

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Tuesday, January 3rd, 2023 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 December 20th, 2022 and December 27th, 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 Craig Droppers
Absentee(s): Brody Stapel and Tom Huenink - Building Inspector
Signed-In Attendees: Matthew TenHaken, Thomas Dittrich, and David Last of Moraine Builders
Other Attendees: Janelle Kaiser – Clerk-Treasurer and Zoning Administrator
6. Adopt agenda as official order of business:
Motion by Jack Stokdyk, seconded by David Mueller, to adopt the agenda as presented for the January 3rd, 2023 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 may be discussed at a future Plan Commission meeting.
8. Review/approve minutes of previous meeting(s):
Motion by David Mueller, seconded by Bryan Kaiser, to approve the minutes from the October 3rd, 2022 Plan Commission meeting as presented; the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
None.
10. Building inspector items:
 - a. Review/approve building permits report:
Motion by Jack Stokdyk, seconded by David Mueller, to approve the October, November, and December 2022 building inspection reports submitted by Tom Huenink as modified during the meeting to remove permit number 119 per Tom Huenink; the motion carried by unanimous voice vote.
 - b. Review/approve building permit requests needing Plan Commission review:
None.
 - c. Discuss follow-up items:
The Plan Commission requested that Building Inspector Tom Huenink contact the property owners at W3411 County Road D about potential siding replacement and interior

remodeling without a building permit. Clerk Janelle Kaiser will inform Tom of this request, as he was not in attendance at the meeting.

11. Public input:

- a. Thomas Dittrich of N1375 Cottage Drive (parcel 59006075591, zoned R-1, 0.505 acres) and David Last of Moraine Builders were present to discuss a possible special exception application to request allowance of a reduced side setback for a proposed addition to the dwelling on the parcel. The standard side setback for a dwelling in the R-1 district is 15 feet and the current proposal by Thomas and David is a 10-foot side setback from the southern property line. The Plan Commission acknowledged that the proposed addition would be compliant with lot coverage percentages as provided by Town ordinance in the R-1 district. The Plan Commission did not express any other concerns about the potential request. The Plan Commission suggested that written support from the neighbor to the south be included with the special exception application for this request, if submitted.

12. Public hearings for:

- a. Matthew and Jennifer TenHaken for a rezoning:
Chair David Huenink called the public hearing for Matthew and Jennifer TenHaken to order at 7:54pm. The properties requested for rezoning are located at N2357 County Road KW, parcel 59006060901 (zoned A-1-S, 10.690 acres) and at parcel 59006060891 (zoned A-1, 27.870 acres). The request is to rezone 10.690 acres from A-1-S to A-1 and to rezone 14.530 acres from A-1 to A-1-S. Chair Huenink asked for comments from the public or the Plan Commission three times.
Motion by Jack Stokdyk, seconded by David Mueller, to close the public hearing at 7:55pm; the motion carried by unanimous voice vote.
- b. Ordinance to amend Town Code §330 Zoning:
Chair David Huenink called the public hearing for a proposed ordinance to amend Holland Town Code §330 Zoning to order at 7:56pm. He explained the contents of the proposed ordinance briefly. Chair Huenink asked for comments from the public or the Plan Commission three times.
Motion by Jack Stokdyk, seconded by David Mueller, to close the public hearing at 7:58pm; the motion carried by unanimous voice vote.

13. Request by Matthew and Jennifer TenHaken for a rezoning:

Motion by Bryan Kaiser, seconded by Roy Teunissen, to recommend that the Holland Town Board approve the request for a rezoning by Matthew and Jennifer TenHaken, contingent upon the following:

- a. Approval and completion of a boundary line adjustment by the Sheboygan County Planning and Conservation Department reflecting the boundary line changes as shown on the plat of survey submitted with the application for a rezoning by Matthew and Jennifer TenHaken.

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

14. Ordinance to amend Town Code §330 Zoning

Motion by Jack Stokdyk, seconded by Roy Teunissen, to recommend that the Holland Town Board adopt the proposed Ordinance 2023-01 Amending Provisions in Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin; the motion carried by unanimous roll call vote.

15. Ongoing issues:

a. Applications being processed:

- (1) The most recently approved CUP for Jeff Freund of Freund Family Farm LLC needs to be reviewed and sent. Dave Huenink confirmed that the CUP documents for Jeff Freund of Freund Family Farm LLC have been reviewed and are ready to be mailed. Clerk Janelle Kaiser will send the CUP documents to Jeff.

16. Public input:

Roy Teunissen commented that certain roads have been muddy as a result of Onion River Solar Project construction. Chair Huenink provided information about how the Onion River team has responded to concerns about the mud.

17. Review/approve attendance records for previous meeting:

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

18. Adjourn:

Motion by Jack Stokdyk, seconded by Roy Teunissen, to adjourn at 8:21PM; the motion carried by unanimous voice vote.