

Minutes of Plan Commission Meeting September 5, 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 Eugene Schmitz, supported by Dan Teunissen, with passage by a unanimous voice vote. Because the Arentsen request, tabled last month, was mistakenly omitted from this month's agenda, Chairman Becker offered to address it in the Public Input section of this month's meeting.
5. Roll call showed in attendance Donald Becker, Matthew Sproehlich, John Kucksdorf, Ken Nyhuis, Dan Teunissen, Eugene Schmitz, Dave Huenink. Absent were Claus Weingaertner, Jan Rauwerdink, Tom Huenink.
6. Minutes of the regular Plan Commission meeting on August 7, 2006 were read for approval. Dan Teunissen moved to accept the minutes as read. John Kucksdorf supported the motion which passed by a unanimous voice vote.

7. Public Hearing on a request for change of zoning:

A request by Lloyd Ter Maat and other heirs of Ter Maat Estate, Laverne Opgenorth, Lois Van Ess, and Leona Theune for changes of zoning of four contiguous parcels to A-5. [A fuller description of the request may be found in the agenda and in the legal notice published prior to this meeting.] Lloyd Ter Maat spoke in favor of his request. No one spoke in opposition. The Plan Commission held a lengthy discussion of the Ter Maat request, noting that one of the parcels is land-locked, that another parcel is non-conforming R-1, that a certified survey map showing the applicants' intentions is lacking. The public hearing closed on a motion by John Kucksdorf, supported by Dan Teunissen, motion passed by a unanimous voice vote.

8. Deliberate and take action on the foregoing request: Because of the lack of a certified survey map showing the requestors' plan, the **Ter Maat request was tabled until next month on a motion by Dan Teunissen, supported by Dave Huenink, motion passed by a unanimous voice vote.** It is expected that the requestors will follow the Plan Commission's advice to merge the 40- and 19-acre parcels and to merge the 15- and 1-acre parcels as a step toward eliminating land-locked and non-conforming parcels.

9. Public input.

a. Deliberation and action on the Arentsen request for rezoning: Chairman Becker explained the Plan Commission's position on the request, citing notes of discussion with Attorney Jerry Antoine. Chairman Becker advised the Arentsens of their three options: (1) go to the Board of Appeals, (2) plan a cluster development/road construction, (3) swap land with neighbors to get at least 500 feet of road frontage. The Plan Commission took no action on the Arentsen request.

b. Anthony Branda clarified the meaning of 'certified survey map' and 'plat of survey.'

c. Joseph F. Lak, Jr., representing owner Lilli Schottler, sought the advice of the Plan Commission about a proposal to subdivide a 60-acre A-1 parcel into three 20-acre A-1 parcels. On its face this proposal was seen as problematical. The Plan Commission invited Mr. Lak to submit a formal request if he wanted action from the Plan Commission and also to seek a written opinion from Sheboygan County.

10. Update on Exclusive Agricultural Zoning through DATCP. Chairman Becker gave a

report. The official action should be known in late September or October.

11. Discuss and take action on unofficial attachments to zoning ordinance. Chairman Becker has prepared a checklist for 20.300 Board of Appeals process. Syd Rader is still open for advice regarding the forms for requesting change of zoning and conditional use permits.
12. The attendance record of the Plan Commission's August 2006 meeting was examined and approved on a motion by Dan Teunissen, supported by John Kucksdorf, and passed by a unanimous voice vote.
13. The meeting adjourned at 10:12pm on a motion by Ken Nyhuis, supported by John Kucksdorf, and passed by a unanimous voice vote.

Respectfully submitted, Sydney Rader, Clerk, September 22, 2006