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## Plan Commission Meeting Minutes

Town of Holland  
Sheboygan County, Wisconsin

Date: Monday, June 3, 2013

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 7:32 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, Nathan Voskuil  
Other attendees: Tom Huenink – Building Inspector, Louise Huenink - Clerk
6. Adopt agenda as official order of business  
Nathan Voskuil made a motion to adopt the agenda and David Huenink supported. The motion passed by a unanimous voice vote.
7. Review/approve minutes of prior meeting(s).  
David Mueller made a motion to approve the minutes 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 and David Huenink supported. The motion passed by a unanimous voice vote.
9. Review/approve building permits report  
David Mueller made a motion to approve the building permit record and Roy Teunissen supported. The motion passed by a unanimous voice vote.
10. Public input  
Jeff Ternes, grandson of Eldon Mondloch, is looking at purchasing part of the grandfather's land (10 acres). He showed aerial views of two possible plans for the land which has a total of 80 acres. An issue with his preferred option is that A-1 requires 660-ft of public road frontage, so he created an alternate option. He stated that his grandfather wants to keep the majority of the land

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zoned A-1. Jeff would like to acquire more of the land at a later date if possible so that the woodlands stay with the land. He was advised that if the land is to be preserved as farmland, he could take advantage of the Working Lands Initiative to preserve a 20-to-1 ratio of the land in perpetuity. The Board of Appeals may need to be involved depending on the option chosen. It was suggested that Jeff contact Sharon Claerbout, the Town Clerk, to get an application to the Board of Appeals. The timeline to go to the Board of Appeals and to make the next Plan Commission meeting agenda is very tight, but possible if Jeff starts right away and starts both processes simultaneously. Jeff was informed the more land he can acquire the easier it would be to keep it as farmland vs. a subdivision.

Joachim Fritz came and asked about the possibility of keeping boa constrictors as pets. He has a contract to purchase 244 TerMaat Road with a contingency related to the Town allowing the snakes. Where he currently lives they are not allowed. Currently the Town of Holland has no ordinance on this matter. Joe stated that four, of his current six boa constrictors, were from animal rescue operations and he is not involved commercially in breeding or selling snakes. The snakes are secured in cages with keyed locks and his house has screens on all windows and doors. Joe said the snakes would die if exposed to 50 degrees temperatures. It was decided that no action is needed at this time and to put this topic on July's agenda where Don will provide additional information such as other towns' ordinances on this matter.

## 11. Public hearing for:

Modification to the Town of Holland zoning ordinance §330-61 with respect to the minimum requirements for a lot to be considered buildable. A request to build a house which brought this subject to the attention of the Plan Commission is on a lot that is 60 feet wide with Lake Michigan frontage. Tom Huenink indicated that the design was a glorified garage with a loft as the second floor and a ladder as the only means to access. Tom said he denied the issuance of a building permit due to the proposed 982 square footage did not meet the minimum requirements (1300 sq. ft.) for such a structure. Jack Stokdyk motioned to close this public hearing and David Huenink supported. The motion passed by a unanimous voice vote.

Request by Randall Joose – W2695 County Rd. A South, parcel number 59006060740, 2.63 acres zoned B-1. A Conditional Use Permit is being requested for Randall Joose to operate a land excavation business. There was no discussion so Dave Mueller motioned to close this public hearing and Roy Teunissen supported. The motion passed by a unanimous voice vote.

## 12. Discuss/act on modification to Town of Holland zoning ordinance §330-61

This ordinance relates to the width of lots to be considerable buildable. The Town of Holland does not need to change their ordinance, though a small number of landowners would be affected. The Town's current ordinance matched previous County and State regulations. The WI State Statutes recently changed and Sheboygan County followed suit. Should the Town of Holland relax our ordinance to be consistent as well? There are quite a few 60 ft wide beachfront lots east of Oostburg where this could cause an issue in the future. It was pointed out that at some time the owners or new buyers will want to tear down an existing dwelling and per current Town of Holland ordinances might not be able to rebuild. Eugene Schmitz motioned to recommend to the Town Board to adopt the proposed ordinance amending this regulation to be consistent with the State and County.. Trevor Mentink supported the motion, which passed with a roll call vote. David Mueller – No, Jan Rauwerdink – Yes, Eugene Schmitz – Yes, Roy Teunissen – Yes, Don Becker – Yes, David Huenink – Yes, Trevor Mentink – Yes.

