

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE SPECIAL MEETING
W3005 County Road G, Cedar Grove, WI 53013
Call-In Option: (312)626-6799 Meeting ID: 871-2108-2349 Password: 157811
Monday, June 15th, 2020 7:30pm

1. Call to order:
Plan Commission Chair David Huenink called the meeting to order at 7:30pm.
2. Pledge of Allegiance:
Chair Dave Huenink led the attendees in the Pledge of Allegiance.
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. A public hearing notice was published in the Sheboygan Press on June 4th, 2020 and June 8th, 2020.
4. Roll call:
Attendees: Don Becker, Craig Droppers, David Huenink, Faith Opsteen, Jack Stokdyk, Bryan Kaiser, Matt Teunissen, and Roy Teunissen
Absentee(s): David Mueller
Signed-In Attendees: Matt Ryan and Karen Ryan
Other Attendees: Janelle Kaiser – Clerk, Tom Huenink – Building Inspector, Board Supervisors Stephen Jones, Stanley Lammers, and Douglas Hamilton
Virtual Call-In Attendees: None
5. Adopt agenda as official order of business:
Motion by Don Becker, seconded by Faith Opsteen, to adopt the agenda as presented for the June 15th, 2020 Plan Commission meeting; the motion carried by unanimous voice vote.
6. Public input:
Don Becker proposed that, due to the extensive work recently performed by the Town of Holland Plan Commission during a busy time of year for many of the Plan Commission members who farm, that this special meeting's public input session focus solely on the items as presented on the June 15th, 2020 agenda. Attendees who wish to speak during public input can do so at the regular meeting of the Plan Commission on Monday, July 6th, 2020. There was Town Commission consensus on this stipulation.
Chair Dave Huenink asked if anyone present had input regarding any listed agenda item. There were no comments submitted by anyone present at the meeting during this time. There were no virtual attendees of this meeting.
7. Public Hearing for:
 - a. Ordinance amending Chapter 330 of the Town of Holland Town Code:
 - (1) Dave Huenink called the public hearing to order at 7:33pm. Chair Dave Huenink asked three times for public comments. There were no comments submitted by anyone present at the meeting during this public hearing and there were no virtual attendees of the public hearing.
Motion by Jack Stokdyk, seconded by Roy Teunissen, to close the public hearing at 7:35pm; the motion carried by unanimous voice vote.

8. Ordinance amending Chapter 330 of the Town of Holland Town Code:
Motion by Jack Stokdyk, seconded by Faith Opsteen, to recommend the Town Board adopt Town of Holland Ordinance 2020-08, Ordinance Amending and Repealing Provisions in Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin; the motion carried by unanimous roll call vote. Matt Teunissen: Y; Bryan Kaiser: Y; David Huenink: Y; Faith Opsteen: Y; Donald Becker: Y; Roy Teunissen: Y; Jack Stokdyk: Y.

9. Permitted use inquiry for parcel number 59006060510 (12.86 acres, zoned C-1):
A potential buyer of parcel number 59006060510 inquired about constructing a small non-residential shed on the parcel for the purpose of processing lowland crops such as berries and maple syrup. The C-1 zoning classification allows for structures of this nature as a permitted use, but an application must be submitted to the Town of Holland Plan Commission to include review of a site plan and plan of operation for the parcel. This application is reviewed by the Town of Holland Plan Commission per Town of Holland Code Chapter 330 (Sections 38-46). Clerk Janelle Kaiser will inform the potential buyer and potential applicant that the construction of a small non-residential shed for the purposes described above seems to fit with Town of Holland ordinances, but that an application to consider individual factors of the parcel and structure is required to be signed by the owner and submitted to the Town of Holland Plan Commission for review and approval or denial prior to obtaining a building permit.

10. Public input:
 - a. Dave Huenink stated that Faith Opsteen had volunteered to assist Laura Logan, should she request it, with completion of any application submitted regarding parcel 59006060651. He asked for a second volunteer and Jack Stokdyk agreed to also provide assistance.
 - b. Don Becker also noted that he and Faith Opsteen will be reviewing the Town of Holland Plan Commissions application processes to look for areas that could be improved. Don and Faith will consider what is in the best interest of the Town as a whole while staying consistent with the Town's Comprehensive Plan. They will present information about this topic at the July Plan Commission meeting.
 - c. Jack Stokdyk stated that whenever the Plan Commission makes a recommendation to the Town Board the date of the next scheduled Town Board meeting should be announced. Supervisor Huenink stated that a special meeting of the Town of Holland Board would take place immediately following the special meeting of the Plan Commission on June 15th.

11. Adjourn:
Motion by Jack Stokdyk, seconded by Roy Teunissen, to adjourn at 8:28PM; the motion carried by unanimous consent.

Respectfully submitted,
Janelle Kaiser, Clerk