

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE SPECIAL MEETING
Town Holland Hall: W3005 County Road G, Cedar Grove, WI 53013
CALL IN: (312) 626-6799; ID NUMBER 871-2108-2349; PASSWORD 157811
Tuesday, May 19th, 2020
Immediately following the special meeting of electors

1. CALL TO ORDER:
Town Chair Donald Becker called to order the Board of Supervisors special meeting at 7:35pm at the Town of Holland Town Hall.
2. CERTIFY WISCONSIN OPEN MEETING LAW HAS BEEN MET:
Clerk-Treasurer 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.
3. ROLL CALL:
 - a. Members Present: Town Chairman Donald Becker, Town Supervisors Douglas Hamilton, Stephen Jones, Stanley Lammers and David Huenink
 - b. Members Absent: None
 - c. Others Present: Clerk-Treasurer Janelle Kaiser
 - d. Members of the public that signed in: Lee Kaatz, Randy Joosse, Trevor Mentink, Plan Commission member Craig Droppers, Gordon Seegert, Plan Commission member Jack Stokdyk, Plan Commission member Roy Teunissen
4. ADOPT AGENDA AS OFFICIAL ORDER OF BUSINESS:
Motion by Becker, seconded by Huenink, to adopt the agenda as presented for the May 19th, 2020 board meeting; the motion carried by unanimous voice vote.
5. PUBLIC INPUT:
 - a. Trevor Mentink spoke about the request by Laura Logan for a rezoning. Trevor expressed concerns about the length of the construction process after Laura's request in 2018 was approved. He also stated that a company vehicle has been parked outside of the facility owned by Laura Logan on County Road A for multiple weeks, noting that Laura's conditional use permit does not allow for outside storage. Trevor reported that the parking lot is being used for racing because there is no fence or gate on the property as Laura's site plan indicates and that the temporary sign for the business has fallen into the road right-of-way. He noted that workshops with 3-phase power are included on the building plans and provided feedback on Laura's water management plan. Trevor expressed concern regarding the lack of supervision at Laura's place of business, which differs from the surrounding businesses whose owners live in or work at those establishments regularly. Trevor requested that the Town Board consider whether Laura's request serves to maintain the Town of Holland's rural character and is in alignment with Town's Comprehensive Plan.
 - b. Plan Commission member Roy Teunissen spoke about the request by Laura Logan for a rezoning. Roy stated that the prime agricultural land that Laura wishes to rezone should not be rezoned solely because she placed the first building where the water management system needed to be placed; the Plan Commission had informed her at the time of her 2018

application to consider future stormwater system needs. Roy Teunissen stated that the land should not be rezoned.

- c. Plan Commission member Craig Droppers spoke about the request by Laura Logan for a rezoning. He stated that the request does not meet all criteria of Town of Holland Code §§ 330-22G. (a) and (b).
- d. Gordon Seegert spoke to state that he was not informed of the request by Laura Logan by letter. The Town of Holland Board stated that they are not required to send letters to surrounding property owners but choose to do so as a courtesy based on distance and whether the property owner lives adjacent to the requestor's property. A public hearing notice is also published as Class 2 notice in the Sheboygan Press for plan commission application requests. Supervisor Huenink stated that he would follow up on this matter with Janelle Kaiser to ensure that the appropriate distances are being used for the plan commission application notification process.
- e. Trevor Mentink expressed concerns about potential further expansion by Laura Logan to exceed her current plan to expand her business to a 6-acre lot. Trevor questioned how many more acres of prime agricultural land would be used for future expansion if this request is approved by the Town Board.

6. PLAN COMMISSION RECOMMENDATIONS:

a. REQUEST BY LARURA LOGAN FOR A REZONING:

Motion by Lammers, seconded by Jones, to accept the recommendation of the Town of Holland Plan Commission to deny Laura Logan's request for a rezoning of 3 acres contiguous and west of parcel 59006060651 on County Rd A S from A-1 to B-1. The basis for the denial is the recognition that this request fails to meet Section 330-22G. (a) and (b) of the Town of Holland Code. The motion carried by roll call vote. David Huenink: N; Douglas Hamilton: Y; Donald Becker: Y; Stanley Lammers: Y Stephen Jones: Y.

