

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013
Monday, December 9th, 2024 6:30pm

1. CALL TO ORDER:
Town Chair David Huenink called to order the Board of Supervisors monthly meeting at 6:33pm.
2. PLEDGE OF ALLEGIANCE:
Town Chair David Huenink led attendees in the Pledge of Allegiance.
3. CERTIFY WISCONSIN OPEN MEETING LAW HAS BEEN MET:
Clerk-Treasurer 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 on December 6, 2024.
4. ROLL CALL:
 - a. Members Present: Town Chairman David Huenink, Town Supervisors Kelly Caswell, Douglas Hamilton, and Stanley Lammers.
 - b. Members Absent: Town Supervisor Brody Stapel.
 - c. Others Present: Town Clerk-Treasurer and Zoning Administrator Janelle Kaiser.
 - d. Members of the public that signed in: Ann Grittinger, Jack Stokdyk, Ann Calvert, Jim TeBeest, John Dickmann, Ray Will, Karen Will, Bob Neeb, Jane Hamilton, Mike Czych, Mary Ann Tyler, Kenneth Tyler, William Bannier, Ann Bachrach, Greg Bachrach, Walt Ellis, Anne Courtney, Amy Q Scott, Scott Davies, Nicola Davis, Dave Muth, Ellen Anderson, Scott Siemon, Sandy Rose, Bill Rose, Dan Madson, Susan LaBudde, Julie Kuether, Dave Valenti, Annemarie Valenti, Cheryl Baldwin, Grant Barthel, Kristen Sheeran, Corbett Sheeran, Dana Mueller, Diane Holstrom-Meisser, Mary Huenink, and Mark Huenink.
5. ADOPT AGENDA AS OFFICIAL ORDER OF BUSINESS:
Motion by Lammers, seconded by Caswell, to adopt the agenda for the December 9, 2024 board meeting as presented; the motion carried by unanimous voice vote.
6. DISCUSSION AND APPROVAL OF MINUTES:
Motion by Caswell, seconded by Hamilton, to approve the minutes from the November 11, 2024 board meeting as modified during the December 9, 2024 meeting as follows:
 - a. Page 4, item 10, the following text was added: *"Supervisor Hamilton commented that section 330-6 of the town's zoning ordinance lists 15 criteria to be considered when interpreting town ordinances. Of the 5 relevant ones relating to the AO property, he noted that number L is the most critical - to "Prohibit uses or structures incompatible with the natural characteristics, existing development, or intended*

development within or adjacent to a zoning district.” He contends that AO’s use exclusively as a transient short-term vacation facility is inconsistent with long-term privately owned residential dwellings in R-1.”

The motion carried by unanimous voice vote.

7. RECORD RETENTION CERTIFICATION:

Clerk-Treasurer Janelle Kaiser certified that everything is up to date.

8. FINANCIAL/TREASURER’S REPORT:

Motion by Lammers, seconded by Hamilton, to approve the November 2024 financial/treasurer’s report as presented during the December 9, 2024 board meeting; the motion carried by unanimous voice vote.

9. APPROVAL OF VOUCHERS:

Motion by Caswell, seconded by Lammers, to approve the December 9, 2024 voucher listing as modified during the December 9, 2024 board meeting to add per diem payments to Holland Town Board members that reported attendance at one or more eligible meetings since the November 11, 2024 board meeting; the motion carried by unanimous voice vote.

10. ACCOUNTS RECEIVABLE:

None.

11. PUBLIC INPUT:

Several members of the public read written statements at this time. These statements were submitted to Clerk-Treasurer Janelle Kaiser and are attached to these minutes beginning on Page 9.

