

Minutes of Plan Commission Meeting December 3, 2007

Held at the Town Hall on County Highway G

Town of Holland, Sheboygan County, Wisconsin

The numbering of the minutes corresponds to that of the Agenda:

1. The meeting was called to order at 7:27 p.m.
2. The assembly recited the Pledge of Allegiance.
3. Chairman Becker certified that the requirements of the Wisconsin Open Meetings law had been met.
4. Record Retention Certification. Clerk Syd Rader certified that hard copy and electronic files of the Plan Commission are filed at Town Hall through October 2007. Files more recent than that are in the Clerk's hands.
5. The Agenda was adopted as the official order of business on a motion by Ken Nyhuis. The motion was supported by Jan Rauwerdink and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Ken Nyhuis, Eugene Schmitz, Dave Huenink, Roy Teunissen, David Mueller, and Jan Rauwerdink. Absent were Claus Weingaertner, Tom Huenink, Trevor Mentink.
7. The minutes of the meeting on November 5, 2007 were approved on a motion by Dave Huenink, with three specific changes that are reflected in the final minutes. The motion was supported by David Mueller, passing by a unanimous voice vote.
8. Public Input. Chad Peterson asked the advice of the Plan Commission. His plan to create three lots comes up short on acreage. Ted Scharl asked for advice and distributed a handout. Chairman Becker opined that a conditional use permit will be needed, citing 330-30B(2). Ted Scharl asked for advice on another matter re Zaida Thompson's conditional use permit. He was advised to record a land covenant/conditional use permit per 330-43D and/or apply for an amended conditional use permit.
9. Public Hearing:

A request by Dale A. Hodgson for land division, creating four lots from an A-1 parent parcel, and a change of zoning from A-1 to A-5 on the resulting four lots. The property (59006061730, 38.12 acres) is located on the east side of Mill Road and west side of County Trunk Highway CC, ¼ mile north of Dekker Road and Highway CC in the NW 1/4 of Section 6, Town of Holland, ½ mile south of Hingham.

Ted Scharl spoke in favor of the request, acknowledging the failure to list one of the neighbors on the application. Danielle Werner spoke in opposition to the request, complaining that she was not notified by mail. Ted Scharl handed out maps of the property and its environs and cited the Leroy Richards precedent. Lori Werner spoke against the request, concerned about the impact of development on drainage. Ted Scharl pointed out that the request is only for land division; drainage would be addressed in the future in the normal course of conditional use permit applications. David Mulliken said the Hodgson property could be brought back to farming and expressed interest in renting the land, also asking what future homeowners would think of his manure pit. Julie VerVelde expressed concern about potential drainage problems on Lot 1 with its waterway. An unidentified man who lives east of Hodgson property is opposed to development. Jan Rauwerdink questioned why the Hodgson land has not been farmed in recent years. An unidentified man who lives to the west expressed a preference for farmland preservation, and so did Bill VerVerde and Dennis Piowkowski. Dave Huenink moved to close the public hearing, supported by Ken Nyhuis, and the motion passed by unanimous voice vote.

10. Deliberation/Action. The Plan Commission took into account the road frontage, the acreage, whether the

land is farmable, the issue of drainage/waterways, navigable streams, shoreland zoning, and comprehensive plan. Chairman Becker noted that the public hearing did not bring forth any conflicts with the zoning ordinance, and entertained a motion to table in order to 1) review the comprehensive plan, 2) let Plan Commission farming experts review the farmability question, 3) study the topographic map. Chairman Becker made the motion to table the request, supported by Eugene Schmitz, passing by a unanimous voice vote.

11. Clerk Syd Rader reported on the status of outstanding land covenants/conditional use permits (3 handouts). Chairman Beckers communicated a sense of urgency about clearing up the backlog.
12. Leading this part of the meeting, Joel Van Ess pointed the need for additional information concerning commercial applications. His consulting fees should be borne by the owner/applicant. Van Ess produced some model ordinances that would be worthy of imitation. Chairman Becker called for volunteers (David Mueller, Dave Huenink, Joel Van Ess) to craft amendments to the zoning ordinance.

Despite their inadequacy for commercial applications, revised forms for applying for land division/rezoning/conditional use permit were approved as an interim measure, with the addition of signature lines for restrictive covenants and land covenants/conditional use permits. Applicants should submit 12 copies of documents, especially those that are difficult to scan/copy on account of size, coloration, etc.

13. Chairman Becker walked us through the procedures for processing restrictive covenants and land covenants/conditional use permits. These procedures should be followed in the future.
14. Review of information needed for Comprehensive Planning / Response to Foth inquiries and information requests
 - a. Review draft Goals & Objectives and draft Issues & Opportunities. Each Plan Commission member should review individually before the Dec. 17 meeting.
 - b. Land Use Map – Review, correct, and return. This will be dealt with at a special meeting on Dec. 5, 2007 at 6 p.m.
 - c. Intergovernmental agreements inventory – identify all agreements; written and unwritten:
 - police protection - Sheboygan County
 - fire protection - 4 villages of Adell, Random Lake, Oostburg, Cedar Grove
 - ambulance/rescue - 4 villages of Adell, Random Lake, Oostburg, Cedar Grove
 - library services - Eastern Shores Library System
 - snow plowing - Sheboygan County and State of Wisconsin
 - road maintenance - Sheboygan County
 - Amsterdam Park - Villages of Oostburg and Cedar Grove
 - voting equipment - Sheboygan County
 - d. Utilities and Community Facilities Questionnaire – complete and return

15. Public Input. Ken Nyhuis asked that public speakers step up to the microphone, the better to hear them.
16. The attendance record for November 2007 was approved on a motion by Jan Rauwerdink, supported by Eugene Schmitz, passing by a unanimous voice vote.

17. The meeting adjourned at about 10 p.m. on a motion by David Mueller, supported by Dave Huenink, passing by a unanimous voice vote.

Respectfully submitted,
Syd Rader, Clerk of the Plan Commission, Town of Holland
January 7, 2008