

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Monday, August 1st, 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 July 18th, 2022 and July 25th, 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, and Brody Stapel
Absentee(s): David Mueller and Craig Droppers
Signed-In Attendees: Lee Kaat, Randy Joosse, Bill Westerbeke, Laura Logan, and Reed Logan
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 Matt Teunissen, to adopt the agenda as presented for the August 1st, 2022 Plan Commission meeting; the motion carried by unanimous voice vote.
7. Plan Commission procedures and opportunities for improvement:
No new information to report. This topic will be discussed at a future Plan Commission meeting.
8. Review/approve minutes of previous meeting(s)
Motion by Jack Stokdyk, seconded by Matt Teunissen, to approve the minutes from the June 6th, 2022 Plan Commission meeting as presented during the August 1st, 2022 Plan Commission meeting; the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
 - a. Zoning Administrator employment offer:
Chair Huenink reported that Janelle Kaiser accepted an employment offer extended by the Holland Town Board for the Town's Zoning Administrator position. Janelle started the position on July 1st, 2022.
 - b. Database for agricultural drainage tile and irrigation located within the road right-of-way or underneath Town roads:
A database to maintain information about agricultural drainage tile and irrigation located within the road right-of-way or underneath Town roads has been created and updated with information received by 2 members of the Holland Town Board. Clerk-Treasurer Janelle Kaiser requested that members of the Holland Plan Commission send information that could be added to the database when time allows. Chair Huenink requested that this topic be removed from future agendas until further notice.

10. Building inspector items:

- a. Review/approve building permits report:
Motion by Jack Stokdyk, seconded by Bryan Kaiser, to approve the June 2022 and July 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:
None.
- c. Discuss follow-up items:
None.

11. Public input

- a. Laura Logan was present to discuss a potential request for a rezoning of 3.000 acres of parcel 59006060650 (33.87 acres, zoned A-1) and a conditional use permit amendment for parcel 59006060651 (3.000 acres, zoned B-1) located at W2730 County Road A South. Laura presented a call log showing ninety missed calls from local individuals looking for self-storage units and stated that there is a demand in the community for additional self-storage, estimating that her business has taken 500 calls from local individuals looking for units in the last 2.5 years. She opined that there is no better place to add self-storage units in the area, as there is nearby land zoned and being used for business already, and that the current self-storage business is located at the intersection of a county highway and a state highway. Laura commented on the potential expansion adding to the Town's tax base and said that her business could lower rental rates for the current and future self-storage tenants if allowed to expand.
The Plan Commission acknowledged that the potential rezoning request from A-1 to B-1 would be contingent upon a boundary line adjustment from Sheboygan County to separate 3.000 acres from parcel 59006060650 directly to the west of parcel 59006060651 to be added to W2730 County Road A South. Laura would like to expand the current self-storage location at W2730 County Road A South by acquiring the additional 3.000 acres and adding 108 self-storage units to the existing sixty-two units, which would require an amendment to her existing conditional use permit. The purchase of the additional acreage may allow for a detention pond that could be required in the future to manage water runoff due to the structure expansion, but the 3.000 acres would need to be rezoned from A-1 to B-1 to allow for the land to be used for a self-storage business. Parcel 59006060650 is currently zoned A-1 and is therefore protected by the Farmland Preservation Zoning (FPZ) Act. This act is enforced by the Department of Agriculture, Trade, and Consumer Protection (DATCP) and the Township may not rezone land out of FPZ unless the Town finds that a) the rezoned land is better suited for a use not allowed in FPZ, b) the rezoning is consistent the Town's comprehensive plan, c) the rezoning is substantially consistent with the Sheboygan County Farmland Preservation Plan, and d) the rezoning will not substantially impair or limit current or future agricultural use of other protected farmland. The Plan Commission advised Laura that these FPZ requirements would present challenges to the proposed rezoning of 3.000 acres of parcel 59006060650. The Plan Commission acknowledged that previous requests to rezone land out of FPZ have been successful by executing a "zoning trade" with other parcel(s) whose land is not included in FPZ. The "zoning trade" application would request to add land to FPZ that is not currently included in FPZ so that protected farmland located elsewhere in the Township may be considered for removal from FPZ. The Plan Commission also advised Laura that she must receive the appropriate stormwater management plan approvals from the Sheboygan

County Planning Department before further expansion of the current parcel, and/or a potential future parcel, can occur.

