

Plan Commission Meeting Minutes

Town of Holland

Sheboygan County, Wisconsin

Date: Monday, July 2, 2018
Time: 7:30 PM
Place: Town of Holland Hall, W3005 County Road G

1. Call to order:
Chairman Don Becker called the meeting to order at 7:30pm.
2. Pledge of Allegiance:
The Pledge of Allegiance was recited.
3. Certify that the requirements of the Wisconsin Open Meetings law have been met:
Plan Commission Clerk Janelle Kaiser so certified.
4. Record retention certification:
Plan Commission Clerk Janelle Kaiser stated record retention is up to date.
5. Roll call:
Attendees: Don Becker, Craig Droppers, David Huenink, Bryan Kaiser, David Mueller, Faith Opsteen, Jack Stokdyk, Roy Teunissen, Matt Teunissen, Tom Huenink – Building Inspector
Absentee(s): None
Other Attendees: Janelle Kaiser – Clerk, residents Laurie Werner, Laura Logan, Kevin Dulmes, and Lloyd Termaat
6. Adopt agenda as official order of business:
David Huenink made a motion to adopt the agenda as presented; David Mueller supported the motion, and the motion passed by a unanimous voice vote.
7. Review/approve minutes of previous meeting(s):
(Draft minutes of prior meetings can be found on our web site at www.townofholland.com)
David Huenink made a motion to approve the minutes as presented; Jack Stokdyk supported the motion, and the motion passed by a unanimous voice vote.
8. Building Inspector items:
 - a. Review/approve building permits report:
Jack Stokdyk made a motion to approve the building permit report that was distributed at the meeting; David Mueller supported, and it passed by unanimous voice vote.
 - b. Review/approve building permit requests needing Plan Commission review:
 - An application was received by Tom Huenink for new house construction on parcel #59006065503. It was determined that the parcel is zoned A-5 and construction of a single-family residence is permitted.
 - A Town of Holland resident located on Termaat Road plans to begin new house construction this summer while residing in a recreational vehicle. The resident reached out to Tom Huenink and Janelle Kaiser regarding a temporary recreational vehicle permit, which would allow the resident to reside in the recreational vehicle for up to 60 days. Janelle Kaiser will follow up with Dave Huenink, but we'll probably need to create new application and permit templates.
 - c. Discuss follow-up items
 - Tom Huenink reported that an after-the-fact building permit with a double fee was issued to the owner of parcel #59006061950 for what was previously considered a non-permitted structure.

Sheboygan County approved the structure post-construction as well.

- Tom Huenink also reported that he has seen no evidence of inhabitation at N1967 DeWitt Road. No response has been received to correspondence in the form of a note that was posted on the property or a phone message he left.

9. Public input:

- a. Property owner Laura Logan was present to discuss a conditional use permit application for parcel #59006060651. Laura was advised to contact the Sheboygan County Planning & Conservation Department to review her plans for watershed management. Laura stated that she will be placing a temporary sign that meets code requirements on the parcel prior to construction. This application will appear on the August agenda.
- b. Lloyd Termaat, a neighbor of Victoria Stewart-Moore, was present to represent Victoria in a discussion regarding her rezoning application for a portion of parcel #59006076832. A boundary line adjustment was completed by Sheboygan County prior to the application submittal to allow for the rezoning request. Victoria's neighbor inquired about potential tax implications or benefits that could be derived from this rezoning. The Plan Commission advised that property taxes likely would not be affected as a result, because property taxes are based on land use rather than zoning. This application will appear on the August agenda.
- c. Resident Laurie Werner was present to gather advice about a potential land division. Her adjacent neighbor requested to purchase a portion of parcel #59006061765, which is owned by Laurie. It was determined that Laurie should contact Sheboygan County Planning & Conservation to obtain a boundary line adjustment should she choose to sell the land to her adjacent neighbor.
- d. Resident Kevin Dulmes was present to inquire about whether a building permit would be required to move a 12x16 shed on his property from a wood deck to a concrete slab. It was determined that Kevin will likely need a building permit because the project cost will exceed \$500. Kevin was advised to reach out to Tom Huenink.
- e. David Huenink reported that he was contacted by a resident about whether a building permit is required to take down a large shed and re-build it with a prefab kit in the same location. It was determined that prefabricated sheds do trigger the requirements for a building permit if the project cost exceeds \$500.
David Huenink reported that he was contacted by a resident about whether a conditional use permit is required for a beehive located on a property zoned A-1-S. The property owner intends to keep bees as a hobby, not for the purpose of producing an income or livelihood. The commission concurred that a conditional use permit would only be required if the resident intended to sell the products of the hive.

10. Discuss/act on ongoing issues:

- a. Applications being processed – all are current

11. Zoning ordinance revision of § 330-59: Existing nonconforming structures: David Huenink drafted a revision to ordinance § 330-59 of the Town of Holland code. The revision is intended to update § 330-59 in accordance with new provisions of §60.61(5e) (b) of the Wisconsin state statutes. A public hearing notice will be published in the Sheboygan Press next month; this item will remain on the agenda for the August meeting.
12. Zoning ordinance revision to clarify public facilities: David Huenink drafted a proposal to clarify what it means when the Town of Holland code discusses public versus private recreation facilities. These terms are present in multiple sections of the code. After discussion amongst the commission, it was determined that David will present a draft version of the potential revisions at the August meeting.

13. Public input

- a. David Huenink was contacted by a resident interested in opening a business specializing in hosting outdoor events on their property zoned A-1. The events would be held outdoors only, aside from one small building used for event preparation. Rezoning may be required for this request. The commission will continue to discuss when the resident provides further information.
- b. Matt Teunissen was approached by a company representative whose organization is proposing to install solar panels on 700 adjoining acres in the community. The organization has allegedly reached out to multiple farmers in the area, promising profits that would be derived from ideal sun exposure. To Matt's knowledge, no further action has been taken at this time. This discussion was for informational purposes only.

14. Review/approve attendance records for meeting(s):

David Mueller made a motion to approve the attendance records as presented and discussed; Roy Teunissen supported the motion, and the motion passed by a unanimous voice vote.

15. Adjourn:

Jack Stokdyk made a motion to adjourn at 9:40 PM; Roy Teunissen supported the motion, and the motion passed by unanimous voice vote.

Respectfully submitted,

Janelle Kaiser, Clerk

July 2nd, 2018