The following is a summarization of additional public comment provided at this time:

- a. Susan LaBudde urged the Town Board to heed the recent recommendations of the Plan Commission and also to heed the determination of the Board of Appeals against the proposed use of the dwelling at N2047 Pine Beach Road South. Any action taken tonight would be inconsistent with the Board of Appeals, undermine the legal process, and damage the citizens’ faith in the impartiality and intentions of the Town Board.
- b. Dan Madson expressed strong opposition to the proposed zoning ordinance amendment, stating that the amendment doesn’t pass the smell test as to what the zoning ordinance is really about. He hopes that the Town Board listens to input from the public and decides not to adopt the proposed ordinance.
- c. David Valenti said that if the Town Board doesn’t adopt the proposed ordinance, he hopes that the Town Board will vote it down, so that the people don’t have to keep attending monthly meetings. He stated that he hopes people will keep attending but suggested that the Town Board kill the ordinance tonight.
- d. Bob Neeb inquired about the required setback for Gate 8 on Ebbers Road, which is part of the Onion River Solar Utility. Chair Huenink provided information about required setbacks for gates as opposed to buildings, and that there are different setback requirements for various types of roads, such as Town roads, County roads,

- or State roads. Bob said that the other gates used by the utility are set much further back than the one on Ebbers Road. Bob also inquired about an Alliant Energy truck that he recently observed disposing of trash at the Town Recycling Center. Supervisor Hamilton provided that there are times when commercial vehicles, driven by property owners or residents of the Town of Holland, visit the recycling center to dispose of the driver's household trash, recycling, or other allowable items. Bob Neeb asked that the aforementioned Alliant Energy truck be followed up on by the Town's recycling center attendants. Bob also inquired about whether Dekker Road can be used by farmers for liquid manure hauling, to which Chair Huenink and Supervisor Lammers replied that Dekker Road does not have any posted weight restrictions and can be used by farmers for manure hauling.
- e. Grant Barthel commended the Town Board and Plan Commission members for their understanding of public service. He also commented that people get upset when their will is not carried out by elected officials, citing attitudes towards recent national elections as a comparison to the will of the people as it relates to the proposed use of the dwelling at N2047 Pine Beach Road South. Grant said that the response of the people, as shown by their attendance, reflects that the proposed use is not something that the people of this Town want; the Town Board should stand up for the people of the Town despite potential litigation.
 - f. John Patek inquired about how and when the Town Attorney is hired. Chair Huenink provided that the Town Attorney is appointed by the Town Board, and that this appointment typically only changes when the Town Board wants or needs to make a change. John stated that he was not impressed by Town Attorney Eric Eberhardt, and that his presentation at the December 4, 2024 Board of Appeals meeting was not impressive when compared to presentations by other attorneys at that meeting.
 - g. Diane Holstrom-Meisser thinks that a mistake was made regarding the Town's interpretation of the proposed use of the dwelling at N2047 Pine Beach Road South from the beginning, and also asked the Town Board to confirm whether American Orthodontics (AO) has been transparent about the proposed use. Chair Huenink confirmed that AO has clearly communicated that the dwelling was proposed for use by their employees, customers, and potential customers. Diane inquired about whether there has been precedent set in the State of Wisconsin regarding this proposed use. Chair Huenink replied that AO owns 3 other dwellings in the Town used for this purpose and has conducted this use in the Town for many years. Diane also commented about road construction and utility projects underway on Stokdyk-Ingelse Road and expressed some disheartenment towards the trees being removed along the road as part of the projects. She reported that a tree removal service that works with WE Energies has suggested that even more trees be removed than originally proposed, and that it was a confusing experience to communicate with the tree removal service and WE Energies. Diane commented that she works as an attendant at the Town Recycling Center. She has followed up on commercial vehicles visiting the recycling center in the past and will continue to do so.
 - h. Mike Czysh appreciated the transparency at this meeting compared to meetings 3 or 4 years ago about the solar panels.

Let these minutes show that Chair Huenink stated, during public input, that Building Inspector Tom Huenink's job is to make sure that buildings conform to building code, and that review or approval of the use of a structure is not within his jurisdiction.

