

Minutes of Plan Commission Meeting August 1, 2011

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 7:34 p.m. by Chairman Donald Becker.
2. Chairman Donald Becker certified that the requirements of the Wisconsin Open Meetings law had been met.
3. Record Retention Certification: Syd Rader certified that hard-copies and electronic files of the Plan Commission are filed at Town Hall through June 2011. Files more recent than that are in the Clerk's hands.
4. The Agenda as amended was adopted as the official order of business on a motion by Eugene Schmitz. The motion was supported by Nate Voskuil and passed by a unanimous voice vote.
5. Roll Call showed in attendance Chairman Donald Becker, Dave Huenink, Tom Huenink, Jack Stokdyk, Trevor Mentink, Eugene Schmitz, Roy Teunissen, Jan Rauwerdink. Absent excused was David Mueller. Absent was Roy Teunissen.
6. The PC meeting of July 5, 2011 were approved with amendments on a motion by Jack Stokdyk, supported by Jan Rauwerdink, and passed by unanimous voice vote.
7. Public input: none
8. Discuss/act on CG Services LLC's request for conditional use permit for landscaping business and Ben Claerbaut's related request for rezoning of parcel #59006075991 from A-1 to A-2. Myrle Claerbaut, Jon Arentsen, and Ben Claerbaut appeared. Jon said he had not received the letters sent to him by Chairman Becker. Chairman Becker said future letters should be sent by Certified Mail. Jon was handed a paper copy of the last letter sent and also an application packet that he/they should complete and return by August 15, 2011, indicating what CG Services chooses to do to harmonize their situation. The application fee remitted with the originally tabled request about this matter shall be applied. No additional application fee is required with the updated request. The PC took no action.
9. Discuss/act on a procedure for handling requests to modify the Town of Holland 2030 Comprehensive Plan. Dave Huenink moved to adopt the procedure, supported by Jack Stokdyk, passed by unanimous voice vote.

10. Discuss/act on trucking businesses in the Town. Two of the eight proprietors, Dan Brill and Steven Oelhafen, appeared. Chairman Becker reviewed the cases of the eight known trucking firms. Keith Foye should be consulted about grandfathering of long-standing firms on A-1.

Chairman Becker suggested that a subcommittee be formed to analyze the cases and develop alternative solutions. Eugene Schmitz volunteered to serve with Chairman Becker on that subcommittee.

The clerk should send reminder letters to the two firms, LWR, Inc. and Lamroe Transport, that did not respond to the first letter.

11. Discuss and take action on Working Lands Initiative issues regarding existing non-farm residences on base farm tracts and the recordkeeping associated with them. The Plan Commission has not identified a practical way forward and will consult again with Keith Foye in an attempt to reach a practical solution for existing homes on base farm tracts.
12. Reports regarding Shoreland Zoning Stakeholders Group. Dave Huenink was unable to attend the last meeting. The next meeting is this Friday at which the important topic 'mitigation' will be addressed.
13. Review status of conditional use permits. Chairman Becker moved to have Gerry Antoine review the CUPs granted to Eischen, Lammers, Steffen, and Feyereisen and draft a letter advising them that they have 90 days to finalize their CUPs with Sheboygan County Register of Deeds or the CUPs will be revoked. Supported by Jack Stokdyk and passed by unanimous roll call vote. The clerk should send relevant information about the CUPs to Gerry Antoine.
14. Plan for training on eCode 360 on August 4, 2011. The meeting time will be at 7:30pm and the duration will be 30-45 minutes.
15. Public input: Jack Stokdyk moved to hold the next PC meeting on Tuesday, September 6, 2011 at 7:30pm, supported by Trevor Mentink, passed by unanimous voice vote. On the September agenda should be the procedure for changing the standard PC meeting date when it falls on a Monday holiday.
16. The attendance record for July 2011, as amended, was approved on a motion by Dave Huenink, supported by Donald Becker, passing by a unanimous voice vote.
17. The meeting adjourned at 9:23 p.m. on a motion by Jack Stokdyk supported by Trevor Mentink, passing by a unanimous voice vote.

Respectfully submitted, Syd Rader, Clerk of the Plan Commission, 9/27/2011