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13. Discuss/act on request by Randall Joosse  
The Plan Commission went through the Standard Conditions for a Business CUP document and discussed setting a limit on number of equipment, handling of dirt piles, number of employees and work hours. After discussion, we proposed a limit of five pieces of excavating equipment and employees limited to the owner and one full time employee. A draft of the Conditional Use Permit will be created for the next Plan Commission meeting and a copy sent to Randy for review before the final document is created. Until next month's meeting no further action will be taken on this subject.
14. Discuss/act on selecting a recordkeeping system for the Town of Holland's base farm tracts  
The Town needs to start tracking this type of information to conform to recent State regulations. The Town of Sherman is proposing A-1 parcels to have a minimum of 20 acres so that they wouldn't have to track base farm tracts because they would use the 20 to 1 rule. (Example: 100 acres could be broken into four) David Huenink pointed out that most farmland sales never address the farm credits that are associated with the land and that boundary line changes also affect the credit usage. When land is divided amongst family members, who gets to use the credit? Should we change our ordinances and what should we do in the meantime? Don said he would contact Jamie Rybarczyk and Kevin Struck to get their input on this subject.  
Don pointed out that at a Farmland Preservation meeting that most of the towns are not prepared to provide this type of information. He said there is another option which is to opt out of tracking such information which would mean that farmers would no longer be able to get/use the farmland preservation tax credits. After some discussion three options were presented: 1. Opt out, 2. Develop a tracking system, 3. Follow Town of Sherman's process. The Town can contact Kevin Struck for assistance in creating a 20 acre minimum A-1 requirement and for an effective way to contact farmers on this matter. David Mueller said it would be better to hold off notifications for now.
15. Discuss/act on regulating wild/dangerous/exotic animals and reptiles by amending Town Code Chapter 140. Need to look into options such as how do other towns in Wisconsin handle this type of situation. Don will contact Gerry Antoine and Jamie Rybarczyk for options. This subject will be put on next month's agenda along with sample ordinances.
16. Discuss/act on communication towers. Don Becker indicated that our current ordinance is not in accordance with the State's. New information will be added to next month's meeting packet and agenda.
17. Discuss/act on reassessment progress and issues as related to property entry. Don Becker said if anyone sees building going on that we need to make sure that the owner has followed through in getting a building permit issued. If the Assessor is not allowed to enter property for assessment, the Assessor is required to base their assessment on 'the best available' information including what they can see from outside. If the homeowner denies access to the Assessor, they waive the right to petition the Board of Appeals regarding the assessment. Today's statutes states a building inspector has the right to go on a person's property, but an assessor does not. Don Becker said the Plan Commission could talk to Gerry Antoine for possible options. He also stated that we need to insist that people get building permits to assist the assessor in tracking new and/or improvement information.

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## 18. Discuss/act on ongoing issues:

- a. Status of applications being processed.  
Louise Huenink reported that Sonya Kostuch contacted her with a few questions about the application and would be mailing it to her the following day.
- b. County Farmland Preservation Plan – Farm Preservation Areas.  
Don Becker said the group went with the Town's current map and that DATCP may not like some of the map's jagged boundary lines. Don said that DATCP is accepting maps that are 70% complete and said that the Town's map was more (80%). It is expected that the County map will supercede our map. At this point DATCP has yet to review the Town's map.
- c. Wind farm project proposed within the Town of Sherman  
Don Becker said that the developer asked the Towns to stop incurring any more expenses until the developer gets back with them after reviewing the Towns' ordinances. It seems they are currently very busy with a larger project elsewhere and have put this smaller wind farm on hold.

## 19. Public input:

There was no further public input.

## 20. Adjourn

Jack Stokdyk made a motion to adjourn at 9:53 PM and Nate Voskuil supported. The motion passed by a unanimous voice vote.

Respectfully submitted,  
Louise Huenink  
June 4, 2013