

TOWN OF HOLLAND PLAN COMMISSION  
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING  
Town Holland Hall, W3005 County Road G, Cedar Grove, 53013  
Monday, January 6th, 2020 7:30pm

1. Call to order:  
Plan Commission Chair David Huenink called the meeting to order at 7:30pm.
2. Pledge of Allegiance:  
The Pledge of Allegiance was recited.
3. Certify that the requirements of the Wisconsin Open Meetings law have been met:  
Plan Commission Clerk Janelle Kaiser certified that the requirements of the Wisconsin Open Meeting Law had been met. The agenda for this meeting was posted in three places within the Township and on the Town's website. A public hearing notice was published in the Sheboygan Press on December 23<sup>rd</sup> and December 30<sup>th</sup>, 2019. The public hearing notice was also posted in three places within the Township and on the Town's website.
4. Record retention certification  
Plan Commission Clerk Janelle Kaiser stated record retention is up to date.
5. Roll call  
Attendees: Don Becker, Matt Teunissen, Craig Droppers, David Huenink, Faith Opsteen, Jack Stokdyk, Bryan Kaiser, and Roy Teunissen  
Absentee(s): David Mueller  
Signed-In Attendees: Ken and Jeanne Walvoord, Dan Briski, David Wieskamp, Dan Wieskamp, Robert Hudovernik, Ellen Hudovernik, and Dan Smith  
Other Attendees: Janelle Kaiser – Clerk, Tom Huenink – Building Inspector, and Kevin Struck of UW-Extension
6. Adopt agenda as official order of business:  
Motion by Roy Teunissen, seconded by Matt Teunissen, to adopt the agenda as presented with an option to discuss item 15 out of order upon the arrival of Kevin Struck of UW-Extension; the motion carried by unanimous voice vote.
7. Review/approve minutes of previous meeting(s)  
Motion by Donald Becker, seconded by Bryan Kaiser, to approve the minutes as presented; the motion carried by unanimous voice vote.
8. Building inspector items:
  - a. Review/approve building permits report:  
Motion by Jack Stokdyk, seconded by Roy Teunissen, to approve the December building inspector report as presented; the motion carried by unanimous voice vote.
  - b. Review/approve building permit requests needing Plan Commission review: None.
  - c. Discuss follow-up items:
    - (1) Tom Huenink reported that the property at W1841 Cole Road only obtained a building permit for electrical work so far for barn remodeling work. Tom has not obtained a request for any other building permit at this time. The property owner at W1841 Cole Road will attend the February plan commission meeting to report about recent updates to the barn and future uses of the property to include a possible event venue site.

## 9. Public input:

Robert and Ellen Hudovernik were present to state their opposition to solar farm construction on County Road A as well as State Highway 32 in the Town of Holland. A solar utility project in the Town of Holland is in the landowner contract acquisition phase. Robert and Ellen were approached by Jeff Rauh of Ranger Power LLC and stated that Jeff discussed the steps required for solar utility project installation in the Town of Holland with them in great detail. Robert and Ellen expressed concerns about environmental impact to the lands surrounding their property slotted for potential solar project development. As their property would be surrounded by the solar farm, Robert and Ellen also expressed concerns about quality of life and property values.

Dan Briski of W3063 County Road G in the Town of Holland was present to discuss the uses of his property. The Plan Commission requested Dan's presence at the meeting to determine whether the uses of the property are in accordance with Town zoning ordinances. Dan explained that the large equipment located on the property is for the operation of a tree nursery business and a tree service business. The property is zoned A-2, which permits the property owner to operate a tree nursery as well as an activity or business operation that is an integral part of, or incidental to, an agricultural use. As Dan's business consists of tree production and service only, it was determined that the usage of the property is appropriate for the zoning classification. The Plan Commission advised Dan to inform the Town of Holland should there be any changes to his business model that could impact the property's alignment with Town zoning ordinances.

## 10. Public hearings for:

## a. Kenneth, Jeanne, and Ryan Walvoord for a minor land division:

David Huenink called the public hearing to order at 7:57pm. David Huenink asked Kenneth and Jeanne Walvoord if they had any information to add to the application. There was no additional information to add, but Kenneth provided a few comments about the future usage of the property to include a garden adjacent to the existing garden shed. A single-family residence may be constructed on the newly created parcel in the future. Two members of the public were present to receive information on the request. Motion by Jack Stokdyk, seconded by Roy Teunissen, to close the public hearing at 8:01pm.

## b. Ordinance regarding living versus non-living space in a dwelling unit and permitted uses for accessory buildings:

David Huenink called the public hearing to order at 8:02pm. There were no comments from members of the public. Motion by Jack Stokdyk, seconded by Roy Teunissen, to close the public hearing at 8:03pm.

