

TOWN OF HOLLAND PLAN COMMISSION  
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING  
W3005 County Road G, Cedar Grove, WI 53013  
Monday, April 4<sup>th</sup>, 2022 7:30pm

1. Call to order:  
Plan Commission Chair David Huenink called the meeting to order at 7:30pm.
2. Pledge of Allegiance:  
Chair David Huenink led the attendees in the Pledge of Allegiance.
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 March 21<sup>st</sup>, 2022, March 25<sup>th</sup>, 2022 and March 28<sup>th</sup>, 2022.
4. Record retention certification:  
Plan Commission Clerk Janelle Kaiser stated record retention is up to date.
5. Roll call:  
Attendees: David Huenink, Jack Stokdyk, Craig Droppers, Bryan Kaiser, Matt Teunissen, Roy Teunissen, and Brody Stapel  
Absentee(s): David Mueller and Tom Huenink - Building Inspector  
Signed-In Attendees: Kenneth MacKenzie, Judith MacKenzie, Bobbi Peter, Karin Peter, Daniel Mueller, Joel Accathara, Ruth Schueller, Dan Schueller, Wes Brockway, Jeremy Jensema, and Jeff Ternes  
Other Attendees: Janelle Kaiser – Clerk
6. Adopt agenda as official order of business:  
Motion by Jack Stokdyk, seconded by Brody Stapel, to adopt the agenda as presented but with name spellings corrected for the April 4<sup>th</sup>, 2022 Plan Commission meeting; the motion carried by unanimous voice vote.
7. Plan Commission procedures and opportunities for improvement:  
No new information to report. The process improvement project will be discussed at a future Plan Commission meeting.
8. Review/approve minutes of previous meeting(s)  
Motion by Brody Stapel, seconded by Roy Teunissen, to approve the minutes from the March 7<sup>th</sup>, 2022 Plan Commission meeting as modified during the April 4<sup>th</sup>, 2022 Plan Commission meeting; the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
  - a. Request by Scott Soerens of Pushing Perfection Concrete and Construction for a rezoning:  
Chair Huenink reported that the Holland Town Board accepted the recommendation of the Plan Commission and approved the rezoning request by Scott Soerens of Pushing Perfection Concrete and Construction on March 14<sup>th</sup>, 2022.
10. Building inspector items:
  - a. Review/approve building permits report:  
Motion by Jack Stokdyk, seconded by Matt Teunissen, to approve the March 2022

building inspection report submitted by Tom Huenink 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) Status of accessory structure construction and use allowed by conditional use permit at W2158 Amber Lane:  
Building Inspector Tom Huenink was not present at the April 4<sup>th</sup>, 2022 Plan Commission but provided a report to Clerk-Treasurer Janelle Kaiser via email. Tom reported that during an inspection concerning possible sleeping quarters or full-time occupancy of the accessory structure on the premises allowed by conditional use permit at W2158 Amber Lane he found no violations. The Plan Commission acknowledged the report by Tom Huenink and concurred that this item should be removed from future meeting agendas at this time.

## 11. Public input

- a. Kenneth and Judith MacKenzie of N1155 Smies Rd S were present to discuss a potential minor land division of parcel 59006073230 (zoned A-5, 19.960 acres), of which they co-own with Daniel and Jennifer Wynveen. The co-owners would like to split the current parcel into 2 smaller parcels consisting of approximately 10 acres each. Kenneth stated that use of the land, about half of which is currently farmed, is not expected to change. He provided a map showing the proposed transaction at the April 4<sup>th</sup>, 2022 Plan Commission meeting. Kenneth discussed various easements that the owners plan to obtain, including easements to give access to any resultant parcels of the subject property from the existing private road that runs across parcels that they own, respectively, which are adjacent to the subject property, as well as easement that would allow all owners to access the parcels created by the minor land division proposed. The Plan Commission recognized that the parcel proposed for division does not have any road frontage on a public road. The easement proposed for access to the landlocked parcel across portions of two adjacent parcels, which will enable access from private road Smies Rd S, would improve land accessibility. The Plan Commission also recognized that the land division would not require a change of zoning.
- b. Jeffrey and Holly Ternes of N752 Knepprath Rd were present to discuss a potential rezoning from A-5 to A-T and conditional use permit of parcel 59006067892 (zoned A-5, 10.000 acres) to allow operation of an event barn on the property. Chair David Huenink and Clerk-Treasurer Janelle Kaiser previously met with Jeff and Holly to discuss ordinance and application requirements for the potential request. The Ternes' inquired about the possibility of adding a deck on to the existing barn on the property proposed for an event space. Holland Town Code Section 330-26.4E.(8)(f) states that existing barns may be renovated for use as an event barn, but the footprint shall not be expanded. The Plan Commission told the Ternes' that they would contact them following the April 4<sup>th</sup>, 2022 Plan Commission meeting to provide additional feedback about the possibility of adding a deck to the barn as it relates to the footprint of the structure.
- c. Wes Brockway, a potential buyer of W3090 County Road K (zoned A-1-S, 3.000 acres), was present to inquire about the possibility of operating a trucking and excavating business on the property. The A-1-S district does not allow for the proposed use as either a permitted or conditional use and the Plan Commission acknowledged that it may be difficult to meet the requirements of Holland Town Code Section 330-22.6G.(1)(a-d) to

