

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Monday, April 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 March 20th, 2023 and March 27th, 2023.
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, Brody Stapel and Craig Droppers
Absentee(s): None
Signed-In Attendees: Dan Wieskamp, David Wieskamp, Tim Wieskamp, and Andrew Huenink
Other Attendees: Janelle Kaiser – Clerk-Treasurer and Zoning Administrator and Tom Huenink - Building Inspector
6. Adopt agenda as official order of business:
Motion by David Mueller, seconded by Jack Stokdyk, to adopt the agenda as presented for the April 3rd, 2023 Plan Commission meeting; the motion carried by unanimous voice vote.
7. Plan Commission procedures and opportunities for improvement:
Chair Huenink and Clerk Janelle Kaiser met to discuss possible changes to some of the application cover forms used by Plan Commission members to assist in reviewing application requests before and during meetings. Proposed changes may be reviewed at a future Plan Commission meeting.
8. Review/approve minutes of previous meeting(s):
Motion by Matt Teunissen, seconded by David Mueller, to approve the minutes from the February 6th, 2023 Plan Commission meeting as presented; the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
Chair Huenink reported that the Holland Town Board accepted the following recommendation from the Holland Plan Commission at their February 13th, 2023 meeting:
 - a. Approval of the request for a minor land division and rezoning by Scott Hesselink of Quonset Farms LLC.
10. Building inspector items:
 - a. Review/approve building permits report:
Motion by Jack Stokdyk, seconded by David Mueller, to approve the February and March

2023 building inspection reports submitted by 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:
Roy Teunissen requested that Tom Huenink follow up on an after-the-fact building permit for roofing and siding replacement on a barn at N1406 Palmer Road.

11. Public input:

None.

12. Public hearings for:

- a. Dan Wieskamp for multiple rezonings and a conditional use permit:
Chair David Huenink called the public hearing for Dan Wieskamp to order at 7:36pm. The properties are located at N1601 Vandriest Ln (parcel 59006074721, 1.990 acres, zoned R-1), parcel 59006074720 (25.410 acres, zoned A-3), W1799 Dewitt Rd (parcel 59006075771, 1.260 acres, zoned A-2), 59006075780 (10.000 acres, zoned A-2), and 59006075770 (5.410 acres, zoned A-2). The request is to rezone 5.10 acres of parcel 59006074720 from A-3 to R-1, rezone parcel 59006075771 from A-2 to A-5, rezone approximately 0.700 acres of parcel 59006075770 from A-2 to A-5, and rezone approximately 1.040 acres of parcel 59006075780 from A-2 to A-5. The request for a conditional use permit is to allow more than 2 accessory structures on one parcel and to allow the aggregate footprint of the accessory structures to exceed the maximum aggregate footprint allowed on the premises at W1799 Dewitt Road.
Chair Huenink asked for comments from the public or the Plan Commission a total of three times.
Motion by Roy Teunissen, seconded by Brody Stapel, to close the public hearing at 7:37pm; the motion carried by unanimous voice vote.
- b. Andrew Huenink for a business conditional use permit:
Chair David Huenink called the public hearing for Andrew Huenink to order at 7:38pm. The property is located at W2386 County Road A S (parcel 59006060320, 2.000 acres, zoned B-1). The request is to operate a repair business on the property owned by BJB 2386 Properties LLC.
Chair Huenink asked for comments from the public or the Plan Commission a total of three times.
Motion by Jack Stokdyk, seconded by Roy Teunissen, to close the public hearing at 7:39pm; the motion carried by unanimous voice vote.
- c. Ordinance 2023-06 Amending Chapter 330 – Zoning:
Chair David Huenink called the public hearing for Ordinance 2023-06 Amending Chapter 330 – Zoning to order at 7:40pm.
Chair Huenink asked for comments from the public or the Plan Commission a total of three times.
Motion by Roy Teunissen, seconded by Brody Stapel, to close the public hearing at 7:41pm; the motion carried by unanimous voice vote.

13. Request by Dan Wieskamp for multiple rezonings and a conditional use permit:

Motion by Jack Stokdyk, seconded by Brody Stapel, to recommend that the Holland Town Board approve the request by Dan Wieskamp to rezone 5.10 acres of parcel 59006074720 from A-3 to R-1, rezone parcel 59006075771 from A-2 to A-5, rezone approximately 0.700 acres of parcel 59006075770 from A-2 to A-5, and rezone approximately 1.040 acres of parcel 59006075780 from A-2 to A-5 as shown on the plats of survey submitted with the application. Approval of the rezoning requests is contingent upon approval and completion of the proposed boundary line adjustments by the Sheboygan County Planning and Conservation Department reflecting the boundary line changes as shown on the plat of surveys submitted with the application.

The motion includes approval of the conditional use permit request by Dan Wieskamp to allow:

- a. No more than three accessory structures on the parcel at W1799 Dewitt Road.
- b. The aggregate footprint of the accessory structures at W1799 Dewitt Road to exceed the maximum aggregate footprint allowed on the premises at W1799 Dewitt Road by allowing no more than 6,900 square feet.
- c. Two of the three existing buildings to exceed the maximum allowed footprint of 3,000 square feet. The existing buildings measure 3,040 square feet and 3,667 square feet, respectively.

Approval of the conditional use permit request is contingent upon approval of the rezoning requests by the Holland Town Board.

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

14. Request by Andrew Huenink for a business conditional use permit:

Motion by David Mueller, seconded by Matt Teunissen, to approve the request by Andrew Huenink for a conditional use permit to operate a repair business on the property at W2386 County Road A S as described in Andrew's application to include the modifications to the business' hours of operation, including emergency services, and the number of employees as discussed during the meeting.

The motion carried by unanimous roll call vote.

15. Ordinance 2023-06 Amending Chapter 330 – Zoning:

Motion by Jack Stokdyk, seconded by David Mueller, to recommend that the Holland Town Board adopt the proposed Town of Holland Ordinance 2023-06 Amending Provisions in Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin.

The motion carried by unanimous roll call vote.

16. Ongoing issues:

a. Applications being processed:

(1) Thomas Dittrich's Special Exception:

The Town is waiting for documents to be signed by the property owner.

(2) Scott Hesselink's Land Division:

The Town is waiting for new parcel numbers to be assigned by Sheboygan County before drafting the restrictive covenant to be signed by the property owner.

17. Public input:

- a. Chair Huenink suggested that parcels 59006075780, 59006075770, 59006075810, and 59006075840 near W1799 Dewitt Road could be possible candidates for property owner requests for rezoning trades related to Farmland Preservation Zoning. Any zoning trades

need to be requested by property owners and must be approved by the Holland Town Board.

- b. Craig Droppers inquired about whether Jack Schoenemann was contacted following the February 6th 2023 Plan Commission meeting, during which meeting he provided public input. Janelle Kaiser confirmed that she contacted Jack during the week of February 6th, 2023 and relayed the relevant information discussed during the February Plan Commission meeting.

18. 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.

19. Adjourn:

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