

Minutes of Plan Commission Meeting August 3, 2009

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 7:02 p.m. by Chairman Donald Becker.
2. The assembly recited the Pledge of Allegiance.
3. Chairman Donald 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 June 2009. 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 Jack Stokdyk. The motion was supported by Dave Huenink and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Ken Nyhuis, Roy Teunissen, Jack Stokdyk, David Huenink, Trevor Mentink, Tom Huenink, Eugene Schmitz. Excused were Joel Van Ess and David Mueller. Jan Rauwerdink was absent.
7. With amendments, the Minutes of the meeting on July 6, 2009 were approved on a motion by Eugene Schmitz. The motion was supported by Jack Stokdyk, passing by a unanimous voice vote.
8. Public input: none
9. Public hearing of a request by James and Joanne Voskuil for a change of zoning from A-2 to A-5. The Voskuil land (59006064020) is located where Palmer Road meets Smies Road, northwest corner, Town of Holland.

James Voskuil spoke in favor of his request. Trevor Mentink noted that 50% of the farmer's income must come from farming, to qualify for A-2. Roy Teunissen foresaw as many as four lots in the future, if the request is granted. Question from Charles Meyer about Voskuil plans for building residences in future. Answer from Mr. Voskuil: he has no plans to build or do other than farm. Don Becker: a significant part of the land is within Shoreland zoning, which affects future development potential. Dan Posthuma commented that A-2 is the least desirable agricultural zoning because animal units are unlimited, despite the actual carrying capacity of the land; A-5 would be preferable, in which animal units are limited.

Dave Huenink moved to close the public hearing. Roy Teunissen supported the motion which passed by a unanimous voice vote.

10. Discuss/deliberate on the Voskuil request. Frontage and acreage requirements are satisfied. Eugene Schmitz observed that the land is in the agricultural exclusion area. Trevor Mentink presumes continuation of farming of the land in question.

Dave Huenink moved to recommend to the Board approval of the rezoning from A-2 to A-5 because the request meets the zoning ordinance (acreage and road frontage) and because the land will remain in agricultural use. The motion was supported by Jack Stokdyk and was put to a roll call vote. Yes votes: Donald Becker, Jack Stokdyk, Eugene Schmitz, Dave Huenink, Trevor Mentink. No votes: Roy Teunissen, Ken Nyhuis. Motion passed.

11. Discuss recommended amendments to the Zoning Ordinance, Chapter 330, per the recommendations of the Town of Holland Year 2030 Comprehensive Plan. Jamie Rybarczyk and Shawn led this part of the meeting. Handout: Memorandum 8/3/2009 RE: Town of Holland – Chapter 330 Zoning Ordinance Update.

- (1) Recommended changes to the RCDO zoning district;
- (2) Recommended density requirements and lot sizes for A-1, A-2, A-5, and R-5 zoning districts;
- (3) Expansion of permitted uses for A-4, P-2, RCDO, B-1, M-1, and M-3 zoning districts;
- (4) Review of site plan and plan of operation procedures;
- (5) Update of the conditional use procedures; and
- (6) Evaluation of a TDR program. Shaun Mularkey led this part of the meeting with a powerpoint presentation, a copy of which was requested. Foth was tasked to work this up as draft code for the Town.

Foth accepted the input of the Plan Commission on the above matters and will produce the appropriate document revisions.

There was a discussion of thresholds for site plan submissions to the PC. The PC may not want to be bothered with minor additions to a site. When is a formal survey map required, and when is a sketch sufficient?

Chairman Becker expressed interest in pursuing transfer of development rights, tasking Foth for a proposal on the costs of producing a TDR ordinance. Foth will also work on a land division ordinance.

Homework for Plan Commission: In view of the protections afforded by the site plan process, the PC should consider whether to move more conditional uses up to permitted uses. Furthermore the PC should re-consider the strikeouts on RCDO. In the coming month or two, the Plan Commission should review the next draft Chapter 330, making notes in the margins, to be fed back to Foth via Chairman Becker.

12. Discuss whether the Town of Holland should consider ordinances covering small and/or large wind turbine systems. PC members interested in serving on a

subcommittee should step forward. A property owner (not a resident) had asked Chairman Becker to develop policy on wind power. But no PC members have volunteered for a subcommittee, hence policy development will likely be deferred indefinitely.

13. Public Input: none

14. The attendance record for July 2009 was approved on a motion by David Huenink, supported by Roy Teunissen, passing by a unanimous voice vote.

15. The meeting adjourned at 10:00 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, Town of Holland
August 5, 2009