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Plan Commission Meeting Minutes
Town of Holland
Sheboygan County, Wisconsin

Date: Monday, February 2, 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 Acting Plan Commission clerk stated record retention was up-to-date.
5. Roll call.
Attendees: Don Becker, Dave Huenink, David Mueller, Eugene Schmitz, Jack Stokdyk, Nate Voskuil, Matthew Teunissen
Absentee(s): Trevor Mentink, Roy Teunissen
Absentee(s):- Tom Huenink – Building Inspector, Louise Huenink - Clerk
6. Adopt agenda as official order of business.
Jack Stokdyk made a motion to adopt the agenda as presented. Nate Voskuil supported the motion.
The motion passed by a unanimous voice vote.
7. Review/approve minutes of prior meeting(s).
Kevin Struck recommended several changes in January Draft minutes item 10.
David Mueller made the motion to approve the minutes with the changes mentioned. Eugene Schmitz 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.
 - b. Follow-up item(s):
 - 1) W4065 Dekker Road
Per Tom this is on February's building report, there had been communication problems.
9. Public input.
None.

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10. Discuss/act on revision of Town of Holland Ordinances supporting WI Working Lands Initiative. Kevin Struck returned to continue discussing the proposed zoning ordinance changes with the Plan Commission..
- * Kevin reviewed the latest revision of the “Framework of Proposed Agricultural Districts” document covering A-1, A-1-D, A-2, A-PR, A-3 and A-5. Consensus was that this document has evolved into an excellent reference.
 - * Can not put anything in FPZ (Farmland Preservation Zone) that will be developed within 15 years.
 - * Quick zoning district comparisons:
 - A-2 = mini A-1
 - A-5 = mini A-3
 - A-3 = A-1 but outside FPA (Farmland Preservation Area)
 - A-5 = A-2 but outside FPA
 - * FPA vs FPZ:
 - FPA = Area on planning map for County with good soil, existing farms, ...
 - FPZ = Land zoned in any certified Agricultural district
 - Should not have any FPZ not in the FPA.
 - Town of Holland is in very good position, with over 90% of FPA covered by FPZ.
 - * Many existing A-1 parcels adjacent to the villages should be rezoned to A-3. They cannot get tax credit, so rezone so they don’t have the tight A-1 restrictions on development.
 - * January questions:
 - 1) Lima planning no new non-farm residences in FPZ, only farm residences. DATCP’s view?
DATCP said “Yes, that’s okay”
 - 2) If is a permitted use in DATCP guideline, can we make it a conditional use?
Yes, we can be more restrictive.
 - * Residences built before 1/1/2014
 - Grandfathered so can be farm or non-farm residences forever, as a permitted use.
 - * Kevin gave examples of a 100 acre A-1 parcel with 5 acres divided off.
 - * Suggestion: Make ANY residence in FPZ built after 1/1/2014 a conditional use.
DATCP requirement is all non-farm residences, but we can exceed.
 - * Kevin reviewed some updates he made.
 - 1) Super-majority vote definition.
 - 2) Added former A-4 permitted uses into A-1 permitted use list.
 - * Fur farming is permitted use. Mink farming could be a conditional use.
 - * Clarify when residence “counts”, include wording “regardless of when built”.
 - * Question on “Landscaping or Supply Business”, where should it fit?
Could be conditional use in A-3 and/or A-5.

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- * Can only rezone a parcel within the FPZ to a non-FPZ zoning if meets all DATCP criteria.
- * Discussed how to determine “prime farmland” – Use County soil type map.
- * At end of A-1, added E, F, G as examples.
- * Topics for next meeting:
 - 1) 660-ft road frontage? – Retain, reduce, eliminate?
 - 2) Only allow farm residences?
 - 3) Farm vs non-farm residence siting?

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.

None.

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

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

14. Adjourn.

Jack Stokdyk made a motion to adjourn at 9:59 PM. Nate Voskuil supported the motion. The motion passed by a unanimous voice vote.

Respectfully submitted,
David Huenink, Acting Plan Commission Clerk
February 22, 2015