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Plan Commission Meeting Minutes
Town of Holland
Sheboygan County, Wisconsin

Date: Monday, June 1, 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 Plan Commission clerk stated record retention was up-to-date.
5. Roll call.
Attendees: Don Becker, Dave Huenink, David Mueller, Eugene Schmitz, Jack Stokdyk, Matthew Teunissen
Absentee(s): Trevor Mentink, Roy Teunissen, Nate Voskuil
Attendee:– Tom Huenink – Building Inspector, Louise Huenink - Clerk
6. Adopt agenda as official order of business.
Jack Stokdyk 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).
Don Becker requested that the May minutes be updated to show Kevin Struck's full name and title.
David Mueller made a motion to adopt the revised minutes. Eugene Schmitz supported the motion.
8. Building Inspector Reports:
 - a. Review/approve building permits report.
Jack Stokdyk asked Tom Huenink what NS stood for and Tom said it stands for New State Seal.
Jack Stokdyk made a motion to approve the building permits report. David Mueller supported the motion. The motion passed by a unanimous voice vote.
 - b. Follow-up item(s): Tom Huenink was asked if he has heard from the Luigi's Pizza owner yet, Tom reported that he has not. David Mueller says it looks like the owner will be moving a lot of land because he did not plant the entire field this year. David Mueller also said that the owner had buried two tanks approximately two years ago.

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9. Public input.

David Huenink suggested that in September the Plan Commission meet on the first Tuesday due to the holiday, Veterans Day, that falls on the first Monday. The Plan Commission members agreed.

Don Becker spoke about Tom Hawe wanting to divide his 5.62 acre A-2 parcel. Tom Huenink says Mr. Hawe has not contacted him yet for any permits. Don said that Mr. Hawe had contacted the County of Sheboygan about his plans and they had a few issues. David Huenink says it was with the navigable waterway that runs across the one corner of their land, but the County has changed their view on waterways dividing lots. Don talked with Mr. Hawe and stated that he could petition the Board of Appeals, but that it would involve a two step process and fees.

10. Discuss/act on Hobby Kennel License for Larry Geiser – David Huenink talked about the new template created and that previously people have filed for a kennel license but never received a piece of paper. David brought more attention to the renewal fee in the new template so that people will know that they will need to renew their license annually. Since Mr. Geiser never received a paper license David suggested that we issue one to him now. There is one clause related to a possible annual review that was not in the new template, so it was discussed. Jack Stokdyk agreed with the need for the statement and suggested that it be added to the template. David will revise the template to incorporate the clause before any licenses are issued.

11. Discuss/act on revision of Town of Holland Ordinances supporting WI Working Lands Initiative Kevin Struck, Growth Management Educator at UW-Extension Sheboygan County, was in attendance and took the Plan Commission members through a recap of what has already been covered pointing out a few minor changes he made.

- * §330-215. Farmland Preservation Zoning (FPZ) Section B – tweaked the statement on allowable residential yield within A-1 district

- * A-1 Prime Agricultural, A-1-D and A-2 – updated the wording of one sentence so the intent will be consistent with the Town's farm preservation plan.

- * A-1 Prime Agricultural, A-1-D and A-2 – reviewed statement on rebuilding a residence due to fire or weather damage.

- * Reviewed Delineating A-PR land on a property

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 stated that he has still not heard from Mr. Ten Dolle on this matter. Don Becker will be asking the Town's attorney to send Mr. Ten Dolle a letter to respond as to meeting the deadline set for July 31, 2015.

- c. Discuss/act on the Conditional Use Permit for CG Services Smies Road facility.
David Huenink reported that the CUP issued in December was never sent to the applicant for processing. The Town Attorney had one error in the document and David delayed things until it could be corrected. Then it was set aside during the year-end holidays and left off the pending actions list due to the new year. The delay was entirely the Town's fault so the

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applicant should not be penalized. The Plan Commission discussed and decided to issue the CUP after changing the conformance deadline from May 31, 2015 to September 21, 2015. David is editing the documents and will then have the Town attorney review. It was also asked if the documents should be sent directly to the applicant or via their attorney. The Town's attorney will be consulted on this. David also reported that the north fence issue had been remediated in January/February when an additional row of concrete blocks were added.

13. Public input.

Jack Stokdyk stated that the meeting packet containing supporting documents for agenda items was appreciated.

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

David Huenink made a motion to approve the attendance records as presented. Don Becker supported the motion. The motion passed by a unanimous voice vote.

15. Adjourn.

Jack Stokdyk made a motion to adjourn at 9:40 PM. David Mueller supported the motion. The motion passed by a unanimous voice vote.

Respectfully submitted,
Louise Huenink, Plan Commission Clerk
June 3, 2015