

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
Town Holland Hall, W3005 County Road G, Cedar Grove
Monday, January 7th, 2019 7:30pm

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 certified that the requirements of the Wisconsin Open Meeting Law had been met. The agenda for this meeting was posted in three places within the Township and on the Town's website. The public hearing notice for this meeting was published in the Sheboygan Press; the notice was also posted in three places within the Township and on the Town's website.
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, and Matt Teunissen
Absentee(s): Tom Huenink – Building Inspector
Signed-In Attendees: Stephanie Salmon, Bo Salmon, Tony Krostag, John Krostag, Carol Gust, and Richard Gust
Other Attendees: Janelle Kaiser – Clerk, Kevin Struck – UW-Extension
6. Adopt agenda as official order of business:
Motion by David Huenink, seconded by David Mueller, to adopt the agenda as presented; the motion carried by unanimous voice vote.
7. Review/approve minutes of previous meeting(s)
Motion by David Mueller, seconded by Jack Stokdyk, to approve the minutes as presented; the motion carried by unanimous voice vote.
8. Building inspector items:
 - a. Review/approve building permits report:
Motion by Jack Stokdyk, seconded by David Mueller, to approve the November and December building permit inspection reports as presented; the motion carried by unanimous voice vote.
 - b. Review/approve building permit requests needing Plan Commission review: None
 - c. Discuss follow-up items:
Roy Teunissen reported that the property located at W3147 County Rd G should be followed up on for an after-the-fact building permit. Clerk Janelle Kaiser will pass along this information to Building Inspector Tom Huenink.
9. Public input:
 - a. Tony Krostag and John Krostag were present to discuss potential new home construction on either parcel 59006061630, zoned A-PR and consisting of 12 acres, or 59006063380, zoned A-1 and consisting of 35 acres, both of which are currently owned by family

members. Tony requested clarification about what actions would be required if he chooses to build on either parcel. It was determined that construction of a new home on either parcel would require Tony and the property owner(s) to submit a plan commission application. If construction occurs on parcel 59006063380, the land should be divided and re-zoned. The Town's A-1 zoning classification permits one single-family residence per 20 acres; therefore, the parcel could be divided into two new parcels consisting of 20 acres and 15 acres, respectively, and the new home would be built on the 20-acre parcel. Those 20 acres would be re-zoned to A-1-D, which simply allows for indication that the parcel consists of A-1 land that is no longer vacant. The remaining 15 acres would be re-zoned as A-PR. If Tony chooses to build a new home on parcel 59006061630, he would need to find an equivalent amount of land within the Township to be re-zoned as A-PR to re-zone parcel 59006061630 to A-1-S and subsequently build a single-family residence. Tony indicated that if he chooses this option, he would likely utilize parcel 59006063380 for the transaction to re-zone the land from parcel 59006061630 out of A-PR.

- b. Stephanie and Bo Salmon were present to discuss a second renewal of the Recreational Vehicle Temporary Occupancy permit they currently hold with the Town. A second renewal of this type of permit requires Plan Commission approval, whereas the permit issuance and first renewal are both approved by the Town building inspector, Tom Huenink. The permit renewal was not present on the agenda; therefore, the Plan Commission could not act on the request at this meeting. The permit renewal will be listed on the February meeting agenda.
- c. Richard and Carol Gust were present to discuss a request for consideration of a conditional use permit for their property at W1169 Stokdyk Ingelse Rd. Richard and Carol were issued a notice of noncompliance by our building inspector in August 2018 due to a violation of Town of Holland code section 330-57 dealing with fence height. An 8-foot fence has been constructed on their property and has existed for at least 4 years; the permitted fence height for this parcel is 6 feet. Richard and Carol both testified and provided a PowerPoint presentation describing that the fence height is necessary to maintain privacy and security on their property. Carol and Richard experience considerable foot traffic when the abutting lake access is used, which has led to many instances of trespassing on their property as well as their neighbor's property located at W1167 Stokdyk Ingelse Rd. The Gusts' have been threatened by trespassers in the past, which has caused them to feel unsafe at home. Richard and Carol have obtained a letter from the neighbors at W1167 Stokdyk Ingelse Rd, whose property is separated from the Gusts' by the fence, indicating that there is no objection to the fence on their behalf. Richard and Carol will proceed by applying for a conditional use permit and requesting that the commission consider exercising their right to waive or modify a section of the Town code when a specific situation calls for it.

10. Public Hearing for 10-year Comprehensive Plan update:

The public hearing for the Town of Holland's 10-year Comprehensive Plan update was called to order by Chairman Donald Becker at 8:12pm. Chair Becker asked for any comments or questions related to the update, to which there were none. Motion by David Huenink, seconded by Jack Stokdyk, to close the public hearing for the Town of Holland's 10-year Comprehensive Plan update at 8:13pm; the motion carried by unanimous voice vote.

11. 10-year Comprehensive Plan update:

Motion by David Huenink, seconded by Jack Stokdyk, to adopt Plan Commission Resolution 01-2019, approving an amendment (10-year update/addendum) to the Comprehensive Plan for the Town of Holland; the motion carried by unanimous roll call vote. Don Becker: Y; Dave

Huenink: Y; David Mueller: Y; Faith Opsteen: Y; Jack Stokdyk: Y; Roy Teunissen: Y; Matt Teunissen: Y.

12. Ongoing issues:

Applications being processed – none.

13. Public input:

- a. David Huenink was contacted by an individual contemplating the purchase of a 10-acre parcel zoned A-5 in the Town of Holland. The individual would like to convert the property into an event venue; however, this type of activity is not listed as permitted nor conditional use in the Town's code. The potential property owner would need to petition the Town of Holland Plan Commission to amend the Town's code to allow for this type of activity, with no assurance that the Town's code would be changed to allow such a venue.
- b. Roy Teunissen observed that parcel 59006064210 transferred ownership from Scott Soerens to Pushing Perfection Concrete & Construction LLC in the Sheboygan Press newspaper. If a business is operating on this parcel, it may be considered a zoning violation if the business is not agriculturally driven. It was also observed that a low, wet area of the property may be getting filled in. Janelle Kaiser will send a letter to W3070 Hoitink Rd requesting the owner's presence at the February plan commission meeting. A consensus of the Plan Commission felt that the WDNR should be notified of a possible violation of wetland regulations.
- c. Craig Droppers reported that a property located at parcel 59006060740 may be in violation of the Town Code as it discusses recreational vehicles. A violation has not been confirmed at this time.

14. Review/approve attendance records for previous meeting:

Motion by David Mueller, seconded by Roy Teunissen, to approve the attendance record as presented as discussed; the motion carried by unanimous voice vote.

15. Adjourn:

Motion by Jack Stokdyk, seconded by Roy Teunissen, to adjourn at 8:58 PM; the motion passed by unanimous consent.

Respectfully submitted,
Janelle Kaiser, Clerk