12. PLAN COMMISSION RECOMMENDATIONS:

- a. REQUEST BY TANNER AND SARAH MONAHAN FOR A MINOR LAND DIVISION AT W4037 COUNTY ROAD RR:
Motion by Caswell, seconded by Lammers, to accept the recommendation of the Holland Plan Commission and approve the request by Tanner and Sarah Monahan for a minor land division of W4037 County Road RR as shown on the plat of survey submitted with the application, contingent upon:
 - i. Receipt of a signed and recordable certified survey map that includes required Town language and matches the plat of survey submitted with the application within 90 days of December 9, 2024.
 - ii. Receipt of a full legal description for the parent parcel or all resultant parcels within 90 days of December 9, 2024.
 - iii. Sheboygan County approval and execution of said certified survey map.Motion carried by unanimous roll call vote. Douglas Hamilton: Y; David Huenink: Y; Stanley Lammers: Y; Kelly Caswell: Y.
- b. REQUEST BY RHONDA ANDERSON FOR A MINOR LAND DIVISION AT N1838 COUNTY ROAD KW:
Motion by Caswell, seconded by Hamilton, to accept the recommendation of the Holland Plan Commission and approve the request by Rhonda Anderson for a minor land division of N1838 County Road KW as shown on the certified survey map submitted with the application, contingent upon Sheboygan County approval and execution of said certified survey map.
The motion carried by unanimous roll call vote.
- c. ORDINANCE TO AMEND CHAPTER 330 ZONING:
Chair Huenink explained that the Plan Commission recommended that the Town Board not adopt the proposed ordinance to amend Holland Town Code Chapter 330 – Zoning as drafted at their December 2, 2024 meeting. He acknowledged that there is a relationship between the proposed ordinance and the appeal that was heard by the Board of Appeals on December 4, 2024, and that it might be better to not take any action on the proposed ordinance at this time. By consensus, the Town Board agreed not to take any action on the proposed ordinance presented at the December 9, 2024 board meeting.

13. RESULTS OF DECEMBER 4, 2024 BOARD OF APPEALS MEETING:

Chair Huenink explained that the minutes and transcript for the December 4, 2024 Board of Appeals meeting are not available yet; it typically takes 10-14 days for the court reporter's transcript to be made available. He summarized the results of the applications heard by the Board of Appeals at their December 4, 2024 meeting:

- a. A request by Michael B Everett to vary the applicable sign regulations. The request was to construct a sign with a height of 100 feet and an area of 697.5 square feet at

N905 Sauk Trail Road, Cedar Grove, WI 53013:

Chair Huenink reported that the Board of Appeals denied the variance request.

- b. A Second Amended Application by Atty. Ellen Anderson on behalf of David Valenti and Larry Britton appealing the Town Plan Commission's adoption of the Town Attorney's interpretation of zoning regulations. The Application requests a review of the legal interpretation that the proposed use of the dwelling at N2047 Pine Beach Road South, Oostburg, Wisconsin complies with Holland Town Code §330-27, R-1 Single-Family Residence District:

Chair Huenink reported that the Board of Appeals reversed the Town Plan Commission's adoption of the Town Attorney's interpretation of zoning regulations that the proposed use of the dwelling at N2047 Pine Beach Road South, Oostburg, Wisconsin complies with Holland Town Code §330-27, R-1 Single-Family Residence District.

14. ONION RIVER ELECTRICAL UTILITY UPDATE:

Chair Huenink reported on the status of the proposed memorandum of understanding between the Town of Holland and Wisconsin Power and Light Company, which outlines terms of an agreed-upon payment to the Town of Holland for Town road repair costs as a result of the solar utility's construction. The payment is expected to be received in the near future.

15. ATTRIBUTION OF 2024 EXPENSES TO APPLICABLE DESIGNATED RESERVE ACCOUNTS AND ESTABLISHMENT OF 2025 DESIGNATED RESERVE AMOUNTS TO INCLUDE 2024 CARRYFORWARDS:

Motion by Lammers, seconded by Caswell, to fund designated reserves for 2025 as follows:

- a. A designated reserve for expenditures related to public safety in the amount of \$93,000.
- b. A designated reserve for expenditures related to future assessment services in the amount \$13,000.
- c. A designated reserve for expenditures related to Holland Town Hall improvements in the amount of \$72,731.56.
- d. A designated reserve for expenditures related to transportation designated reserve in the amount of \$385,000.