Laura's request for a conditional use permit was tabled at the Plan Commission meeting on May 18th, 2020, as it is dependent upon her request for rezoning.

b. REQUEST BY KEVIN CLAERBAUT FOR A REZONING:

Motion by Jones, seconded by Huenink, to accept the recommendation of the Town of Holland Plan Commission to approve Kevin Claerbaut's request for a rezoning of parcel 59006076210 from A-2 to B-1, contingent upon completion of the conditional use permit request by Kevin Claerbaut within 3 months. The Plan Commission and Town Board determined that the B-1 zoning classification better suits the parcel for the following reasons: the permitted uses of the parcel are more appropriate for current and future business operations, non-conformances for setbacks and impermeable surface requirements are eliminated, the minimum lot size will now conform with Town Code, and the parcel is at least 450 feet from the nearest residence and is adjacent to the transitional area of the Town of Holland. The motion carried by unanimous roll call vote.

7. ORDINANCE AMDENDING §§ 330-48: CONDITIONAL USE PERMIT REVIEW AND §§ 330-109: ZONING CHANGE PROTEST OF THE TOWN OF HOLLAND TOWN CODE:

Motion by Lammers, seconded by Jones, to accept the recommendation of the Town of Holland Plan Commission to adopt Town of Holland Ordinance 2020-03 Amending §§ 330-48 and §§ 330-109 of

the Code of the Town of Holland; the motion carried by unanimous roll call vote.

8. ORDINANCE CREATING AN AGRICULTURAL TOURISM (A-T) ZONING DISTRICT TO BE INCORPORATED INTO §§ 330 OF THE TOWN OF HOLLAND TOWN CODE:
Motion by Lammers, seconded by Jones, to accept the recommendation of the Town of Holland Plan Commission to adopt Town of Holland Ordinance 2020-04 Creating §§ 330-26.4 Agricultural Tourism District and Amending related 330 Sections of the Town of Holland Town Code to include two changes as discussed at the May 18th Plan Commission meeting:
 - a. Addition of a simple statement that the Plan Commission should consider proximity to creeks, waterways, and parking lot materials and it pertains to A-T zoning and conditional use permit requests; the commission would specify appropriate controls for runoff in individual conditional use permits, and
 - b. Change the chart that addresses event barns capacity based on tract acreage to be Attendance Allowed at One Time

and to include one change discussed at the May 19th Town Board meeting:

- a. Change the word “should” to the word “shall” in General Requirements 8 (b)

The motion carried by unanimous roll call vote.

9. ZONING ORDINANCE AMENDMENT FOR HIGHWAY SETBACK AND DEFINITION OF STRUCTURE:
Motion by Becker, seconded by Hamilton, to accept the recommendation of the Town of Holland Plan Commission to adopt Town of Holland Ordinance 2020-05 Amending §§ 330-9 (167) and Creating §§ 330-91.B(6) of the Town of Holland Town Code; the motion carried by unanimous roll call vote.
10. SHORT-TERM RENTAL LICENSE RENEWAL APPLICATION DEADLINE:
Clerk-Treasurer Janelle Kaiser reported that Wisconsin Tourist Rooming House License (TRH) renewal deadlines have been extended through December 31st, 2020 due to COVID-19. TRH license certificates and inspection forms are required components of Town of Holland short-term rental license applications and must be submitted to the Town of Holland to receive a standard short-term rental license. The Town Board elected to remove the requirement for renewal applicants to submit the TRH certificate and inspection form for the 2020-2021 short-term rental licensing term only and to maintain the application due date of June 30, 2020. Janelle will send a letter to 2019-2020 short-term rental license holders to inform them of this decision.
11. PUBLIC INPUT: Jack Stokdyk asked that the Town Board compensate Supervisor Huenink for his extensive work on the agricultural tourism ordinance adopted by the Town of Holland Town Board. The Town Board suggested that Jack make a motion to do this at the annual elector’s meeting to be held on June 16th, 2020 at 7:30pm. Members of the Town Board, as well as members of the public, discussed the possibilities of compensation and determined that an option for compensation could be a gift certificate(s) to a local restaurant(s) for approximately \$200. The latter was decided upon by consensus, leaving it up to David to specify which restaurant(s) should be part of this action.
12. ADJOURN – Motion by Becker, seconded by Lammers, to adjourn the meeting at 9:26pm.