

Minutes of Plan Commission Meeting April 7, 2008

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 7:31 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-copied and electronic files of the Plan Commission are filed at Town Hall through February 2008. 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 Jan Rauwerdink. The motion was supported by Eugene Schmitz and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Eugene Schmitz, Roy Teunissen, David Mueller, Trevor Mentink, Ken Nyhuis, Tom Huenink, and Jan Rauwerdink. Absent were Claus Weingaertner, Joel Van Ess, and Dave Huenink.
7. The Minutes of the meeting on March 4, 2008 was approved on a motion by David Mueller. The motion was supported by Ken Nyhuis, passing by a unanimous vice vote.

8. Public Input:

John and Nancy Gabrich outlined their proposal to build a house and were given advice and forms with which to apply for a conditional use permit.

Dan Posthuma sought advice concerning land division and rezoning for land that he is considering buying.

9. Public Hearing:

A request by Reuben Arentsen for land division and change of zoning. A parent parcel of 40 acres would spin off Lot 1 (5.01 acres) which includes the house and buildings, per Certified Survey Map. Lot 1 would be rezoned A-5 and the residual land would remain A-1. The property (59006061560) is located at W4065 Dekker Road, Town of Holland.

Chairman Donald Becker moved to close the public hearing. Roy Teunissen supported the motion which passed by a unanimous voice vote.

10. Deliberate/take action on the foregoing request:

A request by Reuben Arentsen for land division and change of zoning.

Jan Rauwerdink moved to recommend to the Town Board approval of the request for land division and change of zoning on condition that the road frontage of the residual A-1 land exceeds 660 feet. Supported by David Mueller and passed by unanimous roll call vote.

11. Report on special meeting of 1/23/08 adapting Town of Wilson model ordinance covering minimum requirements for rezoning and conditional use requests to the Town of Holland. Modify ordinance and make recommendation to Town Board for implementation if determined appropriate by the Plan Commission.

Since the leaders (Dave Huenink and Joel Van Ess) of this discussion were absent, this matter was

tabled until a future meeting.

12. Status report on backlog of land covenants and conditional use permits: Clerk Syd Rader reported good progress except on the Steffen, Eischen, Lammers cases.
13. Comprehensive Planning: “Draft Policies and Recommendations” was handed out for study/mark-up prior to the April 28 meeting. The UCF Inventory was reviewed and marked up. Work on “Existing Ordinances and Agreements Summary” was tabled until April 28.
14. Public Input: Ivy Nevala expressed appreciation of the work of the Plan Commission.
15. The attendance record for March 2008 was approved on a motion by David Mueller, supported by Trevor Mentink and passed by a unanimous voice vote.
16. The meeting adjourned at 9:15 p.m. on a motion by David Mueller, supported by Jan Rauwerdink, passing by a unanimous voice vote.

Respectfully submitted,
Syd Rader, Clerk of the Plan Commission, Town of Holland
April 10, 2008