- b. Chair Huenink reported that Jeff Freund of W1841 Cole Road, who currently holds a conditional use permit (CUP) to operate an agricultural tourism operation on the property, contacted him about adding three grain bin type structures with only partial side walls to the east of the existing barn on the property to be used for event hosting. The Town's agricultural tourism ordinance allows for construction of new buildings to support a use in the A-T district on lots without preexisting agriculturally related buildings if the total square footage does not exceed 2,000 square feet unless additional square footage is explicitly granted by CUP. Jeff would like to request an amendment to the current CUP for W1841 Cole Road to add the grain bin type structures and exceed the 2,000 square footage limit by approximately 500 square feet.

The Plan Commission concurred that the grain bin type structures would fit well with the rural character of the property and that grain bin type structure are preferable as opposed to a rectangular structure that could be modified for accessory use in the future. The Plan Commission did not express any concerns about Jeff's potential request for a CUP amendment to add the grain bin type structures and exceed the 2,000 square footage limit by approximately 500 square feet.

12. Public hearings for:

- a. William and Vicki Westerbeke for a minor land division and rezoning:

Chair David Huenink called the public hearing for William and Vicki Westerbeke to order at 8:15pm. The property is located on DeMaster Road, parcel 59006073512 (zoned A-3, 35.270 acres). The request is to divide the current parcel into two separate parcels (20.000 acres and 15.270 acres) and rezone the 15.270-acre resultant parcel from A-3 to A-5. 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 Brody Stapel, to close the public hearing at 8:16pm; the motion carried by unanimous voice vote.

13. Request by William and Vicki Westerbeke for a minor land division and rezoning:

Motion by Jack Stokdyk, seconded by Roy Teunissen, to recommend that the Holland Town Board approve the request for a minor land division and rezoning by William and Vicki Westerbeke to divide the current parcel into two separate parcels (20.000 acres and 15.270 acres) and rezone the 15.270-acre resultant parcel from A-3 to A-5 as shown on the draft certified survey map (CSM) included with the application, contingent upon receipt of the following items:

- a. A recordable copy of the certified survey map provided with the application signed by the surveyor and the property owners that includes standard language as provided by 220-15 of the Holland Town Code as well as any standard language required by Sheboygan County on all certified survey maps
- b. Full legal descriptions for each newly created parcel as a result of the minor land division

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

14. Management of Stuart CUP request:

The Holland Plan Commission discussed the processing of and outcome of a conditional use permit request made by Brian and Diane Stuart of N131 Surfside Drive that was considered by the Holland Plan Commission during the June 6th, 2022 Plan Commission meeting. Brian and Diane verbally withdrew their request for a conditional use permit during the June 6th, 2022

Plan Commission meeting. Chair Huenink explained that the property owners later expressed concern about the way the request was handled by the Plan Commission. Chair Huenink communicated that the public could have been served better in the handling of this request and that greater focus could have been placed on factors that the Plan Commission should think about when considering an application request.

15. Ongoing issues:

a. Applications being processed

(1) David Mueller - restrictive covenant needs be returned by property owner

(2) Grant Van Driest – CUP amendment documents need to be drafted and sent to property owner

b. Use of property at W2438 Hoftiezer Rd:

The Holland Plan Commission concurred that this item should be removed from future agendas, as the possible business use of the property at W2438 Hoftiezer Rd appears to have ceased.

16. Public input:

The Plan Commission agreed to cancel the September 2022 meeting if there are no application requests submitted by the application deadline. If any applications are received by the deadline, the meeting will be held on September 12th, 2022 at 6:00pm or 6:30pm.

17. Review/approve attendance records for previous meeting:

Motion by Brody Stapel, seconded by Matt Teunissen, to approve the attendance records as modified to includes updates to the July 2022 attendance column; the motion carried by unanimous voice vote.

18. Adjourn:

Motion by Jack Stokdyk, seconded by Roy Teunissen, to adjourn at 8:49PM; the motion carried by unanimous voice vote.