

Minutes of Plan Commission Meeting February 1, 2010
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 7:05 p.m. by Chairman Donald Becker.
2. The assembly recited the Pledge of Allegiance.
3. Chairman Donald Becker certified that the requirements of the Wisconsin Open Meetings law had been met.
4. Record Retention Certification: Clerk Syd Rader certified that hard-copies and electronic files of the Plan Commission are filed at Town Hall through October 2009. Files more recent than that are in the Clerk's hands. CDs of cumulative 2003-2010 Plan Commission files were distributed to PC members and Town Clerk.
5. The Agenda was adopted as the official order of business on a motion by Trevor Mentink. The motion was supported by David Mueller and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Jack Stokdyk, Jan Rauwerdink, Eugene Schmitz, David Mueller, Roy Teunissen, Dave Huenink (arriving late), Trevor Mentink. Excused were Joel Van Ess, Tom Huenink, Ken Nyhuis.
7. The Minutes of the meeting on December 7, 2009 were approved on a motion by David Mueller. The motion was supported by Jack Stokdyk, passing by a unanimous voice vote.
8. Public input: Ed Ritger appeared representing Doug and Donna Mamayek, heirs of the Doug Mamayek Estate. Attorney Ritger was interested in what could be done to divide among three heirs the real estate on County K in Section 32. The Plan Commission gave advice.

Chairman Becker introduced information by Uriel Wind Inc. relevant to the development of wind power in the Town.

9. Presentation by Jamie Rybarczyk of Foth:

Chairman Becker expressed his desire to keep passage of Chapters 330 and 335 in sync. on the calendar. Jamie brought a poster-size zoning map (Town Holland 2009) and smaller printed copies to PC members. He handed out copies of draft Chapters 330 and 335 to facilitate the ensuing discussion. Jamie announced that a

Class 1 notice will be needed 15-30 days before the April 5, 2010 public hearing on Chapters 330 and 335. He will consult with Town Attorney Gerry Antoine who will draft the necessary resolutions.

(1) Present and discuss the final draft of the zoning ordinance, Chapter 330, per the recommendations of the Town of Holland Year 2030 Comprehensive Plan. Discussed especially were mobile homes/manufactured homes/RVs.

(2) Present and discuss the preliminary draft of the land division ordinance, Chapter 335, per the recommendations of the Town of Holland Year 2030 Comprehensive Plan. Chairman Becker wanted to develop a procedure or check list for processing land division requests, and a means of coordinating County and Town roles.

As usual, Jamie will translate the sense of the discussions into re-drafted language within Chapters 330 and 335.

Chairman Becker voiced interest in retaining Jamie Rybarczyk as an ongoing consultant on real Plan Commission cases in the future. For simple cases, Jamie could work remotely with small expenditure of time. For complex cases, Jamie might have to attend meetings, but then his fees would be charged to the applicant.

10. Review the consequences to the Town of Holland of the transition from the Farmland Preservation Program to the Working Lands Initiative. When a zoning authority such as Town of Holland approves rezonings out of A-1, State of Wisconsin now requires the zoning authority to make several enumerated "findings." The Town also has to collect "conversion fees" which in the Town of Holland is \$621 per acre zoned out of A-1. *David Huenink moved to recommend to the Board that, for rezonings out of A-1 and A-3, the conversion fees be collected after the Board gives its conditional approval, the change of zoning being contingent on receipt of the conversion fees. Supported by Trevor Mentink and passed by a unanimous roll call vote.*
11. Review of steps for approving and issuing a conditional use permit. Tabled until March 2010.
12. Public Input: none
13. The attendance record for December 2009 was approved on a motion by David Mueller, supported by David Huenink, passing by a unanimous voice vote.
14. The meeting adjourned at 10:02 p.m. on a motion by Jack Stokdyk, supported by David Mueller, passing by a unanimous voice vote.

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

February 2, 2010