## 11. Request by Kenneth, Jeanne, and Ryan Walvoord for a minor land division:

Motion by Donald Becker, seconded by Faith Opsteen, to recommend the Town of Holland Board approve the request by Kenneth, Jeanne, and Ryan Walvoord for a minor land division of parcel 59006074771 (4.71 acres, zoned A-5). The 4.71-acre parcel, located in the transitional area district of the Town of Holland, will be divided into two parcels (2.00 acres and 2.71 acres); these lot sizes meet the requirements of the A-5 zoning classification as the property is located in the transitional area district and the minimum acreage of an A-5 property in this district is 1.5 acres. The existing garden shed on the newly created parcel will be considered conforming because the shed will be incidental to an agricultural use as permitted by Chapter 330 Section 23 of the Town of Holland Code. Motion carried by unanimous roll call vote. Jack Stokdyk: Y; Matt Teunissen: Y; Roy Teunissen: Y; Faith Opsteen: Y; David Huenink: Y; Bryan Kaiser: Y; Donald Becker: Y.

12. Ordinance regarding living versus non-living space in a dwelling unit and permitted uses for accessory buildings:

Motion by Donald Becker, seconded by Faith Opsteen, to recommend that the Town of Holland Board approve Town of Holland Ordinance 2020-01 “Ordinance Amending §§ 330-9{54}, 330-9{57}, 330-9{60}, 330-9{63} and 330-28.B(1)(b) and Creating §§ 330-12.B(2)(f), 330-12.B(3)(f) and 330-17.D of the code of the Town of Holland” to include the following revisions made during the January Plan Commission meeting:

- a. §330-9. Definitions., “Dwelling Unit - One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with a food preparation area and sleeping and sanitary facilities provided within the dwelling unit.”
- b. §330-17. Construction Standards., D. Living vs non-living space - “If the total floor area of all living and non-living space of a dwelling exceeds...”
- c. §330-12. Use Regulations., B. Accessory uses., (3) (f) – “An accessory building shall not be used as a dwelling unit...”

Motion carried by unanimous roll call vote.

13. Possible ordinance violation converting barn to event venue site: As stated in these minutes on page 1 (item 8, section c), the property owner at W1841 Cole Road (zoned A-5) is in the process of developing a potential event venue site on the premises. An event venue site is not currently listed as a permitted use in the A-5 zoning classification. Clerk Janelle Kaiser will contact the property owner to request his attendance at the February Plan Commission meeting so that the owner can present his plans. Janelle will also send the property owner a copy of the Agricultural Tourism (A-T) Zoning Ordinance that the Plan Commission is currently drafting, as this zoning classification may better align with the property owner’s plans for future development of W1841 Cole Road. The property owner’s input regarding the draft ordinance and goals for future property usage will be requested by the Plan Commission in February.

14. Ongoing issues:

- a. Applications being processed – Documents for four conditional use permits approved in 2019 (Jason and Sarah Prom, Paul and Jane Wehrley, Jason and Amanda Eiring, and Thomas Race) have been sent to the property owners for signatures and notarization. At this time, one set of signed and notarized documents has been returned to Clerk Janelle Kaiser. Documents from property owners will be mailed to the Sheboygan County Register of Deeds upon receipt.

15. Agricultural Tourism (A-T) zoning district:

The Town of Holland Plan Commission is continuing work on the creation of an A-T zoning district as an addition to the Town Code with the help of Kevin Struck from UW-Extension. Kevin will send Janelle Kaiser an updated version of the working document incorporating changes from the January PC meeting, which will later be put in the form of an ordinance to create the A-T zoning district.. Following the January Plan Commission meeting, known property owners that could be affected by the creation of the A-T zoning district will be contacted by letter to encourage their input and feedback on the draft ordinance at the February Plan Commission meeting. Notices in local papers will also be used to seek public participation, and a copy of the draft ordinance will be posted at [www.townofholland.com](http://www.townofholland.com).

16. Public input:

- a. A copy of the conditional use permit issued for parcel number 59006076210 was included in the meeting packet to determine compliance with conditions of the permit. David

Huenink will work with Building Inspector Tom Huenink to arrange an inspection of the property. Following the inspection, the findings will be compiled, and any necessary action will be taken following a report of these findings. But prior to the inspection and compilation of findings, we will determine if it is possible to contact the new owner of the property to find out if the owner has other plans for the property.

- b. The Plan Commission decided to begin periodic reviews of conditional use permits in the Township. Clerk Janelle Kaiser will assemble a list of issued conditional use permits to be provided in a future meeting packet.

17. Review/approve attendance records for previous meeting:

Motion by Roy Teunissen, seconded by Donald Becker to approve the attendance record as presented; the motion carried by unanimous voice vote.

18. Adjourn:

Motion by Jack Stokdyk to adjourn at 10:47 PM; the motion carried by unanimous voice vote.

Respectfully submitted,  
Janelle Kaiser, Clerk