

# Minutes of Plan Commission Meeting September 4, 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 Jan Rauwerdink and passed by a unanimous voice vote.
5. Roll Call showed in attendance Chairman Donald Becker, Ken Nyhuis, Eugene Schmitz, Jan Rauwerdink, Roy Teunissen, Dave Huenink, Tom Huenink, Trevor Mentink, and David Mueller. Absent was Claus Weingaertner.
6. The minutes of the August 6, 2007 meeting of the Plan Commission were approved on a motion by Roy Teunissen. The motion was supported by Eugene Schmitz and passed by a unanimous voice vote.

7. Public Input:

Tony Branda suggested that the torn curtain on the stage of Town Hall be fixed.

8. Public Hearing on:

A request from Rhonda Anderson for a conditional use permit for a single-family residence on 7.40-acre "lot 2." Recently rezoned A-5, "lot 2" is part of parent parcel 59006062850 located on County KW, west side, between Risseeuw Road and County Highway A. Reference CSM drawn by Anthony M. Branda S2089.

Scott Walker spoke in opposition to the request. Steve Schueller spoke in favor of the request, adding that a driveway permit from the County is in progress.

Eugene Schmitz moved to close the public hearing. Dave Huenink supported the motion which passed by a unanimous voice vote.

9. Deliberate and take action on the Anderson request:

Dave Huenink moved to approve the requested conditional use permit, noting that the requirements of A-5 are satisfied, particularly setbacks and farmland exclusion zone, but contingent on a driveway permit from the County. Ken Nyhuis supported the motion which passed by a roll call vote:

|                |         |
|----------------|---------|
| Ken Nyhuis     | yes     |
| Jan Rauwerdink | recused |
| Eugene Schmitz | yes     |
| Dave Huenink   | yes     |
| David Mueller  | no      |
| Roy Teunissen  | no      |
| Trevor Mentink | no      |
| Donald Becker  | yes     |

Chairman Becker observed that the "no" votes were not preceded by any discussion or expression of negative views – an undesirable situation. Further, a recusal should be announced prior to the public hearing, in which the recused person may participate as any other member of the public.

10. Discuss the updating of the Comprehensive Plan

- a. Findings / status of survey - Dave Such reported on findings. Electronic copies of the survey reports should be forwarded to Chairman Becker.
- b. Kick-off meeting was scheduled at 7:00 p.m. September 17, 2007 with Foth in attendance.

11. 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. This agenda item will appear again at the October 2007 meeting at which Jerry Antoine and Joel Van Ess should be present, giving input.

12. Public input:

Dave Huenink informed us that the local fire departments want to know of premises that have been granted conditional use permits for business and home occupations. Syd Rader to follow up.

Susan Laganowski sought the advice of the Plan Commission regarding a reconfiguration of her property on Sauk Trail Road.

Jim Wonser, a potential buyer of 10 acres sought for pig farming, asked the advice of the Plan Commission on how to achieve his objective. He was advised to obtain a certified survey map and to complete a formal application to the Plan Commission.

13. The attendance record for August 2007 was approved with a motion by Dave Huenink. The motion was supported by David Mueller and passed by a unanimous voice vote.

14. The meeting adjourned at 9:33 p.m. on a motion by Jan Rauwerdink, supported by David Mueller, passing by a unanimous voice vote.

Respectfully submitted,  
Syd Rader, Clerk Plan Commission Town Holland  
September 7, 2007