

**Minutes of Plan Commission Meeting March 7, 2011**  
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 7:30 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: Syd Rader certified that hard-copies and electronic files of the Plan Commission are filed at Town Hall through January 2011. Files more recent than that are in the Clerk's hands. Cumulative PC files from 2003 to the present, plus a photo archive, plus recycling center files, were backed up on a DVD and given to Chairman Becker for safekeeping.
5. The Agenda was adopted as the official order of business on a motion by Jan Rauwerdink. The motion was supported by Jack Stokdyk and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Dave Huenink, Jack Stokdyk, Eugene Schmitz, Roy Teunissen, Trevor Mentink, Jan Rauwerdink, Nate Voskuil. Absent excused were Tom Huenink and David Mueller.
7. As amended the Minutes of the Plan Commission meeting on February 7, 2011 were approved on a motion by Dave Huenink. The motion was supported by Roy Teunissen, passing by a unanimous voice vote.
8. Public input: Chad Peters briefed the PC on plans to divide his parcel at CC & RR northeast corner. A prospective buyer, Larry Hammer, would like to erect a building to support a construction business, which may require a change of zoning to B1 or M1. However, Attorney Gerry Antoine advises against spot zoning. The Comprehensive Plan never considered where to place B1 and M1 districts. The PC will have to give more thought to the Peters proposal.

Chairman Becker distributed updates for the Town Code books.

Chairman Becker briefed the PC on a proposal from Ralph DeMaster to merge 2 parcels (including 59006076450) and to combine a septic system with the homestead (see map handout). Is the road frontage sufficient? Can Interstate 43 be considered road frontage? Can A2 change to A1?

9. Finalize a written procedure (see handout) for enabling applicants/requestors to consult with Foth, ensuring that the Town is reimbursed by applicants for billings by Foth. Jack Stokdyk moved to adopt the procedure, supported by Dave Huenink, passed by unanimous voice vote.
10. Review and finalize the draft base farm tracts as defined by Sheboygan Co. Planning. Through his detailed knowledge of the farmland in the Town, Roy Teunnisen made a large contribution to the review. Chairman Becker has the revised map.
11. Reports regarding Shoreland Zoning Stakeholders Group. Dave Huenink reported that the group has not met in the past month, but that a meeting on Feb. 11 is scheduled.
12. Develop a protocol for Plan Commission communications and consultations with Jamie Rybarczyk of Foth. Chairman Becker produced a written procedure (see handout) to be discussed at next month's PC meeting.
13. Public Input: When will the new Town Code books be printed? About 2 months out.
14. The attendance record for February 7, 2011 was approved on a motion by Dave Huenink, supported by Trevor Mentink, passing by a unanimous voice vote.
15. The meeting adjourned at 9:21 p.m. on a motion by Jack Stokdyk supported by Don Becker, passing by a unanimous voice vote.

Respectfully submitted,  
Syd Rader, Clerk of the Plan Commission, Town of Holland  
April 4, 2011