

Minutes of Plan Commission Meeting October 1, 2007

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 7:31 p.m.
2. The assembly recited the Pledge of Allegiance.
3. Chairman Becker certified that the requirements of the Wisconsin Open Meetings law had been met.
4. The Agenda was adopted as the official order of business on a motion by Dave Huenink. The motion was supported by Eugene Schmitz and passed by a unanimous voice vote.
5. Roll Call showed in attendance Chairman Donald Becker, Ken Nyhuis, Eugene Schmitz, Dave Huenink, Trevor Mentink, Roy Teunissen, Tom Huenink, David Mueller, and Jan Rauwerdink who arrived in time for agenda item #8. Absent was Claus Weingaertner.
6. The minutes of meetings on September 4 and 17, 2007 were approved on a motion by Eugene Schmitz, with a revision to the September 4 minutes. The motion was supported by Roy Teunissen, passing by a unanimous voice vote.
7. Town Attorney Gerry Antoine spoke to the Plan Commission and took questions. See the appended Memorandum from Gerry Antoine, summarizing his advice on zoning/rezoning/discretion/conditional use permits.
8. Discuss a potential revision to 20.220, Conditional Uses ordinance, to clarify responsibility for recording of the CUP with the Register of Deeds and for payment of costs related to document preparation and recovery of filing costs. Also discuss need for clarification of minimum information required to be included in CUP applications:

Gerry Antoine was present for this discussion and expressed approval for his handling the land covenants and conditional use permits paperwork and recording for a fee of about \$100 to be borne by the applicant. Procedurally, this would mean that, after the Plan Commission will have approved a conditional use permit, the Clerk will provide information to Attorney Antoine necessary for the land covenant and conditional use permit. The Plan Commission agreed that the application forms for land division/rezoning/conditional use permit should be revised to include a demand for the legal description of the property, as this information is fundamental for all restrictive covenants/land covenants/conditional use permits.

9. Discuss/take action on potential changes to the Zoning Ordinance in relation to A-5 animal units. Should the number of horses allowed be other than 0.5 horses/acre? According to Chairman Becker, the Board has already made a decision to address the horse issue in the general code, wherein a horse would be defined as 1 animal unit in zoning district A-5. This would allow 1 horse per acre in A-5.
10. Public input.

Kevin Dulmes asked the Plan Commission for advice concerning his proposal to purchase of a small piece of land from a neighbor in order to accommodate a septic mound. He was advised to get a certified survey map, triggering the requirement for a restrictive covenant; or else get an easement from the neighbor for the septic mound, involving Sheboygan County.

Curt Peterson asked the Plan Commission for advice concerning his intention of razing an old house and building a new one. The advice of the Plan Commission was for a building permit to do so. Mr. Peterson sounded out the Plan Commission about operating his masonry business at the location where he plans to build the new house.

11. The attendance record for September 2007 was approved on a motion by Dave Huenink, supported by David Mueller, passing by a unanimous voice vote.
12. The meeting adjourned at 9:30 on a motion by Trevor Mentink, supported by Dave Huenink, passing by a unanimous voice vote.

Respectfully submitted,
Syd Rader, Clerk of the Plan Commission, Town of Holland
October 4, 2007