

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
Town Holland Hall, W3005 County Road G, Cedar Grove
Monday, February 4th, 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 on January 21st and 28th, 2019.
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: Joe Fritz, Mark Prom, Jason Prom, Carol Gust, Dick Gust
Other Attendees: Janelle Kaiser – Clerk
6. Adopt agenda as official order of business:
Motion by Roy Teunissen, seconded by Jack Stokdyk, 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 Roy Teunissen, to approve the minutes as presented; the motion carried by unanimous voice vote.
8. Building inspector items:
 - a. Review/approve building permits report:
A building inspection report was not submitted by Building Inspector Tom Huenink for the month of January.
 - b. Review/approve building permit requests needing Plan Commission review: None
 - c. Discuss follow-up items:
At the January Plan Commission meeting, 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 provided this information to Building Inspector Tom Huenink, who reported recently that he would follow up in the form of a written letter.
9. Public input:
 - a. Jason Prom and his father were present to discuss a possible future land division, rezoning, and conditional use permit application for parcels 59006065290 and 59006065170 for the purpose of building a new home on parcel 59006065290. For the Plan Commission to act on an application, a driveway permit must first be obtained, which is already underway. Parcel 59006065290 is presently a 40-acre parcel and is allowed to have two homes constructed on that land area under our current zoning ordinances. The Plan Commission had previously

asked that the property owner considers widening the 'pole' of the flag lot (59006065170), which would result in the loss of some land from parcel 59006065290 and the ability to build a second home on 59006065290. This is intended to be corrected by changing the boundary line between the two parcels such that some of the land in the SW corner of parcel 59006065170 would be added to parcel 59006065290, restoring the ability to build two homes on this land area. The plan is to have a land division of parcel 59006065290 separating off an approximately 8 acres for the new home site that will be rezoned to A-1-S; 12 acres of the same parent parcel will need to be rezoned to A-PR. A conditional use permit will be required to construct a new home on the parcel rezoned to A-1-S. The total A-1-S and A-PR acreage must be 20 acres.

- b. Joe Fritz was present to discuss his property at parcel 59006069700, zoned R-1. He would like to build an enclosed building around his outdoor swimming pool, thus converting the pool into an indoor swimming pool. The current zoning limits the square footage to 1,200 for all accessory building and Joe anticipates construction will exceed that limit. Joe came to discuss his options and decided to potentially pursue an opportunity to purchase a small strip of his neighbor's land, approximately .16 acres, in order to increase the size of his parcel to 2 acres and construct the outbuilding as planned. An alternative is to connect the pool enclosure structure to the home, thereby making this structure part of the home. A third alternative is to request a conditional use permit to exceed the 1,200 square footage limits for all accessory buildings.
- c. Craig Droppers inquired about whether it is legal to run a business out of a self-storage unit. Chair Becker stated that the Town of Holland should be made aware of any business operating in that manner as it could be non-compliant with Town ordinances and in conflict with the conditional use permit for the self-storage facility.

10. Public Hearing for Richard and Carol Gust for a conditional use permit:

- a. Chair Becker called the public hearing to order at 8:08pm. No members of the public were present to discuss the request by Richard and Carol Gust. There were no questions of Richard and Carol Gust from the Plan Commission. Motion by Jack Stokdyk, seconded by David Mueller, to close the public hearing at 8:09pm; the motion carried by unanimous voice vote.

11. Discuss/act on a request by Richard and Carol Gust for a conditional use permit:

Motion by David Huenink, seconded by Jack Stokdyk, to grant a Conditional Use Permit to Richard & Carol Gust of W1169 Stokdyk-Ingelse Rd to maintain an 8-foot fence along a portion of the north side of that property. This is an unusual situation where we are invoking the Plan Commission's ability to waive or modify the standard ordinance specification of a 6-foot maximum fence height.

The case specific reasons are:

- 1. Proximity of public access to Lake Michigan, including usage by nearby rental property tenants.
- 2. Privacy and security concerns as presented by the applicants and discussed in our January meeting.
- 3. A written statement from the abutting property owners along the effected property line stating they have no objection to the 8-foot fence.
- 4. Only a small portion, approximately 100-ft, of the property perimeter has the 8-foot fence.

Conditions:

- 1. Conditions include the Town's 'standard' conditions for almost all CUPs. For example, the Town's right to inspect the property on reasonable notice and the property owner staying current on any payments to the Town.
- 2. Specific conditions for this CUP are:
 - a) The 8-foot fence length is limited to 115-feet maximum.

b) The 8-foot fence must be located along a portion of the north property line of W1169 Stokdyk-Ingelse Rd and within the area identified on the marked up survey included with the CUP application.

c) If the 8-foot fence ceases to exist for a 1-year period then this CUP is subject to revocation.

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. Second renewal of temporary recreational vehicle permit for parcel 59006069871:

Motion by David Huenink, seconded by David Mueller, to grant the second and final renewal of a temporary recreational vehicle occupancy permit held by Stephanie and Bo Salmon of parcel 59006069871, expiring on March 7th, 2019; the motion was carried by unanimous roll call vote.

13. Ongoing issues:

Applications being processed – none

14. Public input:

- a. Last month, 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 must operate as a home occupation consistent with our ordinances or obtain a conditional use permit, if the Plan Commission finds that to be appropriate and consistent with the town ordinances. It was also observed that a low, wet area of the property may be getting filled in with construction debris. A consensus of the Plan Commission wants the Town building inspector to complete a site inspection after most of the snow cover is gone to verify if there is construction debris on site, where it is located and whether any accessory buildings or yard areas are used for storing construction equipment. If construction debris is being disposed on site, the WDNR will be notified of a possible violation of landfill and wetland regulations. Janelle Kaiser sent a letter to the property owner in mid-January requesting his presence at the February Plan Commission meeting, to which he responded, but he failed to attend the meeting. Janelle will correspond with the property owner again to request his presence at the next meeting of the Plan Commission.
- b. Craig Droppers suggested that the community calendar be updated in the Lakeshore Weekly for meeting cancellations. Since the meeting is often cancelled after the publication goes to print, Janelle Kaiser will request that the newspaper amend the calendar item to include a reference to our website for potential meeting cancellations.

15. Review/approve attendance records for previous meeting:

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

16. Adjourn:

Motion by Matt Teunissen, seconded by Jack Stokdyk, to adjourn at 9:03 PM; the motion passed by unanimous voice vote.

Respectfully submitted,
Janelle Kaiser, Clerk