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## Minutes of Plan Commission Meeting November 7, 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 7:30 p.m. by Chairman Donald Becker.
2. The Pledge of Allegiance was recited.
3. Chairman Donald Becker certified that the requirements of the Wisconsin Open Meetings law had been met.
4. Record Retention Certification: Syd Rader certified that hard-copies and electronic files of the Plan Commission are filed at Town Hall through September 2011. Files more recent than that are in the Clerk's hands.
5. The Agenda, with 10-13 re-ordered immediately after 8, was adopted as the official order of business on a motion by Chairman Donald Becker. The motion was supported by David Mueller and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Dave Huenink, Jack Stokdyk, Eugene Schmitz, Roy Teunissen, David Mueller, Trevor Mentink. Absent excused were Nathan Voskuil, Jan Rauwerdink and Tom Huenink.
7. As amended, the Minutes of the October 3, 2011 meeting were approved on a motion by Chairman Donald Becker. The motion was supported by Jack Stokdyk and passed by a unanimous voice vote.
8. Public input: Mike Ciske of W2915 Eernnisse Road, proposed to install a small wind turbine and photovoltaic panels. The moratorium on wind turbines has expired and the Town has no related ordinance. A building permit may be required for the Ciske project if the cost exceeds \$500. Lot line setbacks are applicable.
9. Discuss/act on the lack of responsiveness of CG Services LLC with regard to correcting the violation of state statutes and the Town of Holland ordinances by operating a landscape business on land not zoned for that use and failing to have a conditional use permit for the business. [Re-ordered after item 13]

Representatives of CG Services did not appear at the meeting. Payments are in arrears.

Chairman Becker moved to recommend to the Town Board that the Town take appropriate legal action to enforce the Town's Zoning Ordinance and State Statutes with respect to CG Services, specifically its operation of a landscape business that has not received a proper Conditional Use Permit and that is located

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- in an exclusive Ag district in conflict with state statutes. Roy Teunissen supported the motion. A roll call vote was taken. Yes votes by David Mueller, Dave Huenink, Jack Stokdyk, Eugene Schmitz, Roy Teunissen, Donald Becker. No vote by Trevor Mentink. Motion passed.
10. Discuss/act on the amendment of trucking-related conditional uses in, and the addition of new conditional uses to, the A-4 district. Jamie Rybarczyk participated in the meeting (items 10-13) by speaker phone.
  11. Discuss/act on “standard conditions” to accompany a CUP for a dwelling in a rural area and on standard conditions for trucking-related conditional uses in various zoning districts. Such standard conditions are meant to reflect best practices but not be a part of the zoning ordinance. The Plan Commission decided that the development of standard conditions should wait until after Jamie Rybarczyk’s anticipated proposal/recommendation on trucking is weighed.
  12. Discuss/act on the addition of a trucking-related conditional use to the B-1 district. No action was taken.
  13. Discuss/act on reviewing zoning and CUPs for trucking businesses in the Town. Jamie Rybarczyk was appointed to prepare a comprehensive proposal/recommendation on alternative courses of action related to trucking businesses. This proposal will be on the December 2011 agenda.
  14. Discuss/act on Working Lands Initiative issues regarding existing non-farm residences on base farm tracts and the recordkeeping associated with them. Chairman Becker handed out a model spreadsheet, showing how numbered base farm tracts might be tracked. Chairman Becker will need to ask Sheboygan County Planning for a numbered list of base farm tracts in the Town.
  15. Reports regarding Shoreland Zoning Stakeholders Group. The Group met in October and will meet again in December. Sheboygan County legal dept. is reviewing the draft. The State extended the deadline.
  16. Review status of conditional use permits. The warning letter (9/1/2011) by Attorney Gerry Antoine prompted two completions of paperwork (Lammers and Feyereisen) and progress on a third case (Steffen). The only non-responder is James Eischen. In December the Plan Commission is set to decide what to do about the Eischen case.
  17. Public input: none
  18. The attendance record of October 2011 was approved on a motion by David Mueller. Dave Huenink supported the motion which passed by a unanimous voice vote.
  19. The meeting adjourned at 10:01pm on a motion by Jack Stokdyk, supported by David Mueller, and passed by unanimous voice vote.

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Respectfully submitted, Syd Rader 11/08/2011