

Minutes of Plan Commission Meeting May 4, 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 7:35 p.m. by chairman Don Becker.
2. The assembly recited the Pledge of Allegiance.
3. Chairman Don Becker certified that the requirements of the Wisconsin Open Meetings law had been met.
4. Record Retention Certification: Acting Clerk Christopher Becker certified that hard copies and electronic files of the Plan Commission are filed at Town Hall through February 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 Dave Mueller. The motion was supported by Eugene Schmitz and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, David Mueller, Jack Stokdyk, Eugene Schmitz, Jan Rauwerdink, Trevor Mentink, Ken Nyhuis, Tom Huenink. Excused were Joel Van Ess, Dave Huenink and Roy Teunissen.
7. The Minutes of the meeting on April 6, 2009 were approved on a motion by Jack Stokdyk. The motion was supported by David Mueller, passing by a unanimous voice vote.
8. Public input: Mark TeLindert asked how he could go about selling a piece of farm land to his son-in-law that lives adjacent to the parcel TeLindert owns. Mr. TeLindert was instructed to work with County Planning and the Register of Deeds to go through a merger. A certified survey map will be required for the merger. The Town is not involved in this type of transaction.
9. A request by Nancy Betker for a change of zoning from A-2 to A-5 and division into three lots. The Betker land and buildings (59006069580) are located at W2687 County Road RR, Town of Holland.
 - a. Dan Wynveen represented Nancy Betker and commented on the application submitted for the change in zoning.
 - b. Discussion on the land: Has 250 feet of frontage on the property, setbacks on the property met, and shoreland zoning on part of the property will involve County Planning office when improvements are desired. Dan Posthuma commented that he thought the A-5 classification would fit

better with that area of the Town because the A-2 zoning has no restrictions on farm animal unit per acre, while the A-5 zoning limits the farm animals to one animal unit per acre.

- c. A motion to close the public hearing by Eugene Schmitz, the motion was supported by Dave Mueller, passing by a unanimous voice vote.

10. Discuss and take action on the Nancy Betker Request for a land division and change of zoning from A-2 to A-5

- a. A number of comments were made by Plan Commission members relating to the consistency of the request to our ordinances and our comprehensive plan. It was acknowledged that our current comprehensive plan and our draft plan update identify this area as an area for development. David Mueller reminded everyone that the farmland is the highest rated farmland in the County's farmland preservation plan. He also pointed out that our draft comprehensive plan calls for this classification of farmland to be preserved. Others pointed out that the plan also places the subject property in the rural residential area on our land use map.
- b. Eugene Schmitz moved to recommend to the Town Board approval of the request to rezone the property from A-2 to A-5 because the request is consistent with the comprehensive plan because the property is in the rural residential area, with ordinance setback requirements, and frontage requirements. The motion was supported by Jack Stokdyk. The role call vote was as follows:
 - Eugene Schmitz – yes
 - Jack Stodyk – yes
 - Jan Rauwerdink – yes
 - David Mueller – no
 - Trevor Mentink – yes
 - Kenneth Nyhuis – yes
 - Don Becker – yes
- c. Chairman Becker informed Daniel Wynveen that the land division is a matter that must be addressed with the Sheboygan County Planning office, and he provided instructions on when the certified survey map should be brought back to the Town Board for signature. He also advised Mr. Wynveen that the language on the draft certified survey map referring to our ordinances must be updated to reflect our current ordinance organization.

11. Discuss the location of wind turbines in the Town: The Town of Holland has been contacted by two companies in the past year regarding locating wind turbines in the township. The first company had the wrong Town of Holland

(there are three townships with the same name in WI). Uriel Wind was the latest company to contact the Town. They are interested in gathering data over the next couple years to see if the Township is a good location for 7-10 wind turbines that will be rated at 2 MW and stand about 800 feet tall to the top of the blades. It was explained that state statutes regulate the installation of large units such as this, while smaller systems can be regulated by local ordinance. Mr. Becker asked the plan commission members to look over the material included in the packet and what was handed out at the meeting so a course of action by the plan commission can be discussed at our next meeting.

12. Resolution to Adopt Comprehensive Plan: Chairman Becker moved to approve the resolution recommending that the Town Board adopt the final draft comprehensive plan. Motion was supported by Jan Rauwerdink. The role call vote was as follows:
 - Eugene Schmitz – yes
 - Jack Stodyk – yes
 - Jan Rauwerdink – yes
 - David Mueller – yes
 - Trevor Mentink – yes
 - Kenneth Nyhuis – yes
 - Don Becker – yes
13. Permitted Uses for Zoning Districts: It was decided to fold these changes into the Comprehensive Plan implementation with which Foth Infrastructure will be assisting the Town over the next year.
14. Public Input: There were a number of comments and questions aimed at clarifying the Town's intentions and authority with respect to wind turbines. The Town is not actively seeking wind turbines to be located in our township, but also has limited ability under state statutes to control large wind turbines. Doug Hamilton (Appletree Lane) (Negatives -bird migration around the lake, by the interstate traffic hazard by onlookers, will forward information on statistics about wind turbine noise, light flicker and wind turbine syndrome).
15. The attendance record for April 2009 was approved on a motion by David Mueller, supported by Jack Stokdyk, passing by a unanimous voice vote.
16. The meeting adjourned at 8:33 p.m. on a motion by David Mueller, supported by Trevor Mentink, passing by a unanimous voice vote.

Respectfully submitted,
Christopher Becker, Acting Clerk of the Plan Commission, Town of Holland
May 4, 2009