

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Monday, November 6, 2023 6:00pm

1. Call to order:
Plan Commission Chair David Huenink called the meeting to order at 6:00pm.
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 October 23, 2023 and October 30, 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, Roy Teunissen, Brody Stapel (arrived at approximately 6:15pm), Matt Teunissen, and Craig Droppers.
Absentee(s): David Mueller.
Signed-In Attendees: Dan Schueller, Ruth Schueller, Jim Testroote, Lori Testroote, Brian Williams, and Edward Ritger.
Other Attendees: Janelle Kaiser – Clerk-Treasurer and Zoning Administrator and Tom Huenink - Building Inspector.
6. Adopt agenda as official order of business:
Motion by Roy Teunissen, seconded by Jack Stokdyk, to adopt the agenda as modified during the November 6, 2023 Plan Commission meeting to renumber agenda items 16, 17, and 18 to 15, 16, and 17; the motion carried by unanimous voice vote.
7. Plan Commission procedures and opportunities for improvement:
No new information to report.
8. Review/approve minutes of previous meeting(s):
Motion by Bryan Kaiser, seconded by Roy Teunissen, to approve the minutes from the October 2, 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 recommendation of the Holland Plan Commission and approved the request for a minor land division and multiple rezonings by Calvin Smith.
Chair Huenink reported that the Holland Town Board accepted the recommendation of the Holland Plan Commission and adopted Ordinance 2023-09 Amending Chapter 330 – Zoning.
10. Building inspector items:
 - a. Review/approve building permits report:
Motion by Jack Stokdyk, seconded by Roy Teunissen, to approve the October 2023 building inspection report 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:
A structure at N311 County Road CC for which there was no building permit was discussed. The clerk will contact the property owner.

11. Public input:

- a. Jim and Lori Testroote were present to inquire about constructing an accessory building on their property at N960 Sauk Trail Road (zoned A-5, 10.36 acres). There are 3 existing accessory structures on the property larger than 160 square feet; the Plan Commission acknowledged that a conditional use permit (CUP) would be required in order to construct an additional accessory structure on the property with a footprint larger than 160 square feet. The Plan Commission acknowledged that the Town's Zoning Ordinance provides an exemption for small accessory buildings from the maximum aggregate square footprint of accessory structures and number of accessory buildings for nonagricultural purposes on a parcel if the requirements of Holland Town Code Section 330-12B.(d) are met. Therefore, if those requirements are met, Jim and Lori can place up to 3 small accessory buildings on their parcel, as their lot size is 2.00 acres or greater.
Jim also inquired about whether a conditional use permit would be required if an accessory building larger than 160 square feet was constructed in the same footprint as one that was razed some time ago. The Plan Commission acknowledged that a CUP would be required unless the building had been razed within the last 12 months.
- b. Karl Gesch was present to present a proposal to create a new 11.2-acre parcel from existing parcel 59006067271 on County Road RR (zoned A-1, 39.56 acres). The proposal includes a request to rezone the parcel from A-1 to B-1 (approximately 2 acres) and A-PR (approximately 9.2 acres). A conditional use permit would also be requested for a tree service business use. The Plan Commission acknowledged that the subject parcel is located within a Farmland Preservation Zoning (FPZ) district and that applicants requesting to rezone land out of FPZ are encouraged to include a request to rezone eligible land that is not currently classified as FPZ into a FPZ district at minimum ratio of 2:1 with their application.
- c. Gordon and Amy Seegert provided information for the November Plan Commission meeting packet regarding a proposed rezoning request involving N2220 Gibbons Road (parcel 59006060702, zoned A-5, 3.00 acres) and W2525 County Road A S (parcel 59006060701 zoned A-2, 14.21 acres). The proposal is to request to rezone 0.18 acres of parcel 59006060702 from A-5 to A-2 and 0.18 acres of parcel 59006060701 from A-2 to A-5. The Seegert's would like to construct an accessory building on the north side of N2220 Gibbons Road, and a boundary line adjustment between the 2 parcels would be requested through Sheboygan County to change the parcel lines in order to meet building setback requirements for that building. The proposed rezoning would be requested due to the boundary line adjustment.

12. Public hearings for Daniel and Ruth Schueller for a minor land division and conditional use permit:

Chair David Huenink called the public hearing for Daniel and Ruth Schueller to order at 6:40pm. The subject property is located at N962 Knepprath Road (parcel 59006065326, zoned A-5, 26.190 acres). The minor land division request is to divide 3.5 acres from the parcel to include the existing single-family residence. The CUP request is to practice forestry management on the 22.6-acre remnant parcel to include use of the existing structures near the

northeast corner. Attorney Edward Ritger spoke on behalf of the applicants, providing some further explanation for the documents included with the application. Chair Huenink asked for additional comments from the public or the Plan Commission a total of three times. Motion by Jack Stokdyk, seconded by Bryan Kaiser, to close the public hearing at 6:43 pm; the motion carried by unanimous voice vote.

13. Request by Daniel and Ruth Schueller for a minor land division and conditional use permit:
- a. Motion by Jack Stokdyk, seconded by Roy Teunissen, to recommend that the Holland Town Board approve the request by Daniel and Ruth Schueller for a minor land division as shown on the certified survey map submitted with the application, and to approve the request by Daniel and Ruth Schueller for a conditional use permit to conduct forestry management on the proposed 22.69-acre parcel labeled 'Outlot 1' on the certified survey map submitted with the application, contingent upon Town Board approval of the minor land division request.
The motion carried by unanimous roll call vote. Craig Droppers: Y; Roy Teunissen: Y; Brody Stapel: Y; David Huenink: Y; Bryan Kaiser: Y; Matt Teunissen; Jack Stokdyk: Y.

14. Ongoing issues:
- a. Applications being processed:
No new information to report.
 - b. CUP condition compliance - Scott Soerens of Pushing Perfection Concrete and Construction LLC:
Brody Stapel reported that Scott Soerens has contacted a local company to remove debris from the property at W3070 Hoitink Road in order to comply with the conditions of his CUP. This topic may be discussed at a future Plan Commission meeting.
 - c. Conditional use permit reviews:
Kevin Claerbaut, CG Services (parcels 59006076210, 59006076292):
No new information to report. The Plan Commission acknowledged that the business owner intends to amend the conditional use permits in Spring 2024 to include a proposed new use and an updated site plan and plan of operations.

15. Public input:
None.

16. Review/approve attendance records for previous meeting:
Motion by Roy Teunissen, seconded by Brody Stapel, to approve the attendance records as presented; the motion carried by unanimous voice vote.

17. Adjourn:
Motion Jack Stokdyk, seconded by Roy Teunissen, to adjourn at 7:00PM; the motion carried by unanimous voice vote.