rezone the land into a district that would permit or conditionally permit the proposed use. The Plan Commission also acknowledged that the potential buyer may be able to operate the business on the parcel if the requirements of Holland Town Code Section 330-55 for home occupations could be met by the business and a conditional use permit were to be obtained. The main concern would probably be that no outdoor storage is allowed.

- d. The owner of N2378 Mill Road, a neighbor of the properties proposed for rezoning on the April 4<sup>th</sup>, 2022 Plan Commission meeting agenda, inquired about any planned changes in land use if the rezoning request were to be approved. Chair Huenink explained that the rezoning is under consideration simply to correct a zoning error, as a rezoning should have occurred following a boundary line adjustment completed by Sheboygan County between the 2 parcels in 2018.

## 12. Public hearings for:

- a. Lance Borgenhagen for a minor land division:

Chair David Huenink called the public hearing for Lance Borgenhagen to order at 8:10pm. The property is located at N951 Knepprath Rd, parcel 59006065450 (zoned A-5, 17.460 acres). The request is to separate approximately 1.940 acres from the parcel. Chair Huenink asked for comments from the public or the Plan Commission. Dan and Ruth Schueller, neighbors of Lance Borgenhagen, were present to inquire about whether the minor land division request to create a 1.96 acre parcel meets the requirements of the Holland Town Code with respect to minimum lot size requirements in the A-5 zoning district. Chair Huenink explained that the subject property is part of the transitional area, as documented on the Town of Holland's Transitional Area Map available at [www.townofholland.com](http://www.townofholland.com), and therefore the minimum lot size requirement for the subject property is 1.500 acres as opposed to A-5 properties outside of the transitional area where the minimum lot size requirement is 3.000 acres. The Schueller's also inquired about the road frontage of the 15.500 acres parcel that would be created as a result of the minor land division, as it is less than the required 225 feet in the A-5 district. Chair Huenink explained that the proposed 15.500 acre would be considered by the Plan Commission and Town Board as a request to create a flag lot, which the Holland Town Code does provide for. He also explained that the Plan Commission and Town Board should consider requests to allow for a flag lot with the unique features of each parcel in mind, such as topography and available road frontage. There were no further comments from the public or Plan Commission.

Motion by Jack Stokdyk, seconded by Bryan Kaiser, to close the public hearing at 8:15pm; the motion carried by unanimous voice vote.

- b. Jeremy Jensema of Professional Landscaping LLC for a business conditional use permit:

Chair Huenink called the public hearing for Jeremy Jensema to order at 8:15pm. The property is located at N2211 Frontage Road, parcel 59006071920 (zoned B-1, 3.100 acres). Chair Huenink asked for comments from the public or the Plan Commission. Jeremy Jensema informed the Plan Commission that he had obtained ownership of the property prior to the April 4<sup>th</sup>, 2022 Plan Commission meeting and provided a copy of the deed showing proof of ownership. There were no further comments from any members of the Plan Commission or the public.

Motion by Jack Stokdyk, seconded by Brody Stapel, to close the public hearing at 8:16pm; the motion carried by unanimous voice vote.

- c. Joel Accathara of Cedar Grove Oasis Holdings LLC for an amendment to an existing business conditional use permit:

Chair Huenink called the public hearing for Joel Accathara to order at 8:16pm. The property is located at N905 Sauk Trail Road, parcel 59006076431 (zoned B-1, 5.150 acres). Joel stated that he would like the option to operate the business 24 hours per day in the future and that he had obtained ownership of the property prior to the April 4<sup>th</sup>, 2022 Plan Commission meeting. There were no further comments from any members of the Plan Commission or the public.

Motion by Matt Teunissen, seconded by Roy Teunissen, to close the public hearing at 8:17pm; the motion carried by unanimous voice vote.

- d. Rezoning of properties owned by Gregory and Melissa Kanz and Frederick and Laurie Werner:

Chair Huenink called the public hearing to order at 8:17pm. The properties are located at N2377 Mill Road (parcel 59006061769, 9.660 acres, zoned A-1-D, A-1-S, and A-5) and County Road CC (parcel 59006061768, 27.070 acres, zoned A-1-D and A-PR). The consideration is to rezone 1.84 acres of parcel 59006061769 from A-1-S to A-PR and 0.82 acres of parcel 59006061769 from A-1-D to A-PR. The consideration also includes rezoning 11.86 acres of parcel 59006061768 from A-1-D to A-PR. Chair Huenink asked for comments from the public or the Plan Commission.

