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Plan Commission Meeting Minutes

Town of Holland
Sheboygan County, Wisconsin

Date: Tuesday, September 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 7:30 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, Nathan Voskuil
Absentees – Tom Huenink – Building Inspector
Other attendees: Louise Huenink - Clerk
6. Adopt agenda as official order of business
Eugene Schmitz made a motion to adopt the agenda and Nathan Voskuil supported. The motion passed by a unanimous voice vote.
7. Review/approve minutes of prior meeting(s).
David Huenink made a motion to approve the August minutes and David Mueller 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 Jack Stokdyk supported. The motion passed by a unanimous voice vote.
9. Review/approve building permits report
David Huenink made a motion to approve the building permits report and Nathan Voskuil supported. The motion passed by a unanimous voice vote.
Roy Teunissen asked if a building permit was issued for a new roof just installed on Randy DeRuyter's old house on Cty-D the first house west of Cty-KW. Louise will email Tom Huenink to check.
It was asked why a large barn was allowed to be built on a parcel without an existing residence on Knepprath Rd, north of Cty-D, west side of road. Louise will email Tom Huenink to check.

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10. Public input

Landen Klug asked about the status of a building permit requested three weeks ago, because his check had not yet been cashed. He was told he would need to contact Tom Huenink about this since Tom was not present at the meeting.

Landen also had questions about whether a Conditional Use Permit was needed for what he is planning. He said there is a conflict within the Town's ordinances pertaining to fish. Farm raised fish are within the definition for livestock, which is a permitted use, but aquaculture, which includes fish, is a conditional use. Landen plans to raise fish within several structures. The initial fish tanks will be within large greenhouses and constructed about one or two per year, with about 10,000 fish per greenhouse. A very large pole building will be added in the future. He is also planning to grow vegetables for personal consumption and keep bees to use for pollination. He wants to also acquire a couple cows and goats within the next year, for personal consumption. Landen will consider purchasing any adjacent land that comes up for sale to accommodate the Town's restrictions on the number of animal units permitted on a farm. He was told to complete an application and to provide an aerial view or map of his three parcels showing where the greenhouses, pole barn and any other buildings will be located. A Site Plan and a Plan of Operation probably is not required at this time. Landen said he planned to merge all three parcels into one parcel to make things easier. He was directed to the County Planning Dept to complete that merger.

David Huenink brought up the topic of Chris & Angela Rose wanting to build a home, but that their property does not directly abut TerMaat Road. There appears to be a narrow strip of land owned by the Town of Holland between their parcel and the road. Their Conditional Use Permit to build a house was written in 1999 with no time constraints on when the house was to be built. It was determined that the Town should ask Brett Zemba for information regarding the strip of Town land. Once that is determined, the Town can decide whether to retain the land and possibly grant an easement, or sell the land to the adjacent property owners. This topic will be put on the next Plan Commission meeting's agenda.

Don Becker reported that Roy Ingelse's contacted Jamie Rybarczyk about his plans to divide his land. Roy Ingelse has appeared before the Plan Commission times in the past 1-2 years. Roy wants to create a lot from his A-5 parcel and sell it to his daughter so that she can build on it. Don Becker had contacted County Planning who indicated that they require each lot to have a minimum of 66 feet of frontage on a public road. A variance from the County Planning Board Liason Committee would be required to use a shared driveway. A variance from the Town's ordinance requiring frontage on a public road would also be needed. Both would be required before the Plan Commission could hear the request.

11. Discuss/act on review of the draft Conditional Use Permit for Randall Joose

The Plan Commission Clerk has not received any correspondence from Randall Joose on providing any suggestions regarding the pending Conditional Use Permit. The clerk will email him requesting any suggestions prior to October 1st. The Plan Commission will act on issuing the Conditional Use Permit at the next meeting.

12. Discuss/act on selecting a recordkeeping system for the Town of Holland's base farm tracts

After a short discussion on how to go forward with this, it was suggested that the Plan Commission wait until next January. Hopefully DATCP will have reviewed the Town of Sherman's proposed methodology of ensuring farmland preservation.

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13. Discuss/act on potential changes in light of the County's Farmland Preservation Plan & the Town's Comprehensive Plan.
Don Becker again presented the map the County created showing the Town of Holland's proposed Farmland Preservation Areas. The Plan Commission members reviewed and a few changes were made. Although we had many people attend the Informational Meeting regarding this, not many people requested changes to the proposed map. Don stated that the Town's Comprehensive Plan would need to be modified slightly, to indicate that the County's Farmland Preservation Areas superseded the Comprehensive Plan's Land Use Map.
14. Discuss/act on regulating wild/dangerous/exotic animals and reptiles by amending Town Code Chapter 140.
Jack Stokdyk suggested that the Town should at least create a basic set of rules and build upon as more cases are brought to the Plan Commission. David Huenink indicated that the Trenton, WI ordinance seemed the best document to copy/follow. Don Becker suggested that the Plan Commission start with the Trenton document, then add/remove/modify sections from some of the other sample ordinances if needed. Trevor Mentink suggested that instead of listing all the exotic animals the Town will not allow, to list those that the Town will allow and indicate that a permit will be needed for everything else.
15. Discuss/act on communication towers. First the federal government passed legislation about this that requires the Town ordinance to be updated. Then recently, the State also passed regulations. Kevin Struck asked the Town to table any action until proper review of the new regulations is completed. This topic will be put on the next Plan Commission meeting's agenda.
16. Discuss/act on ongoing issues:
 - Status of applications being processed.
 - CG Services Land Covenant and Conditional Use Permit have been taken to the Register of Deeds for filing.
 - Sonya Kostuch's Land Covenant and Conditional Use Permit have been sent to her for signature and the Plan Commission clerk is awaiting their return so that she can file them with the Register of Deeds.
17. Public input:
Jack Stokdyk had a question concerning the fencing and berm that CG Services is to have in place on the Smies Road property. He feels what has been done is not adequate and needs to be addressed to ensure they meet the October 31st deadline. Don Becker will contact Gerry Antoine to discuss and to have him send a letter to both CG Services and their attorney regarding this issue.

Don Becker reported Tom Didier's plans to build on Idlewood Court has caused a dispute with neighboring landowner(s), concerning an easement granting access across the property to Lake Michigan. An out-of-state landowner is demanding a hearing on this matter. Gerry Antoine said the Town cannot get involved in disagreements between landowners and that he would draft a letter to the out-of-state landowner (attorney) explaining the Town's position. Gerry said the person could request a hearing with the Board of Appeals. If so, he will be present to direct the flow of the hearing to ensure that only topics within the Town's jurisdiction are discussed.

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18. Adjourn

Jack Stokdyk made a motion to adjourn at 9:22 PM and David Mueller supported. The motion passed by a unanimous voice vote.

Respectfully submitted,
Louise Huenink
September 4, 2013