

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Monday, October 3rd, 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 September 19th, 2022 and September 26th, 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, Bryan Kaiser, Matt Teunissen, Roy Teunissen, David Mueller, and Brody Stapel
Absentee(s): Craig Droppers
Signed-In Attendees: Kenneth MacKenzie and Jeffrey Freund
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 October 3rd, 2022 Plan Commission meeting; the motion carried by unanimous voice vote.
7. Plan Commission procedures and opportunities for improvement:
Clerk Janelle Kaiser continues work to convert cover forms and application documents to fillable PDFs. Chair Huenink offered a suggestion to modify the cover form for rezoning applications. This topic will be discussed at a future Plan Commission meeting.
8. Review/approve minutes of previous meeting(s)
Motion by David Mueller, seconded by Matt Teunissen, to approve the minutes from the August 1st, 2022 Plan Commission meeting as modified during the October 3rd, 2022 Plan Commission meeting; the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
 - a. Plan of Operations approved by Holland Town Board for CUP amendment applicant Jeff Freund of Freund Family Farm LLC at W1841 Cole Road:
Chair Huenink reported that the Holland Town Board approved the Plan of Operations submitted by CUP amendment applicant Jeff Freund of Freund Family Farm LLC at W1841 Cole Road during their special meeting on September 19th, 2022.
 - b. Request by William and Vicki Westerbeke for a minor land division and rezoning of parcel 59006073512 on DeMaster Road:
Chair Huenink reported that the Holland Town Board accepted the recommendation of the Holland Plan Commission and approved the request by William and Vicki Westerbeke for a minor land division and rezoning of parcel 59006073512 on DeMaster Road during their meeting on August 8th, 2022.

10. Building inspector items:

- a. Review/approve building permits report:
Motion by Jack Stokdyk, seconded by David Mueller, to approve the August 2022 and September 2022 building inspection reports submitted by Tom Huenink as presented; the motion carried by unanimous voice vote.
- b. Review/approve building permit requests needing Plan Commission review:
Tom Huenink informed the Plan Commission that the property at N1970 State Road 32 is expected to be sold to an individual who plans to move an existing house onto the parcel after razing the existing structures and cleaning up the lot.
- c. Discuss follow-up items:
None.

11. Public input

- a. Chair Huenink provided follow-up information about a discussion with Laura Logan during public input at the August 1st, 2022 Plan Commission meeting. He discussed the terms of the current conditional use permit for the property at W2730 County Road A S, as well as pertinent Sheboygan County ordinances relating to stormwater management that could apply to that property if further development were to occur. Chair Huenink also provided information about historical zoning trade ratios that the Township has approved when adding and removing land to and from Farmland Preservation Zoning. Jack Stokdyk suggested that Dave's research on zoning trades should be saved as a Town record so that the research does not need to be duplicated in the future. More details about the discussion with Laura Logan can be found in the August 1st, 2022 Plan Commission meeting minutes at www.townofholland.com.

12. Plan of Operations review for CUP amendment applicant Jeff Freund of Freund Family Farm LLC at W1841 Cole Road:

Motion by Jack Stokdyk, seconded by Roy Teunissen, to approve the plan of operations provided by Jeff Freund of Freund Family Farm LLC with the CUP amendment application submitted on September 12th, 2022 for the property at W1841 Cole Road; the motion carried by unanimous voice vote.

13. Public hearings for:

- a. Jeff Freund of Freund Family Farm LLC for an amendment to an existing conditional use permit:
Chair David Huenink called the public hearing for Jeff Freund of Freund Family Farm LLC to order at 7:54pm. The property is located at W1841 Cole Road, parcel 59006076491 (zoned A-5 and A-T, 9.600 acres). The request is to construct three round structures with the appearance similar to that of a grain bin with an aggregate footprint of approximately 2,500 square feet. Chair Huenink asked for comments from the public or the Plan Commission.
Jeff Freund said that a wooden trellis is planned for installation between the proposed grain bin structures as shown on the site plan included with the application. Jack Stokdyk asked Jeff if there are any wind breaks planned for the structures. Jeff informed him that the landscaping features, namely berms and trees, will serve as wind breaks for the structures. Chair Huenink commented that if any structural wind breaks were to be used, no more than 66% of the side walls of the grain bins could be covered.
Motion by Roy Teunissen, seconded by David Mueller, to close the public hearing at

7:57pm; the motion carried by unanimous voice vote.

14. Request by Jeff Freund of Freund Family Farm LLC for an amendment to an existing conditional use permit:

Motion by Brody Stapel, seconded by Roy Teunissen, to approve the request for an amendment to an existing conditional use permit by Jeff Freund of Freund Family Farm LLC to construct three round structures with the appearance similar to that of a grain bin with an aggregate footprint of no greater than 2,500 square feet as shown on the site plan included with the CUP amendment application; the motion carried by unanimous roll call vote.

Matt Teunissen: Y; Roy Teunissen: Y; Brody Stapel: Y; David Huenink: Y; Bryan Kaiser: Y; David Mueller: Y; Jack Stokdyk: Y.

15. Ongoing issues:

- a. Applications being processed

(1) Van Drastic Vodka CUP needs to be drafted and sent: The Plan Commission reviewed the CUP documents to be sent to Grant Van Driest at the October 3rd, 2022 Plan Commission meeting. Clerk Janelle Kaiser will send the CUP documents to Grant.

(2) William and Vicki Westerbeke's restrictive covenant has been mailed for their signatures.

16. Public input:

- a. Clerk Janelle Kaiser proposed a revision to Holland Town Code §330- 24E as it pertains to Plan Commission and Town Board review of plan of operations documents included with conditional use permit applications for properties in the A-T zoning district. This is likely to be discussed at a future Plan Commission meeting.
- b. Chair Huenink reminded the Plan Commission that the November 2022 Plan Commission meeting, if held, will take place on Monday, November 14th, 2022 from 6:00pm-7:00pm. If there are no application requests received by the deadline, the November 2022 Plan Commission meeting will be cancelled.

17. Review/approve attendance records for previous meeting:

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

18. Adjourn:

Motion by Brody Stapel, seconded by Jack Stokdyk, to adjourn at 8:26PM; the motion carried by unanimous voice vote.