

## Minutes of Plan Commission Meeting July 3, 2006

Held at the Town Hall on County Highway G

Town of Holland, Sheboygan County, Wisconsin

1. Chairman Becker called the meeting to order at 7:28pm with an acknowledgement of the sacrificial work of our armed forces. The assembly recited The Pledge of Allegiance.
2. Chairman Becker certified that the requirements of the Wisconsin Open Meetings Law had been met.
3. The agenda, with two modifications, was adopted as the official order of business on a motion by Ken Nyhuis, supported by Jan Rauwerdink, passed by unanimous voice vote. Modifications: (1) the Thiel/Norris request will not be addressed and (2) revised rezoning application forms will be discussed at #11 of the agenda.
4. Roll call showed in attendance Chairman Becker, Supervisor Matthew Sproehlich, Ken Nyhuis, Jan Rauwerdink, Eugene Schmitz, Tom Huenink, Claus Weingaertner. Absent were John Kucksdorf, Dan Teunissen, Dave Huenink.
5. The Clerk read the minutes of the June 5, 2006 Public Hearing. Matthew Sproehlich moved to accept them with correction of a typo error, Eugene Schmitz supported the motion which passed by a unanimous voice vote. The Clerk read the minutes of the June 5, 2006 Plan Commission meeting. Eugene Schmitz moved to accept them, Claus Weingaertner supported the motion which passed by a unanimous voice vote.
6. Public Hearing: Jack Smies made the only comment on the splitting of A-1 farmland with suggestions intended to better preserve farmland. Chairman Becker closed the Public Hearing.
7. Plan Commission Deliberation/Action: Chairman Becker moved, seconded by Matthew Sproehlich, to recommend to the Board the adoption of the Zoning Ordinance with (1) the addition of home occupations to A-5 as a conditional use, (2) no change in animal units in A-1 and A-2, and (3) repeal of the zoning moratorium. The motion passed with a unanimous voice vote.
8. Public Hearing: (A) DePagter request. An unidentified woman asked a question about the difference between A-1 and A-5. Ted Scharl spoke in support of the DePagter request, submitting additional documents on behalf of the DePagters. (B) Dolfin request. Representing the Dolfins, Ted Scharl spoke in favor of the request, submitting additional documents. Glenn Wynvee, an official of the Village of Oostburg, presented their extraterritorial zoning map. Gloria Dolfin spoke in support of her own request. Ted Scharl and Gloria Dolfin spoke again. (C) The Thiel/Norris request was passed over. (D) Mentink request. Attorney Ed Ritger spoke in favor of the request. Afterwards Chairman Becker closed the Public Hearing.
9. Plan Commission Deliberation/Action: (A) DePagter request. Eugene Schmitz moved to approve the requested change of zoning, Jan Rauwerdink supported the motion. The Plan Commission passed the motion unanimously with six yes votes by balloting. (B) Dolfin request. Claus Weingaertner moved to approve the requested change of zoning, supported by Matthew Sproehlich. The motion passed with six Plan Commission members voting yes and none voting no. (C) The Thiel/Norris request was passed over. (D) Jan Rauwerdink moved to approve the requested change of zoning, but there was no support and the motion died. Then Matthew Sproehlich moved to reject the requested change of zoning, supported by Eugene Schmitz, the motion passing by four balloted yes votes and two no votes cast by Jan Rauwerdink and Eugene Schmitz.
10. Action items from previous meeting: (A) Syd Rader presented a draft of some new rezoning forms. In the coming month Plan Commission members should forward their

comments to Rader. In the meantime the old forms will serve, together with new instructions about restrictive covenants. (B) Claus Weingaertner should forward his work on Attachments B-E to Rader. (C) Progress was made. Dave Huenink should add links to UWM fact sheets, highway right-of-way information packet, compliance assurance plan of Recycling Center. Links to Sheboygan County, Oostburg, Cedar Grove are reportedly not working. (D) Since Dan Teunissen was absent, this item was passed over. (E) This item was discussed and will stay on the agenda in August.

11. Public Input: Ted Scharl spoke, commenting on A-5 setbacks and his belief that they need to be revisited, that animals ought to be kept 100 feet from neighboring houses.
12. The attendance record of the June 2006 Plan Commission meetings was approved on a motion by Matthew Sproehlich, supported by Eugene Schmitz, passed by a unanimous voice vote.
13. The meeting adjourned at 9:20pm on a motion by Eugene Schmitz, supported by Matthew Sproehlich, passed by unanimous voice vote.

Respectfully submitted, Sydney Rader, Clerk, July 6, 2006