

Minutes of Plan Commission Meeting January 2, 2012

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. by Chairman Donald Becker.
2. The Pledge of Allegiance was recited.
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 November 2011. 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 Jack Stokdyk. The motion was supported by David Mueller and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Dave Huenink, Jack Stokdyk, Eugene Schmitz, Roy Teunissen, David Mueller. Absent excused were Nathan Voskuil and Trevor Mentink. Absent were Tom Huenink and Jan Rauwerdink.
7. The Minutes of the December 5, 2011 meeting were approved on a motion by Jack Stokdyk. The motion was supported by Dave Huenink and passed by a unanimous voice vote.
8. Public input: Jason Ewert appeared as the new owner of the 5-acre, A-2 parcel at the northeast corner of I43 and Foster Road. He would like to operate a farm stand, erect a greenhouse, and perhaps re-configure the driveway. As presented, the Ewert plans appeared to be a permitted use.
9. Public hearing of a request by Bryan C. and Katherine Bichler for a change of zoning from A-1 to A-5 on 13.02 acres of land recently annexed to 59006067730 via a boundary line shift between 59006067730 and 59006067700. The purpose of this request is to avoid having mixed zoning on one parcel. With reference to a plat of survey drawn by Dennis J. Van Sluys 10/18/2011. The Bichler parcel 59006067730 is located at N645 Knepprath Road. As a result of the boundary line shift, the Bichler parcel increases in size from 10 acres to 23 acres.

Bryan Bichler appeared and spoke in favor of his request. No one spoke against.

Jack Stokdyk moved to close the public hearing. Supported by Dave Huenink and passed by unanimous voice vote.

10. Public hearing of a request by Brian J. Bruggink for a change of zoning from M-1 to B-1 on parcel 59006060360 and for conditional use permit(s) that will accommodate various tenants engaged in various businesses, including small engine repair and contractor's yard/shop. The Bruggink parcel 59006060360 of 3.72 acres is located at W2385 County Road A South.

Brian Bruggink appeared and spoke in favor of his request. No one spoke against. The cabinetry business is gone. Everything is stored inside by the businesses that rent building space on this parcel. A 40' x 98' building will be added.

Dave Huenink moved to close the public hearing. Supported by Jack Stokdyk and passed by unanimous voice vote.

11. Discuss/act on the foregoing Bichler request. David Mueller questioned the loss of A-1 land as unnecessary and undesirable. The County prefers not to have mixed zoning on one parcel. Bichler hopes to avoid paying conversion fees in the future. It was noted that the parcel cannot be divided due to the limited road frontage and that no buildings are being added.

Eugene Schmitz moved to recommend to the Town Board to change the zoning from A-1 to A-5. Supported by Jack Stokdyk. By roll call vote: one NO vote by David Mueller; five YES votes by the other attendees. Motion passed.

12. Discuss/act on the foregoing Bruggink request. B-1 is a better fit than M-1. B-1 may need modification in view of the proposed conditional uses, for instance, addition of new conditional uses: storage yards, warehouse and indoor storage, repair facilities. The proposed 16' setback is satisfactory for the proposed building.

Dave Huenink moved to recommend to the Town Board to approve the Brian Bruggink request to rezone parcel 59006060360 from M-1 to B-1. Supported by Jack Stokdyk and passed by unanimous roll call vote.

The modification of B-1 zoning district ordinance be will addressed at agenda item 14.

Chairman Becker moved to have Jamie draft an appropriate Conditional Use Permit including these conditions:

1. Retail sales of motorized equipment, related parts, and replacement engines.
2. Small engine repair
3. Storage yard for rental contractor equipment and sales

4. Contractor yard storage
5. Display yards for sales and rental of contractor equipment
6. Display yards for sales and rental of agricultural equipment

Supported by Jack Stokdyk and passed by unanimous voice vote.

13. Discuss/act on draft letters to trucking firms. Some questioned the maximum of six power units for Lamroe Transport as being too many for the size of the parcel. Dave Huenink moved that Chairman Becker issue the letters with the changes to the Lamroe letter as discussed in the meeting. Supported by Jack Stokdyk and passed by unanimous voice vote.

The Plan Commission would like to see Lamroe Transport at the March or April meeting.

14. Discuss/act on draft Town of Holland Ordinance Number 1-2012 Ordinance Amending Chapter 330 of the Town of Holland, Sheboygan County, Wisconsin. Dave Huenink moved that Jamie redraft the Ordinance to include these additional modifications:

- e. modified to remove the words “and repair garages”
- m. Repair facilities
- n. Storage yards
- o. Warehouse and indoor storage

Supported by David Mueller and passed by unanimous voice vote.

15. Reports regarding Shoreland Zoning Stakeholders Group. The January 2012 has been postponed pending a legal review.
16. Review status of conditional use permits. Hal Steffen completed his paperwork. Mamayek and Molter, though incomplete, are making progress. Don Becker to contact Gerry Antoine to ask that he contact Attorney Ritger to move this CUP along.

17. Public input:

- Dave Huenink briefed everyone on the status of the CG Services application. Syd Rader to contact Kevin Claerbaut to advise him of the deadline for receipt of the signed applications.
- Huenink inquired why ‘home occupation’ wasn’t on this agenda; it’s because agenda initiator Jack Stokdyk asked that it be removed.

- Chairman Becker looks for progress next month on base farm tract recordkeeping.
18. As amended the attendance record of December 2011 was approved on a motion by David Mueller. Dave Huenink supported the motion which passed by a unanimous voice vote.
 19. The meeting adjourned 9:40pm on a motion by Jack Stokdyk, supported by Roy Teunissen, and passed by unanimous voice vote.

Respectfully submitted, Syd Rader 2/7/2012