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Minutes of Plan Commission Meeting November 1, 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 7:29 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: Syd Rader certified that hard-copies and electronic files of the Plan Commission are filed at Town Hall through September 2010. Files more recent than that are in the Clerk's hands.
5. The Agenda – changing the order of item 11 to follow item 8 - was adopted as the official order of business on a motion by Eugene Schmitz. The motion was supported by Dave Huenink and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Jan Rauwerdink, Dave Huenink, Jack Stokdyk, Eugene Schmitz, Roy Teunissen, David Mueller. Excused from attending were Joel Van Ess, Tom Huenink, Trevor Mentink.
7. As amended the Minutes of the Plan Commission meeting on October 5, 2010 were approved on a motion by Jack Stokdyk. The motion was supported by David Mueller, passing by a unanimous voice vote.
8. Public input:

Bryan Bichler outlined a proposed shift of boundary between his and Richard Birenbaum's adjacent land. Bichler's land would be augmented at the expense of Birenbaum's land which is zoned differently. Options were considered from the point of view of the Plan Commission.

Tom Gruenlee outlined a proposed shift of boundaries between his and another's adjacent land. It may be necessary to wait for implementation of the expected new Zoning Ordinance, before Gruenlee can proceed with his plan.

Followed by public discussion of windmills farms (see item 11).
9. Review/act on written comments by Sheboygan Co. Planning and Resources Dept. on Town of Holland Land Division Ordinance. This part of the meeting was aided by GoToMeeting, a program that allows participants at different locations to view and edit in real time the same online material, in this case, the marked-up

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Land Division Ordinance. Working from home, Jamie Rybarczyk joined the Plan Commission for this meeting. Jamie moreover participated on an open phone line.

The changes requested by Sheboygan County were reviewed at 220-26-B. In keeping with the requested change, Dave Huenink moved to recommend to the Town Board to strike the second paragraph in section 220-26-B. Support came from David Mueller. The motion passed by a unanimous voice vote.

10. Review of the revisions to Chapter 330 Zoning Ordinance and a decision on submitting the ordinance to DATCP for certification. The GoToMeeting continued with Jamie Rybarczyk participating. A handful of revisions were reviewed: p16 farm residence, p23 330-12B accessory uses, 330-55 home occupations, p28 330-22a accessory uses. It is left for Jamie Rybarczyk to consolidate the agreed changes, to make them congruent with the wishes of DATCP, and to submit the whole to DATCP for certification in time for motions by the Plan Commission on December 6, 2010.

11. Discussion of windmill farms in the Town of Holland. This agenda item was treated just after item 8 Public input. Public input was allowed for this discussion. Approximately 6 public attendees with an interest in windmill farms participated in the discussion.

Chairman Becker spoke of the legal constraints that deprive the Town of control over windmill farm developments. Attorney Gerry Antoine had issued a formal memorandum on the subject of Town powers.

Bryan and Katie Bichler expressed opposition to windmill farms and proposed a meeting of townspeople and company representatives, perhaps with some involvement of Plan Commission or Town Board.

Jerry Keller expressed concern about the identity of developers and changing political tides.

Katie Bichler questioned how Wisconsin Public Service Commission acquired its authority to regulate windmill farms.

12. Public Input: Trevor Mentink expressed satisfaction with online meeting with Jamie Rybarczyk supported by GoToMeeting. Dave Huenink complimented Chairman Becker's remarks prefacing the discussion of windmill farms (item 11), as those remarks tended to moderate the ensuing discussion.

13. As amended the attendance record for October 2010 was approved on a motion by Dave Huenink, supported by David Mueller, passing by a unanimous voice vote.

14. The meeting adjourned at 9:22 p.m. on a motion by Jack Stokdyk supported by David Mueller, passing by a unanimous voice vote.

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Respectfully submitted,
Syd Rader, Clerk of the Plan Commission, Town of Holland
November 2, 2010