As of December 9, 2024, the transportation designated reserve balance is \$575,318.39. The motion includes approval to remove \$190,318.39 from the transportation designated reserve to be applied to 2024 road betterment expenses.

The motion carried by unanimous roll call vote.

16. REVIEW/UPDATE THE TOWN FEE SCHEDULE:

No action taken. Chair Huenink asked the supervisors to review the existing Town fee schedule for any changes or updates to be considered at a future meeting.

17. PURCHASE MINI-EXCAVATOR AND TRAILER:

Motion by Lammers, seconded by Caswell, to approve the purchase of a Komatsu mini-excavator with a post-hole auger and trailer for an amount not to exceed \$110,000. The

mini-excavator and trailer is expected to be purchased from Rolland Machinery and the post-hole auger is expected to be purchased from Knowles Produce and Trading Company. The motion carried by unanimous voice vote.

18. RECOMMENDATION TO TOWN ELECTORS – EXPANSION OF ROAD RIGHT-OF-WAY TO INCLUDE LAND PURCHASE ON GIBBONS ROAD AND SCHEDULING OF SPECIAL ELECTOR MEETING:

WE Energies has proposed a project to update power lines on Gibbons Road to include installation of new poles. Since a section of Gibbons Road that is part of the proposed project is currently three rods in width, while most other Town roads are four rods in width, the Town Board reached consensus that a special elector meeting should be called to ask Town electors for approval of land purchases. The land purchases are being proposed to allow expansion of the road right-of-way on said section of Gibbons Road so that it is 4 rods in width and therefore consistent width with most other Town roads. A special meeting of Town electors may be scheduled for Monday, January 13, 2025 at 6:00pm. Supervisor Lammers will provide an estimated cost of the land purchases.

Let these minutes show that following the December 9, 2024 Town Board meeting, the Town learned that a special elector meeting is not required, whereas Wisconsin State Statute 60.50(1) allows the Town Board to acquire lands to lay, construct, alter, extend or repair any highway, street or alley in the town. Therefore, a special meeting of Town electors will not be held to address this matter.

19. OFFICIAL NEWSPAPER FOR THE TOWN OF HOLLAND:

Chair Huenink explained that Sheboygan Press has been considered the official newspaper of the Town of Holland for some time now, however, Wisconsin towns are not required to have an official newspaper. One of the goals of public notices is to ensure that as many people that want to be notified have access to said notices, and it is understood that the subscription base of the Sheboygan Press has decreased over the years. While the Town may continue to publish certain notices in the Sheboygan Press, it may make more sense to instead publish certain other notices in locally distributed newspapers or news sources, such as The Sounder and/or the Lakeshore Weekly.

Motion by Lammers, seconded by Hamilton, to eliminate the Sheboygan Press as the official newspaper for the Town, and to proceed without an official newspaper going forward; the motion carried by unanimous voice vote.

20. WISCONSIN TOWNS ASSOCIATION 2025 DISTRICT MEETINGS:

The Town Board reached consensus that this item should be discussed at a future board meeting to allow more time for board members to check their respective schedules prior to requesting that the Clerk submit their WTA district meeting registrations.

21. ONGOING ISSUES:

a. MANAGING SHORT-TERM RENTAL (STR) LICENSES:

A report detailing short-term rental licenses and certain short-term rental activity was provided to the Town Board in the December 9, 2024 board meeting packet. A certified letter was sent to the property owners of N1099 Cole Road on October 24,

2024 which informed them of their requirement to obtain a short-term rental license, whereas the third-party monitoring software utilized by the Town showed two recent documented stays at this unlicensed property. As of December 9, 2024, no response from the property owner(s) has been received. The Town Board concurred that a follow-up letter from the Town Attorney should be mailed to the property owners of N1099 Cole Road.

