

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Monday, December 4, 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 at the Holland Town Hall and on the Town's website. A public hearing notice was published in the Sheboygan Press on November 20, 2023 and November 27, 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, Matt Teunissen (arrived at 8:01pm), and Craig Droppers.
Absentee(s): David Mueller.
Signed-In Attendees: Amy Seegert, Gordie Seegert, Lee Kaat, Gordon Seegert Jr., Kurt Kraus, Luke Kaat, Abby Kaat, and Ross Kaat.
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 Brody Stapel, to adopt the agenda for the December 4, 2023 Plan Commission meeting as presented; 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 Roy Teunissen, seconded by Jack Stokdyk, to approve the minutes from the November 6, 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 by Daniel and Ruth Schueller.
10. Building inspector items:
 - a. Review/approve building permits report:
Motion by Jack Stokdyk, seconded by Bryan Kaiser, to approve the November 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 obtained was discussed at a prior meeting. Clerk Janelle Kaiser contacted the property owner, who reported that he spoke with Building Inspector Tom Huenink prior to construction of the structure described as a playhouse; at that time, Tom advised that a permit would not be required. The Plan Commission concurred that a building permit is required, and that the property owner should fill out a building permit application for the structure and pay the normal fee. Janelle will follow up with the property owner.

11. Public input:

- a. Kurt Kraus was present to follow up on public input provided at the October 2, 2023 Plan Commission meeting regarding a proposed land division and rezoning involving parcels 59006067365 (zoned A-1, 34.24 acres), 59006067361 (zoned A-5, 3.00 acres), 59006067364 (zoned A-5, 3.00 acres), and 59006067180 (zoned A-1, 40.00 acres). The goal of the property owners is to create 3 new buildable parcels along County Road KW, adjacent to parcels 59006067361 and 59006067364, by dividing approximately 10 acres from parcel 59006067365. The lot lines of parcels 59006067361 and 59006067364 are proposed to change slightly in order to meet road frontage requirements of the Township and subdivision ordinance requirements of Sheboygan County. The proposed new parcels would be requested for rezoning from A-1 to A-1-S, the remnant of parcel 59006067365 would be requested for rezoning from A-1 to A-PR, and parcel 59006067180 would be requested for rezoning from A-1 to A-PR. Chair Huenink explained that the request would be best submitted as 3 separate applications for a minor land division and rezonings, by Kraus', Kaat's, and Prinsen families, respectively. He explained that since the Kraus and Kaat applications would first require boundary line adjustments to be processed at Sheboygan County, it would be best to submit those applications a couple of months prior to submitting the Prinsen application.
- b. Craig Droppers asked how the Kraus proposal aligns with the Town's comprehensive plan. Chair Huenink and Brody Stapel commented on the required acreage, per Town Code, proposed for rezoning into A-PR as part of the request, which would prohibit residential development on that land. Chair Huenink explained that the Town's comprehensive plan does provide an objective of preserving farmland. The request by Kraus is proposing to follow all requirements of farmland preservation zoning, as stated in the Town's code, which is more restrictive with respect to dividing land from farmland for residential development than it had been before the Town's recertification of FPZ around 2016. Craig commented that it is the responsibility of the current Plan Commission to decide how the Town wants to approach development on behalf of the next generation.
- c. Lee Kaat inquired about whether anything has changed at Meadowlark Storage at W2730 County Road A South (parcel 59006060651, zoned B-1, 3.00 acres). Chair Huenink commented that nothing has changed at the facility as of this meeting, however, the property owner has contacted the Township with interest in applying to amend the existing conditional use permit allowing indoor storage on the property. This amendment would propose additional building construction to expand the indoor storage use. The Plan Commission briefly reviewed the draft Erosion Control & Stormwater Management diagram provided by Laura Logan in the December meeting packet. Lee Kaat questioned whether fencing around the retention pond would be required. The Town may be able to require certain fencing around the facility, however, the stormwater management plan for the proposed project must be approved by Sheboygan County, and they may require certain fencing. Gordon Seegert Jr. inquired about whether the property owner's

proposed plan includes another road access, to which Chair Huenink replied that it does not.

12. Public hearing for Gordon and Amy Seegert for a rezoning:

Chair David Huenink called the public hearing for Gordon and Amy Seegert to order at 8:08pm. The subject properties are located at N2220 Gibbons Road (parcel 59006060702, zoned A-5, 3.00 acres) and parcel 59006060701 (zoned A-2, 14.21 acres). The request is 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. 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 8:09pm; the motion carried by unanimous voice vote.

13. Request by Gordon and Amy Seegert for a rezoning:

- a. Motion by Jack Stokdyk, seconded by Brody Stapel, to recommend that the Holland Town Board approve the 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 as shown on the plat of survey submitted with the application by Gordon and Amy Seegert, contingent upon completion of the boundary line adjustment by Sheboygan County as shown on the plat of survey. The motion carried by unanimous roll call vote. Roy Teunissen: Y; Matt Teunissen: Y; Jack Stokdyk: Y; Craig Droppers: Y; Bryan Kaiser: Y; David Huenink: Y; Brody Stapel: Y.

14. Ongoing issues:

- a. Applications being processed:
No new information to report.
- b. Conditional use permit (CUP) condition compliance - Scott Soerens of Pushing Perfection Concrete and Construction LLC:
Several members of the Plan Commission expressed concern that the local company contacted by the owner at W3070 Hoitink Road to remove debris from the property is not interested in completing the work required for the property owner to regain compliance with conditions of the CUP. The Plan Commission concurred that a certified letter should be sent to Scott Soerens providing a May 1st deadline to get the property cleaned up. The Town should also contact Scott to set up a time to view the property and take pictures of the debris that has been reported.
- 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 by Spring 2024 to include a proposed new use and an updated site plan and plan of operations.

15. Public input:

Chair Huenink informed the Plan Commission that the next meeting will be held on Tuesday, January 2, 2024, due to New Years Day falling on the first Monday of January 2024.

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 Bryan Kaiser, to adjourn at 8:36PM; the motion carried by unanimous voice vote.