

Minutes of Plan Commission Meeting March 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 7:28 p.m.
2. The assembly recited the Pledge of Allegiance.
3. Chairman Becker 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 January 2009. 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 Eugene Schmitz. The motion was supported by Jack Stokdyk 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, Eugene Schmitz. Absent were Joel Van Ess (excused), Jan Rauwerdink (excused), Trevor Mentink (excused) and Tom Huenink (unexcused).
7. The Minutes of the meeting on February 2, 2009 were approved on a motion by Jack Stokdyk. The motion was supported by Roy Teunissen, passing by a unanimous voice vote.
8. Public Input: Jack Smies gave his comments on the draft Comprehensive Plan, generally praising it, but emphasizing a long-standing principled disagreement with certain provisions. He wrote:

Long range plan looked good in my fast review..

Projection of low growth around Cedar Grove and Oostburg would seem to be the ideal.

Hoping for the best and planning for the worst should probably be the Town Zoning Plan.

Zoning should be in place to prevent crowded building (sprawl) along the roads in the town. At present a 250 foot requirement road frontage minimum would allow up to 40 houses per mile. A 440 foot requirement would allow 24 per mile. The town we studied some years back when redoing zoning required as I remember 660 feet. or 16 houses per mile.

I received a comment on cluster zoning that our present requirements have too many hoops to jump thru. Cluster zoning seems to be a good idea to allow growth while adhering to maintaining a rural character. Consideration of this and observing what other municipalities are doing should be on our plate.

Margaret and I spent the past month in West Ashley, SC and observed cluster zoning in effect. Looked rural from the road but actually had a fairly high housing density as evidenced by the traffic and a bit of walking around.

I was impressed by the meeting on 3/2 and the study and preparation which had been done.

Dan Posthuma requested more area for agricultural and woodland transition, based his reading of the last public survey, and he wrote:

I request that the planning commission include more agricultural and woodland transition (AWT) area on the future Town of Holland land use map. This request is based on the answers to the June 2007 citizen input survey. Specifically the input to questions 3, 4, 5, 6, 9, 10, & 24 which would indicate that the land use that best fits the citizens input and desire would be woodland and agricultural transition area. Areas best suited for this land use would be areas that already have a higher density of developed parcels, land that is not prime agricultural land, land that borders environmental areas, land that includes erodible soils, land that has significant elevation changes and land that is a parcel size considered too small for traditional agriculture. More agricultural and woodland transition area would allow the development to disperse into areas where it would have less effect on traditional agriculture.

Mr. Postuma secondarily questioned the 2-acre maximum/minimum lot size in the Plan. The Plan Commission may use Foth to harmonize the zoning ordinances and the Comprehensive Plan.

9. Review Foth proposal for assistance with implementation planning for the 2009 Comprehensive Plan, and recommend an implementation strategy to Board. Quicker results could be realized if Foth were used, yet the Plan Commission may have the money-saving opportunity of more time in a slow economic environment of few land use requests. Quality of end product may be enhanced by use of outside expert help, as from Foth. **David Mueller moved to recommend to the Board to use Foth for development of both the zoning ordinance and the land division ordinance revisions, with the zoning ordinances to be done first and the land division ordinance done second, based on available funds. Supported by Jack Stokdyk, motion passing by unanimous voice vote.**
10. Discussion and action on Comprehensive Plan arising from the public information meeting or relating to completion of the plan. Chairman Becker had spoken with Jamie Rybarczyk, who wants to wait two weeks to allow for returning questionnaires. David Mueller described non-sewered subdivisions in Mequon

and their use of development rights. Reference: Shawn Graff, Executive Director, The Ozaukee Washington Land Trust, Inc. David Mueller needs to be prepared to give another briefing to Jamie Rybarczyk during the implementation phase. Date to meet Jamie Rybarczyk on April 6, 2009, 7:00 p.m., to go over the Comprehensive Plan.

11. New complaint form and process was reviewed. **Roy Teunissen moved to recommend to the Board adoption of the new complaint form, supported by Eugene Schmitz, the motion passing by a unanimous voice vote.**
12. 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, were reviewed. Chairman Becker and Gerry Antoine will finalize the drafted changes for discussion/action in April and for public hearing in May.
13. Discussion/action regarding model site plan ordinance. Chairman Becker will mark this up for April, preparatory to a recommendation to the Board.
14. Public Input: none
15. The attendance record for February 2009 was approved on a motion by Roy Teunissen, supported by David Mueller, passing by a unanimous voice vote.
16. The meeting adjourned at 9:02 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
March 5, 2009