

Minutes of Plan Commission Meeting November 5, 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 7:30 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. Record Retention Certification. Clerk Syd Rader certified that hard copy and electronic files of the Plan Commission are filed at Town Hall through September 2007. 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 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, Ken Nyhuis, Eugene Schmitz, Dave Huenink, Trevor Mentink, Roy Teunissen, Tom Huenink, David Mueller, and Jan Rauwerdink. Absent was Claus Weingaertner.
7. The minutes of the meeting on October 1, 2007 was approved on a motion by Roy Teunissen. The motion was supported by David Mueller, passing by a unanimous voice vote.
8. Public Input. Ted Scharl submitted an application for rezoning, representing owner Dale A. Hodgson. Douglas Hamilton inquired how he might merge two adjacent parcels into one.
9. Public Hearings.

A request from Keith and Everdeen Heuver for a land division and a change of zoning. A parent parcel of land (55.16 acres, zoned A-1, parcel number 59006064090) would be divided into two parcels of 10.10 acres ("lot 1") and 45.06 acres. New zoning of A-2 is requested for the 10.10-acre lot 1. The residual 45.06 acres of the parent parcel would remain A-1. The property is located at N1432 State Highway 32. Jim Wonser and Keith Heuver appeared, speaking in favor of the request. No one spoke against. The Plan Commission posed questions about road frontage, the number of pigs, Wonser's earnings from farming, conditional use permit for the existing residence. Eugene Schmitz moved to close the public hearing, supported by Jan Rauwerdink, with passage by a unanimous voice vote.

A request from Dan and Jody Debbink and David Klug for a change of the boundary lines between the Debbink's and Klug's adjacent parcels, resulting in an augmentation of the Debbink's parcel from 1.38 to 3.13 acres. The Debbink's land (59006065341, 1.38 acres) is currently zoned R-1; Klug's land (59006065340, 38.62 acres) is currently zoned A-1. The Debbinks and Klug request that the augmented Debbink parcel of 3.13 acres be rezoned A-5. That is, Debbink's present parcel would be rezoned from R-1 to A-5 and a portion of Klug's parcel (transferred to Debbink) would be rezoned from A-1 to A-5. David Klug asked if his land would be subject to a Restrictive Covenant (no). The Plan Commission asked why the road frontage on the plan is only 245 feet. (Because of natural features of the land and inattention to the Zoning Ordinance.) Jan Rauwerdink moved to close the public hearing, supported by Dave Huenink, with passage by a unanimous voice vote.

A request from John R. and Cindy Winnemuller for a land division. Parent parcel 59006069751 (8.67 acres, zoned A-5) is to be divided into "lot 1" and "lot 2" of 4.92 acres and 3.75 acres, respectively. The land is located at W2828 County Road K. The new lots would have the same zoning as the parent parcel: A-5. The Plan Commission asked why, if an adjacent property owner is going to buy one of the daughter lots, why not shift the boundary between adjacent parcels rather than create a new parcel. Ted Scharl said a boundary change could be effected with a deed only. Applicants have until November 12,

2007 to withdraw their application. Dave Huenink moved to close the public hearing, supported by David Mueller, with passage by a unanimous voice vote.

10. Deliberation/Action.

Heuver request. By reason of acreage, road frontage of both parent and daughter parcels, setbacks, number of pigs (permitted use), retention of farmland, *Dave Huenink moved to recommend to the Town Board approval of the land division and the requested rezoning from A-1 to A-2 on the 10-acre parcel. The motion was supported by Jan Rauwerdink, passing by a unanimous roll call vote.*

Debbink request. The request was seen to conform to the Zoning Ordinance except with respect to the required minimum road frontage of 250 feet. As drawn, the map of the augmented lot provides 246 feet of road frontage. *Jan Rauwerdink moved to recommend to the Town Board approval of the requested rezonings contingent on a re-drawing of boundary line(s) to give at least 250 feet of road frontage, and contingent on demolition of shed, bin, and crib within nine months of the Board's approval of the request. The motion was supported by Ken Nyhuis, passing by a unanimous roll call vote.*

Winnemuller request. Road frontage and acreage of the two daughter parcels were seen to conform to the Zoning Ordinance. The requestors might opt to move their boundary with their neighbor, in a way that does not require the involvement of the Plan Commission and Town Board. If so the requestors will withdraw their request by November 12, 2007. *Dave Huenink moved to recommend to the Town Board approval of the land division (unless the request is withdrawn). The motion was supported by Eugene Schmitz, passing by a unanimous roll call vote.*

11. Clerk Syd Rader reported on the status of outstanding land covenants/conditional use permits (see attached). This matter will recur on the agenda until the backlog is cleared up. Building permits will be held up until the applicants fulfill their obligation, under the Zoning Ordinance, to complete their land covenants/conditional use permit paperwork. A procedure of flow chart needs to be worked up for processing the land covenants/conditional use permits.
12. Revised forms for applying for land division/rezoning/conditional use permit were not acted on, pending input from consultant Joel Van Ess, who has samples of forms used by other Towns.
13. Review of information needed for Comprehensive Planning / Response to Foth inquiries and information requests. Chairman Becker handed out "Prioritized Issues and Opportunities, rev. 10/31/07" and "Draft Goals and Objectives, rev. 10/31/07." The Plan Commission should be prepared at its December meeting to complete the review.
14. Public Input. Shelly Dulmes inquired how she might acquire some adjacent land on which her mound system sits.
15. The attendance record for October 2007 was approved on a motion by Dave Huenink, supported by Jan Rauwerdink, passing by a unanimous voice vote.
16. The meeting adjourned at 9:30 on a motion by Jan Rauwerdink, supported by Trevor Mentink, passing by a unanimous voice vote.

Respectfully submitted,
Syd Rader, Clerk of the Plan Commission, Town of Holland
November 8, 2007