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Plan Commission Meeting Minutes

Town of Holland
Sheboygan County, Wisconsin

Date: Monday, April 7, 2014

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 Plan Commission clerk stated record retention was up-to-date.
5. Roll call:
Attendees: Don Becker, Dave Huenink, Trevor Mentink, David Mueller, Jan Rauwerdink, Eugene Schmitz, Roy Teunissen, Jack Stokdyk, Nate Voskuil
Attendee: - Tom Huenink – Building Inspector
Attendee:– Louise Huenink - Clerk
6. Adopt agenda as official order of business
David Huenink made a motion to adopt the agenda as presented and Nate Voskuil supported the motion. The motion passed by a unanimous voice vote.
7. Review/approve minutes of prior meeting(s).
Eugene Schmitz made a motion to approve the minutes as presented and Jack Stokdyk supported. The motion passed by a unanimous voice vote.
8. Review/approve attendance records for prior meeting(s).
David Mueller made a motion to approve the attendance records as presented and Roy Teunissen supported. The motion passed by a unanimous voice vote.
9. Review/approve building permits report
No building permits report was submitted for this meeting.
10. Public input
No public input was given.

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11. Public Hearing for:

A) A request by Laura Logan for a conditional use permit for her business Meadowlark Storage. Laura informed the Plan Commission of her plans for the property at N772 Sauk Trail Rd. She would like to add six building and an area for outdoor storage in a fortress style arrangement. Buildings will be at least 55-feet apart to allow proper access. Screening will be installed to limit public view, which shall include evergreen and deciduous trees from her Greenview Tree Farm. Laura has sent out letters to the current outdoor storage renters informing them that those items must be legally licensed and mobile, if not those items must be removed by the end of May. For the south facing building she wants to redo the wall with the old sign and do some landscaping around that area. Intent is for beige siding with rust colored trim and white doors. A simulated brick façade might be placed on the most publicly viewable wall. The highest eave height is intended to be 14-feet, though most have a 10'4" eave. She will also be installing fencing around the facility with an electric gate at the southeast corner with a keypad for both entry and exit to/from the property. The facility will be open 24x7. Video cameras will be installed for security. A payment kiosk, similar to an ATM, will be installed on site. Abacus is doing the grading plan and a regular pond will be present for runoff. Laura owns a similar storage facility in Fredonia. She said there is a large demand for indoor and outdoor storage in the area.

Jay Jacque presented photos he had taken of the property showing the current look and he had also filed a complaint. He spoke of concerns about lighting from the property flowing over to his property if Laura adds six additional buildings as shown in her current/future plans. He would like the area to maintain a rural look and feel,. He is concerned about possible increase of crime if number of buildings increase and increase traffic and noise. He wants some type of screening for the outdoor storage area. He wants to know what is or will be stored in the units such as hazardous waste/cleaning materials. Jay talked with property owners near Laura's current Fredonia storage facility and they mentioned noisy dirt bikes being stored there. He also has concerns about the drainage from the Meadowlark Storage property, which flows thru culvert and then via a ditch by his property. Will the culvert and ditch need to be increased in size? He feels there may be issues because of the close proximity to his house. How many of the renters are from Cedar Grove versus elsewhere? What will be the height of the fencing be since the proposed new buildings will be 25 feet tall? Will there be berms for increased screening?

Linda TenHaken also spoke on this issue saying that she likes the cleanup of the current facility but does not want more buildings to be constructed. Keep it small and clean.

Ron Hinze spoke of his concerns about drainage due to grading of the land and the addition of blacktop. Don stated that runoff could not be at a rate higher then if the development had not occurred. Laura stated there is a covert currently in place for this purpose and that a retention pond was planned. Ron also spoke of concerns about the bus, boats and trailers parked outdoors and the helicopter that lands on the property every weekend during the summer. David Mueller stated that the helicopter was from a relative of the past owner and had not been seen in the last year or two. Laura stated with the increase in buildings it would inhibit the landing of a helicopter. Ron asked if the business would be open 24/7 or have set hours and be gated and locked. Laura said it would be open 24/7 and there will be a fence with a keypad gate at the entrance that will record every entry and exit.

Bill Depies asked if the past owner had a conditional use permit. Don pointed out the past Plan Commission decisions did not require a permit though the current zoning does. The Plan Commission was working with the past owner on this point but they sold the property before

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obtaining the permit. Bill talked about crime at storage facilities, and Laura replied that at her Fredonia facility she only had 6 break-ins in 12 years and they were all inside jobs (such as ex-boyfriends/husbands breaking in to get their belongings). Bill asked if automobile storage will be allowed within the units and work be allowed to be done on the cars within the units. Laura said she would discourage that. Bill is concerned about the outdoor storage and said that limits should be imposed.

