

Minutes of Plan Commission Meeting February 2, 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 7:13 p.m. by Supervisor David Huenink
2. The assembly recited the Pledge of Allegiance.
3. Supervisor Huenink 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 December 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 Roy Teunissen 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, Eugene Schmitz, Trevor Mentink. Absent were Joel Van Ess (excused) and Tom Huenink (excused).
7. The Minutes of the meeting on January 5, 2009 was approved on a motion by David Mueller. The motion was supported by Roy Teunissen, passing by a unanimous voice vote. The gavel passed from Supervisor Huenink to Chairman Becker.
8. Public Input: none
9. Comprehensive planning tasks: John Williams, Planning Program Director, and Jamie Rybarczyk represented Foth. The future Land Use Map was further revised south of Cedar Grove and on the western border on D, increasing the white farming areas. Technical edits made to the Plan document since our last meeting were summarized on handout (Foth memorandum 2/2/09). Plans were made for the Public Information Meeting on 2/23/09; see Foth Powerpoint presentation handout; Jamie will facilitate this meeting. Three volunteers needed for Welcome Table, Information Table, Land Use Element. Plan Implementation (Foth proposal handout) was discussed; let the Board decide on acceptance.
10. Discuss the process for responding to citizen complaints of violations of the zoning ordinances. Gerry Antoine produced a sample complaint form, which Chairman Becker slightly modified and will modify further. Resolved to finalize the form next meeting as a motion to recommend to the Board.
11. Discuss possible amendment of the definition of "principally engaged" in farming. Eugene Schmitz introduced the topic and led the discussion. David Mueller will contact Terri DeMaster for any helpful information. Should this topic be addressed during the implementation phase by Foth? No action was taken.
12. Review Gerry Antoine's comments on the drafted (1/5/09) changes in the zoning ordinances, aimed at providing at least one permitted use for each zoning district. Antoine's comments were not available. Topic carried over until next meeting.

13. Public Input: David and Danika Williamson had questions about the annual open book meeting and about the possibility of dividing their lot at W1960 Pebble Beach Road. They were advised of the applicable zoning ordinances and to contact Sheboygan County and their neighborhood association about their proposal, then to come back to the Plan Commission once they determine to divide land. David Huenink sought a clarification of maximum height of a building – where is the origin of the measurement. Jan Rauwerdink cited the definition as from the finished grade at the front of the building up to the rooftop, chimney excluded.
14. The attendance record for January 2009 was approved on a motion by Dave Huenink, supported by David Mueller, passing by a unanimous voice vote.
15. The meeting adjourned about 10:05 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 3, 2009