

TOWN OF HOLLAND PLAN COMMISSION  
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING  
W3005 County Road G, Cedar Grove, WI 53013  
Monday, May 9<sup>th</sup>, 2022 7:00pm

1. Call to order:  
Plan Commission Chair David Huenink called the meeting to order at 7:00pm.
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 April 25<sup>th</sup>, 2022 and May 2<sup>nd</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, David Mueller, Roy Teunissen, and Brody Stapel  
Absentee(s): Matt Teunissen  
Signed-In Attendees: Gloria Teunissen, Lance Borgenhagen, Kenneth MacKenzie, Brenda Morano, Lori Testroote, Jim Testroote, Amy Scott, Ryan Birenbaum, Tom Birenbaum, and Tim Rohrer  
Other Attendees: Janelle Kaiser – Clerk-Treasurer and Tom Huenink - Building Inspector
6. Adopt agenda as official order of business:  
Motion by Roy Teunissen, seconded by David Mueller, to adopt the agenda as presented for the May 9<sup>th</sup>, 2022 Plan Commission meeting; the motion carried by unanimous voice vote.
7. Review/approve minutes of previous meeting(s)  
Motion by Jack Stokdyk, seconded by Roy Teunissen, to approve the minutes from the April 4<sup>th</sup>, 2022 Plan Commission meeting as presented during the May 9<sup>th</sup>, 2022 Plan Commission meeting; the motion carried by unanimous voice vote.
8. Information for Plan Commission from Town Board:
  - a. Parcel 59006061768 at County Road CC and 59006061769 at N2377 Mill Rd for a rezoning:  
Chair Huenink reported that the Holland Town Board accepted the recommendation of the Plan Commission and approved the proposed rezoning of parcels 59006061768 and 59006061769 on April 11<sup>th</sup>, 2022.
  - b. Supervisor Brody Stapel appointed to Plan Commission for a one-year term beginning April 12th, 2022 and ending on April 11th, 2023 by Holland Town Board on 4/11/2022:  
Chair Huenink informed the Plan Commission of Town Supervisor Brody Stapel's one-year appointment to the Holland Plan Commission at the April 11<sup>th</sup>, 2022 Town Board meeting.

## 9. Building inspector items:

- a. Review/approve building permits report:  
Motion by Jack Stokdyk, seconded by Roy Teunissen, to approve the April 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:  
None.

## 10. Public input

- a. James and Lori Testroote were present to provide commentary about the conditional use permit (CUP) amendment approved by the Holland Plan Commission on April 4<sup>th</sup>, 2022 for Cedar Grove Oasis at N905 Sauk Trail Road. They suggested that public hearing notices for Plan Commission applications could be published in the Lakeshore Weekly and The Sounder to further notify the community. Chair Huenink explained that the Sheboygan Press is the Township's legal newspaper for public hearing notices because it meets the state's requirements for such publications. The Testrootes expressed concern that the future possibility of the business offering shower facilities, laundry facilities, and an arcade for truck drivers could lead to truck drivers spending an extended period of time on the premises, and that the extended stay could lead to an increase in criminal activity in the area.  
Chair Huenink provided a detailed comparison of the pre-existing CUP for the property and the changes allowed by the CUP amendment approved on April 4<sup>th</sup>, 2022 by the Holland Plan Commission. Clerk-Treasurer Janelle Kaiser suggested that the proposal for an arcade could be characterized as an entertainment use, as opposed to a transportation-related use as conditionally allowed within the B-1 zoning district; therefore, it is possible that an arcade would not currently be allowed in the B-1 zoning district, even by conditional use permit.
- b. Brenda Morano was present to provide commentary about the CUP amendment approved by the Holland Plan Commission on April 4<sup>th</sup>, 2022 for Cedar Grove Oasis at N905 Sauk Trail Road. She seconded the Testroote's concerns and expressed concern about a significant expansion of services, such as services for transient trucks. Brenda also commented that she would like to see public hearing notices published in the Lakeshore Weekly and The Sounder to further notify the community about public hearing notices.
- c. James Testroote inquired about the Citgo sign located on the parcel west of the parcel where N905 Sauk Trail Road is located. Chair Huenink informed him that western parcel had not been sold to Cedar Grove Oasis and the property owners had agreed to continue having the sign there for some reasonable time. James said it would be more visible from the highway if it were relocated. James also asked about relocating the driveway to Cedar Grove Oasis to be off of State Highway 32 instead of Sauk Trail Road. Chair Huenink informed him that a driveway for N905 Sauk Trail Road cannot be located off of State Highway 32 because of the proximity to the Interstate 43 exit.

## 11. Public hearings for:

a. Kenneth MacKenzie for a minor land division:

Chair David Huenink called the public hearing for Kenneth MacKenzie to order at 7:30pm. The property is located near the southern end of Smies Rd South, parcel 59006076230 (zoned A-5, 20.100 acres). The request is to divide the parcel into two separate 10.05-acre parcels. Chair Huenink asked for comments from the public or the Plan Commission.

There were no comments from the public or Plan Commission.

Motion by Jack Stokdyk, seconded by David Mueller, to close the public hearing at 7:32pm; the motion carried by unanimous voice vote.

12. Request by Kenneth MacKenzie for a minor land division:

Motion by Brody Stapel, seconded by Bryan Kaiser, to recommend that the Holland Town Board approve the request by Kenneth MacKenzie to divide parcel 59006076230 (zoned A-5, 20.100 acres) into two separate 10.05-acre parcels as shown on the certified survey map presented by Kenneth MacKenzie at the May 9<sup>th</sup>, 2022 Plan Commission meeting. The motion carried by unanimous roll call vote. Jack Stokdyk: Y; Roy Teunissen: Y; Brody Stapel: Y; David Huenink: Y; Bryan Kaiser: Y; David Mueller: Y; Craig Droppers: Y.

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

Motion by Bryan Kaiser, seconded by Brody Stapel, to recommend that the Holland Town Board approve the request by Lance Borgenhagen to separate 1.940 acres from parcel 59006065450 (zoned A-5, 17.460 acres) as shown on the certified survey map presented by Lance Borgenhagen at the May 9<sup>th</sup>, 2022 Plan Commission meeting. The Plan Commission recognized that the minor land division requests the creation of a flag lot as defined by the Holland Town Code for the resultant 15.520-acre parcel; the motion includes a recommendation that the Holland Town Board approve the creation of a flag lot for the resultant 15.520-acre parcel. The motion carried by unanimous roll call vote.

Let these minutes show that a public hearing for this request was held during the April 4<sup>th</sup>, 2022 Plan Commission meeting.

14. Public input:

None.

15. Review/approve attendance records for previous meeting:

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

16. Adjourn:

Motion by Jack Stokdyk, seconded by Bryan Kaiser, to adjourn at 7:45PM; the motion carried by unanimous voice vote.