

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Tuesday, January 2, 2024 7:30pm

1. Call to order:
Plan Commission Chair David Huenink called the meeting to order at 7:30pm.
2. Pledge of Allegiance:
Bryan Kaiser 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 December 19, 2023 and December 26, 2023.
4. Record retention certification:
Plan Commission Clerk Janelle Kaiser stated record retention is up to date.
5. Roll call:
Attendees: Chair David Huenink, Jack Stokdyk, Bryan Kaiser, Roy Teunissen, Matthew Teunissen, David Mueller, and Craig Droppers.
Absentee(s): Brody Stapel (Town Supervisor) and Tom Huenink (Building Inspector).
Signed-In Attendees: Laura Logan, Gloria Teunissen, Lee Kaat, Trevor Mentink, and Randy Joosse.
Other Attendees: Janelle Kaiser (Clerk-Treasurer and Zoning Administrator).
6. Adopt agenda as official order of business:
Motion by Roy Teunissen, seconded by David Mueller, to adopt the agenda for the January 2, 2024 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 David Mueller, to approve the minutes from the December 4, 2023 Plan Commission meeting as modified during the January 2, 2024 Plan Commission meeting as follows:
 - a. Drafted as: Page 2, item 11.b. "Craig commented that it's up to the current Plan Commission to decide how the Town wants to approach development on behalf of the next generation."
Modified to: Page 2, item 11.b. "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."

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 rezoning by Gordon and Amy Seegert.
10. Building inspector items:

- a. Review/approve building permits report:
Motion by Jack Stokdyk, seconded by David Mueller, to approve the December 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. As of the January 2, 2024 Plan Commission meeting, the property owner of N311 County Road CC had obtained a building permit for the structure and paid the normal fee. This item will be removed from future Plan Commission agendas until further notice.

11. Public input:
None.

12. Public hearing for Laura Logan of RJ Sheboygan LLC for a conditional use permit amendment at W2730 County Road A South:
Chair David Huenink called the public hearing for Laura Logan of RJ Sheboygan LLC to order at 7:36pm. The subject property is located at W2730 County Road A South (parcel 59006060651, 3.00 acres, zoned B-1). The amendment request includes a proposal for building construction to expand the existing indoor storage use. Chair Huenink asked for comments from the public or the Plan Commission.

- a. Laura Logan commented that additional units on the property would fill up fast.
- b. Trevor Mentink of N2274 State Highway 32 provided the following comments about Laura's request:
 - (1) Whether the size of the pond as shown on the erosion control and stormwater management plan provided by Laura Logan is adequate for rainwater from 3 acres of land.
 - (2) The safety of the intersection on the roads near the subject property, noting that as a neighbor, he knows that there are a lot of car accidents there. He requested that the elevations and proximity of the pond to the corner be reviewed, expressing concerns about cars going into the water.
 - (3) He has received notice that certain sections of State Highway 32 will be completely redone in the future.
 - (4) The overall use of the property should remain indoor storage use only. He inquired about whether 3-phase power has been requested, and if so, why is this needed?
- c. Chair Huenink provided that the size of the pond, and the entire stormwater management and erosion control plan, is within Sheboygan County's jurisdiction. The engineered plan submitted by Laura must be approved by Sheboygan County.

- d. Laura Logan commented that the proposed pond is located 60 feet away from the edge of the road and that Sheboygan County has approved the pond placement. The entire plan has been approved by Sheboygan County and is now being reviewed by the Wisconsin Department of Natural Resources. She commented that 3-phase power may no longer be needed, because she is proposing to develop the existing 3.00-acre subject parcel as opposed to further acreage expansion that was previously requested and denied. Laura stated that 20 amps of electricity would be shared in groups of 3 storage units, providing less than 7 amps to each unit primarily intended to be used for battery trickle chargers. Laura stated that a fence is not planned for the perimeter of the property, as they need a place to push snow. She also commented that a steel or aluminum fence would not stop a car from driving through onto the property at high speeds, and that a car would likely hit the ditch before that happened. Laura plans for the new buildings to be constructed in July and paving to be done in September.
- e. Trevor Mentink requested that a completion date be set for construction if the amendment is approved. Chair Huenink provided that building permits do expire, however, they can be renewed if needed.

Motion by Jack Stokdyk, seconded by Bryan Kaiser, to close the public hearing at 7:56pm; the motion carried by unanimous voice vote.

13. Request by Laura Logan of RJ Sheboygan LLC for a conditional use permit amendment at W2730 County Road A South:

Motion by Jack Stokdyk, seconded by Bryan Kaiser, to approve the request by Laura Logan of RJ Sheboygan LLC for a conditional use permit amendment at W2730 County Road A South, conditional upon the following items:

- a. The hours of operation shall be 24 hours per day, 7 days per week.
- b. The maximum number of employees on the Premises shall normally not exceed zero full-time employees and zero part-time employees.
- c. Sufficient off-road parking spaces shall be provided for the maximum number of business, employee and customer vehicles expected on-site simultaneously.
- d. The storage units shall only be used for indoor storage. The property shall only be used to conduct indoor storage business activities.
- e. Each individual storage unit shall not be supplied with more than 20 amps of single-phase electricity.
- f. Outside parking for two business owned vehicles that are made available for tenant use is allowed.
- g. Laura Logan shall provide written documentation and/or a permit to the Town Clerk indicating approval of the Site Grading and Erosion Control Plan and Stormwater Management Plan by Sheboygan County and the Wisconsin Department of Natural Resources prior to issuance of any building permit for the Premises.

- h. Laura Logan shall provide written documentation to the Town Building Inspector establishing approval of the Construction Plans by the State of Wisconsin prior to the issuance of any building permit for the Premises.
- i. The town's standard business CUP conditions shall apply.

The motion carried by roll call vote. Jack Stokdyk: Y; Roy Teunissen: Y; Matthew Teunissen: Y; Bryan Kaiser: Y; David Mueller: Y; Craig Droppers: N; David Huenink: 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 at a prior meeting. 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. As of the January 2, 2024 Plan Commission meeting, a draft letter to be sent by certified mail was under review by Chair Huenink.
- 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:

Lee Kaat inquired about whether ongoing rummage or antique sales, i.e., every weekend, is an allowable use at the indoor storage facility located at W2730 County Road A South. The Plan Commission concurred that continuous rummage or antique sales would not be an allowable use and encouraged Lee to take photos documenting the ongoing activity in order to provide evidence of such continuous use if observed. Lee also commented on plows pushing snow onto the neighboring property owner's land at W2730 County Road A South. The Plan Commission concurred that the property owners of said properties may have an agreement about snow placement, and that the neighboring property owner may report the issue to the Township if it becomes a point of concern.

16. Review/approve attendance records for previous meeting:

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

17. Adjourn:

Motion Jack Stokdyk, seconded by David Mueller, to adjourn at 9:28PM; the motion carried by unanimous voice vote.