

DRAFT  
**Plan Commission Meeting Minutes**  
Town of Holland  
Sheboygan County, Wisconsin

Date: Monday, July 6, 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 7:34 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 Don Becker so certified.
4. Record retention certification.  
The acting Plan Commission clerk, David Huenink, stated record retention was up-to-date.
5. Roll call.  
Attendees: Don Becker, David Huenink, Trevor Mentink, David Mueller, Eugene Schmitz, Jack Stokdyk, Matthew Teunissen, Roy Teunissen, Nate Voskuil  
Absentee(s): Louise Huenink - Clerk  
Attendee:– Tom Huenink – Building Inspector
6. Adopt agenda as official order of business.  
Trevor Mentink made a motion to adopt the agenda as presented. Eugene Schmitz supported the motion. The motion passed by a unanimous voice vote.
7. Review/approve minutes of prior meeting(s).  
Jack Stokdyk made a motion to adopt the minutes as presented. David Mueller supported the motion.
8. Building Inspector Reports:
  - a. Review/approve building permits report.  
No reported was submitted. Tom Huenink said the items would be included on the next report.
  - b. Follow-up item(s):
    - (1) Tom Huenink reported a call from someone that wanted to purchase property on TerMaat Rd. Possibly listed by Ted Scharl. There was no previous house. They wanted to build two buildings. An 800 square foot house first, then a larger house later. The small house would become a guest residence. Tom questioned a minimum house size requirement and the ordinance for such. Don said there is a minimum house size. Dave Mueller found ordinance 330-17.A. that specifies 1,300 square feet as the minimum. Depending on the zoning district, a Conditional Use Permit may be required for any residence. New multi-family residences are not allowed, so having two houses on the same parcel is not possible.

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### 9. Public input.

Mark O'Connell – son-in-law of Sam Huibregtse – regarding W2281 Hwy 32, zoned A-1  
They would like a land division and rezoning so the existing house can be sold to the current long-time tenants. The remainder of the land would remain farmed. There would be no new construction. The barns and shed might be included with the house depending on the placement of a sewage mound system. Don Becker explained the process and Mark was told to get an application form from the clerk. Dave Huenink had Mark provide contact information on the sign in sheet and will send a form via email.

David Huenink reported on the proposed Drake-Marsh land division that Ted Scharl had discussed about two months ago. The application was received too late for a public hearing so will be on the next Plan Commission meeting agenda.

### 10. 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 in response to earlier input.

\* It was questioned where we are in the process. Kevin said the ordinance changes were almost done. Then we need to look at maps and determine which parcels will need rezoning. Next is to draft letters to the affected property owners explaining the change. Kevin displayed a time-line for another municipality and will create one for the Town of Holland for our next meeting.

\* Kevin reviewed wording changes to enable splitting an A-2 by having an agreement with the owner of 20 acres of buildable A-1 land that could be rezoned to A-PR.

\* Definition added – “Buildable”

\* Discussion resumed on zoning ordinance in the A-3 district.

\* The road frontage requirements were discussed. With the proposed minimum acreage requirements the minimum road frontage requirements could be reduced. There are different views on this topic so we'll have a separate agenda item in the next meeting. A decision will be made by voting ballot if needed.

### 12. Discuss/act on ongoing issues:

#### a. Status of applications being processed.

All applications are current at this time.

Pam Davis – Full legal description was obtained from Register of Deeds. Paperwork was then created by the Town Attorney and mailed to the applicant.

William Dekker – Attempted to get full legal descriptions for the four parcels from Register of Deeds. Not able to do that so the clerk will request from Dekker.

#### 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. Nate Voskuil reported he heard they had arranged to rent a school building in Oostburg. Dave Huenink reported he heard the property owner wanted the church to leave. The Plan Commission is disappointed that the Revive Church has not provided any response. Don Becker will ask the Town's attorney to send the property owner a letter regarding the ordinance compliance

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deadline of July 31, 2015 and a copy sent to Rick Ten Dolle of the church.

- c. Discuss/act on the Conditional Use Permit for CG Services Smies Road facility.  
David Huenink reported that he updated the Conditional Use Permit and Land Covenant per last months meeting. Gerry approved the revised documents. Gerry recommended using postal mail to deliver paperwork to the applicant. The clerk then sent via certified mail.

### 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. Roy Teunissen supported the motion. The motion passed by a unanimous voice vote.

### 15. Adjourn.

Jack Stokdyk made a motion to adjourn at 9:50 PM. Nate Voskuil supported the motion. The motion passed by a unanimous voice vote.

Respectfully submitted,

David Huenink, Acting Plan Commission Clerk

July 10, 2015