Don Becker stated that a Conditional Use Permit application is a request only. The Plan Commission must evaluate how it fits into the Town's Comprehensive Plan and conforms with our zoning. Then appropriate restrictions could be set if required.

Sam Huibregtse spoke about the concerns of increased traffic, noise and lights. He thinks the proposed plan is overloading the property.

Kevin Claerbaut stated that the storage business is growing and he would prefer it continue on sites already used for storage facilities instead of new ones being built on existing farmland. He has seen Laura's Fredonia property and says it is clean and presentable, definitely better than the Sauk Trail Road property. He thinks everyone should let her do her job of maintaining a proper site.

Jack Stokdyk asked if there will be fencing from the north. Laura wants to run a fence all along the property line but at one point it is impossible because one of the current buildings is too close to the property line. She proposes a perimeter fence similar to the one at Camping World in Saukville.

Jack Stokdyk made a motion to close the public hearing and David Mueller supported. The motion passed by a unanimous voice vote.

B) A request by Larry & Robin Geiser for a hobby kennel license

The Geisers are planning to purchase a 5.25 acre parcel and want to keep all their dogs (10) until they live out their lives. Long term they would have 3 or 4 dogs of their own. They are not looking to continue with the practice of rescuing dogs, but to be foster owners. Three of their dogs are about 20 years old, two are in their teens and the others range in age from 3 to 10 years old. These ages are approximate since there is no way to determine the true age of a rescue dog. Jan Rauwerdink asked where would the kennel be located. They said all the dogs currently and would continue to live in the house, but that there is a kennel by the house. The Geisers said none of their dogs are chronic barkers. Their plan is to rehabilitate the dogs before sending them on to foster families, with the main goal to find the dogs good homes. The three older dogs will one day pass and they would like to fill that void with temporary foster dogs. The sale of the property is contingent upon getting the license. They dropped off letters to all neighbors indicating their intent. The Geisers are also looking at bringing 4 horses as well, with the property being zoned A-2 this is not an issue and out of scope for the hobby kennel license application.

Linda TenHaken, the current property owner, spoke in support of the request. She said the property was a great place for dogs and isolated from neighbors by several rows of evergreen trees along each lotline. Nobody present spoke against the request.

Jack Stokdyk made the motion to close the public hearing and David Huenink supported. The motion passed by a unanimous voice vote.

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C) To hear comments on whether CG Services, LLC conformed with the conditions of the Conditional Use Permit issued to CG Services, LLC dated April 1, 2013

Kevin Claerbaut reported:

1. The berm and the height of vegetation varies due to type of plantings. He has received compliments from neighbors on its appearance. He agreed there are areas of the berm that could be filled in more.
2. The fence on the north side. He said they cut it short due to needing access to the housed materials from three sides, so instead of being squared off it was installed in a straight line.
3. The fence on the south side. He has materials but did not have a chance to install last year due to the frost in the ground. Intent was to install this spring.
4. Cleanup of the debris. Kevin was approached to remove the debris last fall and wondered why it is an issue now. The old debris pile was removed, though since it was fall cleanup a new pile quickly appeared.

Kevin said he is willing to cooperate on meeting the conditions.

David Huenink said he travels past the property on I-43 often and believes the old debris pile had been removed last fall.

Jack Stokdyk made the motion to close the public hearing and David Huenink supported. The motion passed by a unanimous voice vote.

12. Discuss/act on request by Laura Logan

Don pointed out that he did not get all the information in time to properly discuss this topic. Laura still needs to turn in a Plan of Operation to show keypad gate, etc. Eugene Schmitz said he would like to see the plan for lighting as well. Don said it would be best to get feedback from Jamie R on this and his review will tell us how other communities are handling similar situations. David Mueller talked about the fencing, could a person be able to enter/leave the property while still in the vehicle or would they need to get out to access the keypad. Jack Stokdyk would like to see where the outdoor storage will be and what will be allowed. Roy Teunissen feels there should be no outdoor storage. Don explained what the Site Plan consists of and believes Laura needs to modify hers to include added information. Laura said she provided the same information that Fredonia had requested and had hoped that would be sufficient. The Plan Commission needs all of the information before it can make a proper decision. This is where Jamie comes in to tie up all the loose ends to help make the decision easier. David Huenink pointed out the more information we can provide Jamie the better. Then Jamie's report can be made available to any interested parties. David Huenink made the motion to table this request and contact Jamie to review and provide a report on the options. David Mueller supported. The motion passed by a unanimous voice vote

13. Discuss/act on request by Larry & Robin Geiser

Don read the definition of a hobby kennel. There was no limit to the number of dogs allowed found within definition/ordinance. The license fee is \$25.00 and \$15.00 to renew the license annually. The Geiser dogs are currently licensed in Sheboygan County. If the Geisers do purchase the property they will install a fence to contain the dogs. On their current property they have an electrical fence. The Geisers also have four horses which weigh around 1000 lbs each. The purposed property is 5.25 acres and zoned A-2, per ordinance definition of number of animal units per acre applies only to A-5 so this is not an issue. Jack Stokdyk feels this is a legitimate request since there are no specific numbers given per acre for a hobby kennel. Don feels there should be no problem in getting the license since it sounds like the area is secluded, the dogs are

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mainly in the house and the proposed fence to keep the dogs under control. Don feels though that a number should be set as a limit for the number of dogs allowed. Roy Teunissen feels 10 dogs per 5 acres suitable. Jack suggested that the kennel renewal review be used to determine if they can continue to keep dogs.

