

Minutes of Plan Commission Meeting October 2, 2006

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. Chairman Becker called the meeting to order at 7:30pm.
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 Dan Teunissen, supported by Ken Nyhuis, with passage by a unanimous voice vote.
5. Roll call showed in attendance Donald Becker, Ken Nyhuis, Dan Teunissen, Claus Weingaertner, Dave Huenink, Tom Huenink. Absent were Matthew Sproehlich, John Kucksdorf, Jan Rauwerdink, Eugene Schmitz.
6. Minutes of the regular Plan Commission meeting on September 5, 2006 were read for approval. Dan Teunissen moved to accept the minutes as read. Dave Huenink supported the motion which passed by a unanimous voice vote.
7. Deliberate and take action on the Ter Maat request. The Ter Maat applicants did not attend the meeting. Chairman Becker, who had been in communication with the applicants, had the sense that they were likely preparing a new application. Dave Huenink moved to table the Ter Maat request until next month. Ken Nyhuis supported the motion which passed by a unanimous voice vote.
8. Public Hearing to consider rezoning all properties currently zoned B-2 in the Town of Holland to B-1. Chairman Becker introduced the topic, giving the purpose of the change. No one spoke for or against the change. None of the affected property owners attended the Hearing. The Public Hearing was closed on a motion by Dan Teunissen, supported by Claus Weingaertner, passed by a unanimous voice vote.
9. Deliberate and take action on B-2 to B-1 rezoning. Dan Teunissen moved *to recommend to the Board to change the listed properties from B-2 to B-1*. Claus Weingaertner supported the motion which passed by a unanimous voice vote.
10. Public Input. Ted Scharl spoke regarding the future of the Dietzo Christmas Tree Farm on Hoftiezer Road. A prospective buyer would like to build a house on it. Mr. Scharl received advice from the Plan Commission. A change of zoning from A-1 to A-5 seemed most appropriate.
11. DATCP Update. Approval of Town of Holland's request is expected. The Town needs to follow up on (1) draft zoning map made final, which is up to County, (2) change B-2 to B-1, (3) adopt all language changes already submitted to DATCP. Next month the Plan Commission will need to hold a Public Hearing on these language changes.
12. Discuss and take action to initiate update of Town's Comprehensive Plan. Chairman Becker introduced the topic, saying that the Town needs a Plan working in sync with the Zoning Ordinance. To create a Plan by ourselves could take 2-3 years; with a consultant, 1 year. Cost estimate for consultant is \$30,000 of which County will contribute \$5000.
13. Discuss and take action on unofficial attachments to zoning ordinance. Claus Weingaertner had produced a trifold which Don Becker modified so that it may be appended to the Zoning Ordinance. Syd Rader introduced a rezoning application form/template which, with changes, can serve immediately as an unofficial attachment.
14. The attendance record of the Plan Commission's September 2006 meeting was examined and approved on a motion by Dan Teunissen, supported by Donald Becker, and

passed by a unanimous voice vote.

15. The meeting adjourned at 8:38pm.

Respectfully submitted, Sydney Rader, Clerk, October 5, 2006