Motion by Matt Teunissen, seconded by Jack Stokdyk, to close the public hearing at 8:17pm; the motion carried by unanimous voice vote.

13. Request by Lance Borgenhagen for a minor land division:

The Plan Commission concurred that the request by Lance Borgenhagen for a minor land division should be tabled until the following items are received:

- a. A recordable copy of a certified survey map reflecting the minor land division as proposed to include the language as required by Holland Town Code Section 220-15F.
- b. A full legal description of both resultant parcels

Clerk-Treasurer Janelle Kaiser will follow up with Lance to inform him that his request has been tabled until the above items are submitted to the Township.

14. Request by Jeremy Jensema of Professional Landscaping LLC for a business conditional use permit:

Motion by Brody Stapel, seconded by Matt Teunissen, to approve the request by Jeremy Jensema of Professional Landscaping LLC for a business conditional use permit to include the modifications made to the draft conditional use permit at the April 4<sup>th</sup>, 2022 Plan Commission meeting, contingent upon receipt of the following:

- a. A signature on the application for the request from Amy Jensema, current co-owner of the property at N2211 Frontage Rd

The motion carried by unanimous roll call vote. Roy Teunissen: Y; Matt Teunissen: Y; Jack Stokdyk: Y; Craig Droppers: Y; Bryan Kaiser: Y; David Huenink: Y; Brody Stapel: Y.

15. Request by Joel Accathara of Cedar Grove Oasis Holdings LLC for an amendment to an existing business conditional use permit:

Motion by Brody Stapel, seconded by Roy Teuniseen, to approve the request by Joel Accathara of Cedar Grove Oasis Holdings LLC for an amendment to an existing conditional use permit to include the modifications made to the draft conditional use permit at the April 4<sup>th</sup>, 2022 Plan Commission meeting, contingent upon receipt of the following:

- a. Documented proof that Joel Accathara has obtained ownership of the property at N905 Sauk Trail Road, as Sheboygan County Land Records had not been updated to reflect

Joel's ownership of the property at the time of the April 4<sup>th</sup>, 2022 Plan Commission meeting

The motion carried by unanimous roll call vote.

16. Rezoning of properties owned by Gregory and Melissa Kanz and Frederick and Laurie Werner: Motion by Roy Teunissen, seconded by Jack Stokdyk, to recommend that the Holland Town Board approve the proposal to rezone 1.84 acres of parcel 59006061769 from A-1-S to A-PR, 0.82 acres of parcel 59006061769 from A-1-D to A-PR, and 11.86 acres of parcel 59006061768 from A-1-D to A-PR as discussed during the April 4<sup>th</sup>, 2022 Plan Commission meeting. The motion carried by unanimous roll call vote.

17. Request by Grant Van Driest for an amendment to an existing conditional use permit: The Plan Commission concurred that the request by Grant Van Driest for an amendment to an existing conditional use permit is incomplete and should be tabled until the following items missing from the application submitted are received:

- a. A complete site plan that clearly reflects all of the information required
- b. Confirmation of hours of operation of the business and the number of employees

18. Ongoing issues:

a. Applications being processed:

Documents required to be recorded as a result of the minor land division approved for David Mueller in 2022 will be sent to David for his signature after Sheboygan County assigns new parcel numbers to the resultant parcels. Recordable documents have been sent to David Plekenpol and Scott Soerens and will be mailed to the Sheboygan County Register of Deeds upon receipt by Clerk-Treasurer Janelle Kaiser.

b. Use of property at W2438 Hoftiezer Road:

No new information to report. Chair Huenink plans to follow up with the property owner in May. Further details about current use of the property can be found in the May 3<sup>rd</sup>, 2021 Plan Commission meeting minutes at [www.townofholland.com](http://www.townofholland.com). This topic will be discussed at a future Plan Commission meeting.

19. Public input:

a. Roy Teunissen stated that the meeting packets for the monthly Plan Commission meetings should be sent earlier so that members have more time to review the information prior to the meetings. Clerk-Treasurer Janelle Kaiser will send packets to members a week prior to each meeting with a shareable link. Janelle will notify Plan Commission members of any changes to the meeting packet throughout the week before the meeting.

b. Chair Huenink will not be available to chair the May Plan Commission meeting if it is to be held as usual on the first Monday of the month. The Plan Commission decided that if any application requests are received for the May meeting, the meeting will be held at 7:00pm on Monday, May 9<sup>th</sup>, 2022 prior to the monthly meeting of the Holland Town Board.

20. Review/approve attendance records for previous meeting:

Motion by Roy Teunissen, seconded by Bryan Kaiser, to approve the attendance records as presented; the motion carried by unanimous voice vote.

21. Adjourn:

Motion by Jack Stokdyk, seconded by Roy Teunissen, to adjourn at 10:10PM; the motion carried by unanimous voice vote.