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Plan Commission Meeting Minutes
Town of Holland
Sheboygan County, Wisconsin

Date: Monday, January 5, 2015

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 7:30 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, Dave Huenink, Trevor Mentink, David Mueller, Eugene Schmitz, Roy Teunissen, Jack Stokdyk

Absentee(s) Nate Voskuil, Matthew Teunissen

Attendee:– Tom Huenink – Building Inspector, Louise Huenink - Clerk

6. Adopt agenda as official order of business.

David Huenink made a motion to adopt the agenda as presented. David Mueller supported the motion. The motion passed by a unanimous voice vote.

7. Review/approve minutes of prior meeting(s).

Don had issues with the notes under #13 because it seemed disjointed and hard to follow. Check paragraph references 1C-c and 1C-d

Don said we need to understand Principal vs Permitted. Principal Use = Land Use (statement at start for each Zoning District). Both terms are in the definitions.

Jack said in #16 to change “we” to “David & Louise”.

Eugene Schmitz made the motion to approve the minutes with the three changes mentioned. David Mueller supported the motion. The motion passed by a unanimous voice vote.

8. Building Inspector Reports:

a. Review/approve building permits report.

Jack Stokdyk made a motion to approve the building permits report as presented. David Mueller supported the motion. The motion passed by a unanimous voice vote.

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b. Follow-up item(s):

1. House at County Rd. RR & Knepprath Rd – home improvements

Tom Huenink went to the residence and confirmed that they had the permit displayed in their window. It was taken out in July.

2. Jeff DeRuyter on County Road D

Tom Huenink stated that Mr. DeRuyter took out a permit just after the December Plan Commission meeting. The permit is in this month's building permit report.

9. Public input.

None.

10. Discuss/act on revision of Town of Holland Ordinances supporting WI Working Lands Initiative. Kevin Struck returned to continue the walk through with the Plan Commission on Agriculture District A-1.

* Kevin informed the Plan Commission that even though DATCP approved the Town of Sherman's ordinances, in December DATCP sent Kevin a list of items that needed to be fixed. The topic of a Non-Farm residence was an issue. DATCP wants any farm residence to be a permitted use, not a conditional use as the Town of Sherman's ordinance states for certain conditions. Kevin suggested making all residences as a conditional use, but several of the Towns he has been working with don't want the administrative burden of tracking them.

* Definition of a farm residence – Primary income comes from farming, the owner or operator of the farm lives there, or a child of the owner lives there. If the residence is rented and the land is still farmed by the owner then the residence is still a farm residence.

* Permitted use is any existing farm residence, but will become a conditional use after January 1, 2016.

* Issues to consider: What if a farmer wants to divide off a piece of land for a child to build on? What happens once the farmer sells?

* It was asked if a residence that has a conditional use permit can be brought back under a permitted farm residence – Kevin said yes.

* Kevin stated that the landowner will receive any tax credits, not the person farming the land if different. Trevor Mentink said if a landowner rents out their farm the tax credit is typically factored into the rent rate.

* A residence within the FPZ is a farm residence per Kevin, this after some discussion of possible ways to handle/determine.

* Kevin suggested adding A-4 uses into A-1 and not include A-4 in the FPZ (currently there are 9 properties that are A-4). DATCP views those uses as agriculture related and so in the FPZ. Don Becker suggested it could be said "after this date parcels can no longer be zoned A-4". Kevin said it would only be needed for the 9 properties, but going forward there would be no need for A-4 zoning. Any parcel within a growth area will become A-1-T. Jack Stokdyk said we should make it simple. So roll A-4 under A-1. Don asked if we should add a statement saying "cannot rezone A-1 to A-4", Kevin pointed out in the Statutes we could not do that. If a business is on an A-4 parcel and wants to expand they could buy adjacent A-1 land, so have a multi-zoned property and would need a

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Conditional Use Permit to expand their manufacturing onto the A-1 zoned part.

* Kevin suggested that the Town of Holland keep their A-3 and A-5 (A-1 growth/A-2 growth areas) so the Town wouldn't need to create any new zones such as A-1-T and A-2-T (transition areas). A-1 and A-2 would be within the FPZ and A-3, A-4 and A-5 would be outside the FPZ.

* Kevin suggested to get rid of the non-farm residence under A-1, not good if wanting to keep A-1 within the FPZ. The land east of I-43 that is currently A-1 and out of the FPZ would need to be rezoned.

* The Plan Commission has an issue with removing the non-farm statement. If a child of a landowner who owns a "farm residence" moves, the Town would never know of the sale, yet the sale may make the residence a non-farm residence. Don said the Plan Commission needs to look at the Town's land division ordinance as well then.

11. Discuss/act on ongoing issues:

- a. Status of applications being processed.
All applications are current at this time.
- b. Use of both primary & secondary structures for vacation home rentals in the R-1 district
Steve Jones is researching options. This topic is tabled until a future meeting.
- c. Discuss/act on the apparent zoning ordinance violation by Revive Church
Don Becker said the Town's attorney has sent the letter, so now the church has until the end of June to move or take actions to improve the current building.

12. Public input.

David Mueller asked if the Town Board has done anything on Town road weight limits and the answer was yes.

13. Review/approve attendance records for prior and current meeting(s).

David Mueller made a motion to approve the attendance records as presented. Roy Teunissen supported the motion. The motion passed by a unanimous voice vote.

14. Adjourn.

Jack Stokdyk made a motion to adjourn at 9:56 PM. David Mueller supported the motion. The motion passed by a unanimous voice vote.

Respectfully submitted,

Louise Huenink, Plan Commission Clerk

January 8, 2015