

**Plan Commission Meeting Minutes**  
Town of Holland  
Sheboygan County, Wisconsin

Date: Monday, [August 6, 2012](#)

Time: 7:30 pm

Place: Town of Holland Hall, W3005 County Road G

The numbering of the Minutes corresponds to that of the Agenda:

1. Call to order  
Chairman Don Becker called the meeting to order at 7:33 PM.
2. Pledge of Allegiance  
The Pledge of Allegiance was recited.
3. Certify that the requirements of the Wisconsin Open Meetings law have been met.  
Chairman Becker so certified.
4. Record retention certification.  
The Plan Commission clerk stated record retention was up-to-date.
5. Roll call:  
Attendees: Donald Becker, Dave Huenink, David Mueller, Jan Rauwerdink, Eugene Schmitz, Jack Stokdyk, Roy Teunissen, Nathan Vosquil, Tom Huenink, Louise Huenink.  
Absentees – excused: Trevor Mentink
6. Adopt agenda as official order of business  
Jack Stokdyk made a motion to adopt the agenda and David Huenink supported. The motion passed by a unanimous voice vote.
7. Review/approve minutes of prior meeting(s).  
Don Becker identified two corrections in items 11 and 12. David Mueller made a motion to approve the corrected minutes and David Huenink supported. The motion passed by a unanimous voice vote.
8. Review/approve attendance records for prior meeting(s).  
David Huenink made a motion to approve the attendance records and David Mueller supported. The motion passed by a unanimous voice vote.
9. Public input  
Pete and Laurie Stueber - N1787 Dulmes Road  
The land is currently zoned R-1 and the Stuebers are considering rezoning to A-5.. Previous and current owners have raised horses and other livestock on the property. The property is for sale and some perspective buyers would like to have horses.

Kurt & Carrie Kraus – N734 County Road KW

Due to a house fire, Kurt and Carrie Kraus are planning to rebuild their home and need to add several feet of land to their property for side yard clearance. Their current property is zoned A-5. They are doing a boundary line adjustment to acquire one acre from a neighbor's property which is zoned A-1. They have submitted an application to rezone the acquired property from A-1 to A-5 for consistency within their parcel. Their parcel will be 3.0 acres and have greater than 250 feet of road frontage, thereby meeting A-5 requirements. The A-1 parcel from which the land is being acquired will be greater than 34 acres and have over 660 feet of road frontage, thereby continuing to meet A-1 requirements.

Tom Huenink

The company that maintains the communications tower located at M&R Motors on County LL is planning to add another ring of antennae. Tom asked if a building permit was required. David Huenink stated that the tower itself was the structure and the antennae arrays were mounted on it. Since the tower was not being expanded a building permit was not required. This is consistent with a recent decision regarding the communication tower at Walvoord's. The rest of the Plan Commission concurred.

William Mangold – County D

Property is zoned A-5 and is just east of the Christmas tree farm. Owner would like to build a shed first, then a house the following year. The shed will be used to store cars and to do carpentry. Owner is getting a survey done and the land has already been perc tested. The Plan Commission is unsure if the shed can be built first due to its intended use, because our ordinance specifies agricultural use. The Plan Commission will check with Jamie Rybarczyk for a recommendation. Mr. Mangold asked for an application form.

10. . Discuss/act on situation at W1561 DeMaster Road.

Tom Huenink said that County Planning reported that all plumbing has been removed from the building, and they are satisfied. The property is apparently still for sale and the trailer is still on site. The Plan Commission decided to take no action at this time.

11. Discuss/act on wind farm project proposed within the Town of Sherman and development of a wind farm ordinance.

Don Becker reported that there will be four towers in the Town of Sherman and some property for the wind farm will also be in the Town of Holland, It is believed that only one property owner has signed on so far. The wind farm company has already submitted the pre-application. After the pre-application is submitted there is a 4 month window for the affected municipalities (Town of Sherman and the Town of Holland) to request to be included in the review. The next step is the application with 60 days for the towns to review. If the towns consider the application "incomplete" the applicant has 30 days to respond. So it is possible it will be mid to late winter for the process to be completed. Each municipality can charge fees to cover costs such as engineering. However any expenses incurred before the application is received cannot be reimbursed. The Town of Sherman has already completed the proposed ordinance, so those expenses will not be reimbursed. The Town of Holland's ordinance may be the same or similar to that of the Town of Sherman's, but the towns don't have to have the same ruling. Jan asked if we can include points that the State did not include. This is currently not clear. The Town Board is currently addressing this matter, so there is no action by the Plan Commission required at this time.

12. Discuss/act on standard conditions for Non-Farm Residence CUPs

David Huenink made a motion to adopt the revised standard conditions for Non-Farm Residence CUP and Roy Teunissen supported. The motion passed by a unanimous voice vote.

13. Discuss/act on standard conditions for Business CUPs

Eugene Schmitz made corrections that Article XI is Off Street Parking and Article XII is Signs. Jack Stokdyk made a motion to adopt the revised and corrected standard conditions for Business CUP and David Mueller supported. The motion passed by a unanimous voice vote.

14. Discuss/act on on-going issues:

a. Status of applications in process.

CG Services/Smies Road is still pending purchase of the property. Apparently Kevin is now the cause of delay. Discussion included possibly rescinding the earlier decision to grant a conditional use permit, ordinance enforcement and penalties. Decision was that this was in the hands of the Town Board. Concerned Plan Commission members could attend the next Board meeting and provide public input.

Estate Douglas Mamayek Sr

The estate is now settled and should be able to file paperwork. Louise Huenink to remind Don Becker to ask Gerry Antoine to contact attorney Ritger for status.

William Depies/Hy-Way Transit

Plan Commission clerk just received completed paperwork and will sign and forward to applicant.

b. County Farmland Preservation Plan – Farm Preservation Areas.

Don Becker and David Mueller attended meetings and the County is to provide PDF document. Reviewed the Future Land Use Map from the Comprehensive Plan and discussed using this as a basis for the County Farm Preservation Area.

c. Directive from the Town board to the Plan Commission to review all previously approved CUPs for home occupations and businesses. The purpose of the directive is to review for compliance and to revise the CUPs. No new information at this time.

15. Public input:

David Huenink – Reported that the County draft for the new shoreland zoning ordinance is finally completed. A meeting is set for August 13, 2012 to review. This topic will be put back on the ongoing issues.

Jack Stokdyk – Said that General Code had provided onsite training once. He suggested that they come again for another session.

Jack Stokdyk – Reported that an excavation business is advertizing in the Lakeshore Weekly. Part of their property is zoned B1 and the other portion is zoned M1. Does business have a CUP? The ordinance is not clear for this type of business. Perhaps add excavating as a conditional use in B-1. This topic will be added to the next agenda.

16. Adjourn

Jack Stokdyk made a motion to adjourn at 9:44 PM and Nate Voskuil supported. The motion passed by a unanimous voice vote.

Respectfully submitted,  
Louise Huenink  
August 6, 2012