

Minutes of Plan Commission Meeting April 5, 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 7:31 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 February 2010. 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 Dave Mueller. The motion was supported by Roy Teunissen and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Jan Rauwerdink, David Mueller, Roy Teunissen, Dave Huenink, Tom Huenink, Jack Stokdyk. Excused were Eugene Schmitz and Trevor Mentink. Absent was Joel Van Ess.
7. As amended the Minutes of the meeting on March 1, 2010 were approved on a motion by David Mueller. The motion was supported by David Huenink, passing by a unanimous voice vote.
8. Public input:

Ralph DeMaster appeared, seeking advice on how to merge a septic system with the house that it serves. The Plan Commission recommended two options. One, under the current Zoning Ordinance, three acres would be carved out to include the house and septic system, with zoning changed to A-5. The residual A-2 land would be rezoned to A-1 and merged with adjacent farmland to the north of the house. Two, under the new pending Zoning Ordinance, as little as 1.5 acres would be carved out for the house and septic system, and the zoning changed to A-5. The residual A-2 land would be rezoned to A-1 and merged with adjacent farmland to the north of the house.

Chad Peters did not appear but sent a map/proposal of a land division which the Plan Commission studied in light of both the current and future Zoning Ordinances and the 2030 Comprehensive Plan. The Plan Commission preferred the option of his waiting until the new Zoning Ordinance takes effect around August 2010. Then Peters should seek a change of zoning from A-2 to A-5 on

both lots. He should be able to satisfy the side yard setback of 20 feet in A-5, by adjusting the boundary line between the shed and the barn/silo. Possibly the silo would need to be demolished. Lot 1 may be less than three acres but that is all right under the new Zoning Ordinance.

Dan Posthuma told of a burglary at his house, occurring at night while the occupants were at home. Entry was through a window of a room where items were stolen. The sheriff declared this crime rare and unusual for the location. The worst consequence for the victims is the psychological upset.

9. Review of the Land Division Ordinance. Version 4 was discussed and marked up. Chairman Becker has custody of the marked up version.
10. Review of the Plan Commission application form. It was reviewed and marked up. Fees should be disclosed by reference to a separate fee schedule. Chairman Becker has custody of the marked up version.
11. Deliberation/action on retaining Jamie Rybarczyk as a planning advisor to the Town of Holland Plan Commission. The contract was reviewed and accepted in its present form. Jack Stokdyk moved to recommend to the Board signing of the agreement for professional services. Supported by David Mueller and passed by unanimous voice vote.
12. Public Input: none
13. The attendance record for March 2010 was approved on a motion by David Huenink, supported by Jan Rauwerdink, passing by a unanimous voice vote.
14. The meeting adjourned at 10:15 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
April 6, 2010