

Minutes of Plan Commission Meeting September 17, 2007

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 7:00 p.m.
2. The assembly recited the Pledge of Allegiance.
3. Chairman Becker certified that the requirements of the Wisconsin Open Meetings law had been met.
4. The Agenda was adopted as the official order of business on a motion by Dave Huenink. The motion was supported by Ken Nyhuis and passed by a unanimous voice vote.
5. Roll Call showed in attendance Chairman Donald Becker, Ken Nyhuis, Eugene Schmitz, Jan Rauwerdink (late arrival at agenda item 6b), Dave Huenink, Trevor Mentink, and David Mueller. Absent were Claus Weingaertner, Roy Teunissen, Tom Huenink.
6. Comprehensive planning discussion was led by Nicolas Sparacio of Foth Infrastructure & Environment. Mr. Sparacio produced a handout (see attached).
 - a. Grants: Sheboygan County holds a meeting on September 27, 2007. The deadline for the State grant is November 1, 2007. Coastal Management grant requires matching funds, as from the State or County.
 - b. Issues and opportunities. Mr. Sparacio produced a list of 32 issues previously made by the Plan Commission as a starting position, then solicited additional issues and opportunities. An "orange dot" vote was held to identify those issues and opportunities believed most important by the Plan Commission.
 - c. Initial mapping of future land use: New data on floodplains is coming in 6-8 months. Mr. Sparacio asked the Plan Commission to envision future land use in terms of dispersed vs. clustered vs. concentrated. Chairman Becker envisioned using all three modes.
 - d. Initial selection of implementation strategies: not covered
 - e. Other comprehensive planning business: not covered
7. Public comment:

Craig Droppers referred to joint planning with Cedar Grove, suggesting that it occur before the comprehensive planning process. Chairman Becker said the Town is constrained to move ahead by the Wisconsin Smart Growth law.

Mr. Droppers recommended getting tough on farmland preservation, indicating that there should be zones reserved for agriculture. By way of illustration, Mr. Droppers said the Plan Commission wouldn't approve of a residence in a business zone, so why should it approve a residence in an agricultural zone.

Dave Such described a scoring scheme used by another Town to evaluate residential development plans, with a minimum score established for acceptability of such plans.
8. The next meeting date was set for December 17, 2007 at 7:00 p.m.
9. The meeting adjourned at about 9:30 on a motion by Trevor Mentink, supported by Jan Rauwerdink, passing by a unanimous voice vote.

Respectfully submitted,
Syd Rader, Clerk of the Plan Commission, Town of Holland
September 25, 2007