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Plan Commission Meeting Minutes
Town of Holland
Sheboygan County, Wisconsin

Date: Monday, March 2, 2015

Time: 7:30 pm

Place: Town of Holland Hall, W3005 County Road G

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

1. Call to order.

Chairman Don Becker called the meeting to order at 7:30 PM.

2. Pledge of Allegiance.

The Pledge of Allegiance was recited.

3. Certify that the requirements of the Wisconsin Open Meetings law have been met.

Chairman Becker so certified.

4. Record retention certification.

The Acting Plan Commission clerk stated record retention was up-to-date.

5. Roll call.

Attendees: Don Becker, Dave Huenink, Trevor Mentink, David Mueller, Eugene Schmitz, Roy Teunissen, Jack Stokdyk, Matthew Teunissen

Absentee(s): Nate Voskuil

Attendee:– Tom Huenink – Building Inspector, Louise Huenink - Clerk

6. Adopt agenda as official order of business.

David Huenink made a motion to adopt the agenda as presented. David Mueller supported the motion. The motion passed by a unanimous voice vote.

7. Review/approve minutes of prior meeting(s).

For the February minutes David Mueller made the motion to approve the minutes. Jack Stokdyk supported the motion. The motion passed by a unanimous voice vote.

8. Building Inspector Reports:

a. Review/approve building permits report.

There was no report for the month of March.

b. Follow-up item(s):

1) A gentleman who lives on Stokdyk-Ingelse Road asked Tom Huenink if he can put up an L-shaped 2-car garage that will not be attached to the house on the front portion of his property. Tom said depending how close the garage will sit to the road he may need to file an application with the Board of Appeals. Due to the size of the parcel it appears it may be less than 60 feet from the road.

2) Jack Stokdyk asked if a building permit had been issued for a porch. Tom confirmed it had.

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9. Public input.

Tom Hawe – W2143 Amsterdam Rd., Parcel 59006069960 – 5.62 acres Zoned A-2

Tom was present at the meeting and he provided an aerial view with the area marked (1.5 acres) that he would like to divide off and sell. The Plan Commission informed Tom that under Town's ordinances the two lots would need to be rezoned to A-5. He was asked about contacting his neighbor to the south to see if they would sell a little less than a half acre to him, so that he would have 6 acres to make the resultant two parcels compliant with the 3 acre minimum density for A-5 zoning.

Pamela Davis – N2105 North Pine Beach Rd., Parcel 59006071220 – 0.57 acres Zoned R-1

David Huenink spoke on Pamela's behalf since she lives in Ohio. Pamela is requesting a 10 foot addition be added to an existing accessory building to make a current bathroom handicap accessible for her handicapped son and to add a bedroom on the second floor for his caregiver/attendant since the son cannot be on his own at any time. The additional footage will exceed the accessory building total footprint for an R-1 half acre lot. Pamela was informed that she could either file an application with the Board of Appeals for a variance or could file for a Conditional Use Permit for the addition. Since this is an R-1 parcel the Plan Commission can handle this request because an accessory apartment is a conditional use. It was brought up that Pamela will need to check with the County on this due to the addition of a bedroom possibly affecting the septic system capacity and Shoreland Zoning. It was also brought up that Pamela will need to modify her Conditional Use Permit application to show a request for an accessory apartment and for exceeding the footprint by 127 feet.

10. Discuss/act on Hobby Kennel license request by Richard Barnett

Due to some confusion with the Town Ordinance for a Hobby Kennel license, Louise Huenink did not file a public hearing notice nor notify the neighboring landowners so the Plan Commission could not take any formal action on this matter at this meeting. It was asked how many dogs they have at the moment. The reply was 10 dogs, 2-3 which are quite old and they are planning only on having 6-8 going forward. Louise will file a public hearing notice and send out notification letters so that action can be taken at the April meeting.

11. Discuss/act on revision of Town of Holland Ordinances supporting WI Working Lands Initiative.

Kevin Struck returned to continue discussing the proposed zoning ordinance changes with the Plan Commission.

* The FPZ must be within the FPA. Kevin provided a diagram showing this and where the districts lay relative to the FPZ. The Town currently has some B-1 within the FPA which will need to be changed. There are some districts that can be within the FPA but also outside of it, such as C-1, R-4 and RCDO.

* In February's meeting we left off at the end of A-1.

* Kevin talked about the definitions for:

- a) Common Ownership & Contiguous.
- b) Super-Majority Vote of Approval. It was decided to replace the 2 out of 3 option with if there are only 3 voting members they must all vote YES.

* Kevin pointed out an error on his part under 330-215 B Density and corrected his wording.

* Added wording to the Table (shown in green) and its notes. Don asked if there was a definition for the word 'Yield' found in the notes for new people coming on board. Kevin updated some of the

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wording per the discussion.

- * All residences in an agricultural district will require a conditional use permit.
- * Farm Residence – Don still has issues with wording. Kevin says the wording is straight from the State’s Statutes.
- * 330-215 A Kevin needs to take out A-4 from the text, 330-215 C only A-3 & A-5 zoning will need to be reported to DATCP by March 1st for the total acres that were rezoned out of the FPZ during the preceding year and a map that clearly shows the location of those acres.
- * 330-224 A-1-D purpose statement same as A-1, Item B the same as A-1, Permitted uses wording the same as A-1, Conditional uses the same as A-1. Don suggested that residences to be first on the list and the other possible uses follow. It was agreed to change the order.
- * Delineating A-1-D land on a property (1) A – Kevin added wording to this section.
- * 330-227 A-PR Permitted Use – no residence/buildings shall be allowed on A-PR zoned lands. Conditional Use – all conditional uses listed in A-1 district, except no buildings shall be allowed on A-PR zoned lands. Existing building could be grandfathered. Matt asked if a farmer wants to buy the A-PR parcel could he make it A-1, the answer was no but he could trade land. (see (2) under E Delineating A-PR land on a property). Once land becomes A-PR it is forever A-PR. Kevin suggested that existing buildings are okay, but that new buildings require approval by a super majority vote. Definitely no residence, but allow an accessory building for storage of equipment. Don suggested maybe make it a conditional use with a simple vote or super majority. Kevin said they could still go to Board of Appeals if the Plan Commission denied a request. David Mueller says there should be no buildings unless previously existing.

12. Discuss/act on ongoing issues:

- a. Status of applications being processed.
All applications are current at this time.
- b. Discuss/act on the apparent zoning ordinance violation by Revive Church.
Don Becker to send a reminder letter to Revive Church and to ask for an update.

13. Public input.

None.

14. Review/approve attendance records for prior and current meeting(s).

David Mueller made a motion to approve the attendance records as presented. Eugene Schmitz supported the motion. The motion passed by a unanimous voice vote.

15. Adjourn.

Jack Stokdyk made a motion to adjourn at 9:58 PM. Roy Teunissen supported the motion. The motion passed by a unanimous voice vote.

Respectfully submitted,
Louise Huenink, Plan Commission Clerk
March 22, 2015