Proposed conditions:

1. Maximum number of dogs will be 10, including transient foster dogs.
2. Dogs will be kept within enclosed buildings during nighttime hours.
3. Some sort of fence to contain the dogs on the property.
4. Plan Commission may review the license annually at time of the renewal and elect to modify or terminate if there is just cause.
5. License will be non-transferable.

Don made the motion to grant a hobby kennel license with these five conditions listed. David Huenink supported the motion which passed with a roll call vote. Roy Teunissen – Yes, Don Becker – Yes, David Huenink – Yes, Trevor Mentink – Yes, David Mueller – Yes, Jan Rauwerdink – Yes, Eugene Schmitz – Yes.

14. Discuss/act on comments on whether CG Services, LLC has conformed with the conditions of the Conditional Use Permit issued to CG Services, LLC dated April 1, 2013

Don's summary is that the berm is insufficient, the north side fence is not in the right location, the south fence could have been put in before the frost, and the debris pile is not a problem. This CUP has been an ongoing topic since 2009, a clock is always involved on things like this to drive resolution and enforcement such as this costs the Town money. David Huenink believes the north fence is acceptable being in a straight line instead of squared off, so remediation could be a revision to the Site Plan. David thinks the berm and the missing south fence are the two main issues. Jack Stokdyk says the berm does not block the view currently and needs to be addressed. It needs to be filled in with more plants such as evergreens. Kevin agrees there are areas that can be filled in. Roy Teunissen says the debris pile needs to be removed again in a month or two to meet the 8 month limit. Don said the motion would be to declare findings to provide to Gerry Antoine and then the clock starts for the property to be remediated. David Huenink made the motion to record these findings of fact:

1. Berm - Does not comply. Insufficient in height and density.
2. North fence - Does not comply. Owner has two options, relocate or modify Site Plan.
3. South fence - Does not comply. Missing entirely.
4. Debris pile - Is in compliance. Was removed about seven months ago. Though next removal is due soon.

Don Becker supported the motion which passed with a roll call vote. David Huenink – Yes, David Mueller – Yes, Jan Rauwerdink – Yes, Eugene Schmitz – Yes, Roy Teunissen – Yes, Jack Stokdyk – Yes, Don Becker - Yes
Kevin will get correspondence from Gerry.

15. Discuss/act on extension of recertification of our ordinances

This directly relates to agenda item #17, regarding to a method to conform with the State's farmland preservation plan. DATCP needs to decide if the Town of Sherman proposal is acceptable and that the Town of Holland can utilize the same model. If so, we need to submit our plan to DATCP by October so can meet the Sheboygan County deadline of December.

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16. Discuss/act on Sheboygan Co. revising subdivision ordinance
David Huenink explained that this was similar to the Shoreland Zoning Ordinance last year, with the County encouraging participation from many parties. David will not be able to volunteer at this time and asked if one of the other Plan Commission members would consider it. Jack Stokdyk said he might consider being involved.

17. Discuss/act on Base Farm Tracts – Town of Sherman Zoning Ordinance
Like the Town of Holland, the Town of Sherman did not like the Base Farm Tract method and devised an alternative means. DATCP said each municipality may devise their own model, as long as it is equally or more restrictive. Kevin Struck showed a power point that was presented to DATCP explaining the proposed method. It seemed to be very well received and quickly ‘went up the ladder’ to the DATCP secretary who also liked it. They would like to find out if it really will work as expected and then offer as an alternative everywhere. Kevin is hoping DATCP will allow several Towns in our area to be the test cases.

18. Discuss/act on possible ordinance violations
Tabled until next meeting.

19. Discuss/act on ongoing issues
 - a. Status of applications being processed.
Tabled until next meeting.
 - b. Marcia Voskuil – Children’s Day Camp
Tabled until next meeting.
 - c. Revive Church
Tabled until next meeting.

20. Public input:

No public input

21. Adjourn
Jack Stokdyk made a motion to adjourn at 10:44 PM and David Huenink supported. The motion passed by a unanimous voice vote.

Respectfully submitted,
Louise Huenink, Plan Commission Clerk
April 8, 2014