public input nor any questions by the Plan Commission regarding this request. Jack Stokdyk motioned to close the public hearing and Jan Rauwerdink supported. The motion passed by a unanimous voice vote.

## 12. Discuss/act on request by Scott Muenzmaier – Hoftiezer Road, parcel # 59006063456, 5.04 acres zoned A-5

Don Becker suggested that the standard conditions could be used for this request, but that a condition should be included to require proper drainage of storm water that comes from the west. Roy Teunissen suggested that when Scott has the low lying area excavated and graded to make sure it is graded to ensure that the drainage is directed properly so it will flow toward the wetland area to the south of Scott Muenzmaier's property. Scott asked if the accessory building could be built at the same time as the primary residence. Tom Huenink said the primary residence needed to be nearly completed (about ready for move in) before accessory buildings could be constructed, and the Plan Commission members concurred. Don Becker made a motion to approve the Conditional Use Permit for a non-farm residence with all the standard non-farm residence conditions, but with the additional requirement to provide adequate drainage for storm water that would flow onto the subject property from the west. Roy Teunissen supported the motion, which passed with a roll call vote. Don Becker – Yes, Jan Rauwerdink – Yes, Roy Teunissen – Yes, Jack Stokdyk – Yes.

## 13. Discuss/act on request by Gerald Ansay.

Don Becker provided a recap of the discussions with Gerald Ansay from the December 2013 meeting as it related to the moving of a third accessory building onto his property and the need for a Conditional Use Permit. Don asked what the intended use of the building was and Mr. Ansay said it was to be for cold storage of equipment. Tom Huenink said there was plenty of area for the shed where it was situated and appears to meet the setback requirements.

Jack Stokdyk proposed breaking the actions into two motions; the first covering the rezoning and the second addressing the conditional use permit for the shed.

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- a) Don Becker made a motion to recommend to the Town Board that the 3.86-acre parcel owned by Gerald Ansay (tax parcel 59006066920) be rezoned from R-1 to A-5. Jack Stokdyk supported the motion, which passed with a roll call vote. Jan Rauwerdink – Yes, Roy Teunissen – Yes, Jack Stokdyk – Yes, Don Becker – Yes.
  - b) Don Becker moved to grant a Conditional Use Permit for the third accessory building on Gerald Ansay’s property (tax parcel 59006066920) contingent upon the rezoning of this parcel by the Town Board. Roy Teunissen supported the motion, which passed with a roll call vote. Roy Teunissen – Yes, Jack Stokdyk – Yes, Don Becker – Yes, Jan Rauwerdink – Yes.
14. Discuss/act on billing rate increase of Foth resources: - Tabled until February’s meeting.
15. Discuss/act on extension of recertification of our ordinances – Tabled until February’s meeting.
16. Discuss/act on ongoing issues
- a. Status of applications being processed. – Tabled until February’s meeting.
  - b. CG Services LLC – Conditional Use Permit compliance of Smies Road property. Tabled until February’s meeting.
  - c. Exotic animals and reptiles – Tabled until February’s meeting.
20. Public input:
- Rick Ten Dolle spoke about the Revive Church he is currently holding in a shed on a farmer’s land. Don Becker was to research the State Statute references in Town Ordinance 330-22 paragraph B & paragraph 2-F on page 330-27 to determine next steps, but this action was overlooked. Don will discuss with the Town’s attorney. The Plan Commission will discuss this matter at the February meeting and Mr. Ten Dolle will be informed of the Plan Commission’s findings. Jack suggested that a limited term conditional use permit be considered.
- Jack Stokdyk asked if the Plan Commission should have setbacks for driveways. Don will contact Jamie Rybarczyk about potential setbacks for driveways.
21. Adjourn
- Jack Stokdyk made a motion to adjourn at 8:35 PM and Jan Rauwerdink supported. The motion passed by a unanimous voice vote.

Respectfully submitted,  
Louise Huenink  
January 7, 2014