- b. POSSIBLE UPDATES TO TOWN ATV-UTV ROUTE TO INCLUDE REQUEST FOR ADDITIONAL COUNTY ROAD LINKS:
No new information to report.
- c. POSSIBLE ORDINANCE VIOLATION AT W3070 HOITINK ROAD:
No new information to report.
- d. INTERGOVERNMENTAL ROAD AGREEMENTS WITH TOWN OF LIMA AND VILLAGE OF CEDAR GROVE:
Intergovernmental road agreements have been sent to the Village of Cedar Grove and the Town of Lima and are currently under their review.
- e. DEED RESTRICTIONS ON OBJECTS WITHIN TOWN ROAD RIGHT-OF-WAY:
No new information to report.
- f. SIGNAGE, BARRICADES, AND CONDUCT AT WALK-IN ACCESS TO LAKE MICHIGAN LOCATIONS:
Chair Huenink explained that new signage, which will be mounted on right-of-way signs at the entrances of the walk-in access areas, has been delivered. The signage has not yet been installed at the access points and may not be installed until Spring 2025 due to frozen ground.

22. COMMITTEE, CLERK-TREASURER AND CHAIRMAN REPORTS:

- a. ADMINISTRATION AND FINANCE:
None.
- b. PARKS AND PROPERTY:
None.
- c. PUBLIC SAFETY:
None.
- d. ROADS:
A monthly roads report prepared by Director of Public Works and Property was provided to the Town Board at their December 9, 2024 meeting. Supervisor Lammers reported that “jake brakes prohibited” signs have been installed on both sides of Holland-Lima Road.

e. CLERK-TREASURER:

Janelle Kaiser reported:

- i. 2024 property tax bills will be mailed by the Sheboygan County Treasurer on or before the third Monday of December.
- ii. A reminder that office hours of the Clerk-Treasurer are Monday through Wednesday from 9am until 12pm, effective 12/1/2024.
- iii. The office of the Clerk-Treasurer will be closed December 24, 2024, December 25, 2024, and January 1, 2025.

f. CHAIRMAN:

None.

23. PUBLIC INPUT:

- a. Craig Droppers expressed appreciation that the Town Board's makes effort to commit funds for future fire truck purchases in years prior to when said purchase is needed, noting that a fire truck is a large purchase for a Town. He also inquired about committed funds designated by the Town Board earlier in the meeting, to which Chair Huenink replied with clarification and explanation. There was brief discussion about potential upcoming broadband projects in certain areas of the Town.
- b. Diane Holstrom-Meisser inquired about width and accessibility of the easements at the Lake Michigan walk-in access areas as well as the purpose of the new signage to be installed. Chair Huenink responded to the inquiry about signage and accessibility.
- c. Mary Huenink thanked the Town Board for their explanations during the meeting.

24. CORRESPONDENCE:

All relevant correspondence was included in the December board meeting packet or was previously sent to Town Board members by email.

25. ADJOURN:

Motion by Lammers, seconded by Caswell, to adjourn the meeting at 8:33pm; the motion carried by unanimous voice vote.

Let these minutes show that pages 9 through 15 of this document are comments submitted by the public, as mentioned in these minutes, on Page 2, Item 11.

Respectfully submitted,
Janelle Kaiser, Clerk-Treasurer

12/9/2024

We fully support and applaud the decision made by the Zoning Board of Appeals that the use of the corporate retreat house, permitted by the ToH, on S. Pine Beach Rd does not meet RI residential zoning codes. I expect the Town of Holland Board to also support that decision as well as the recommendation not to include hospitality services in RI.

We continue to struggle with how the influx of a transient population will degrade our community, our family and our property. Our 1 lane, gravel road is not sufficient to safely manage the additional traffic. We do not have sufficient law enforcement to handle, in a timely manner, unruly, destructive or just plain disrespectful occupants of The Lodge.

You have put our community and specifically our property at risk. You have not listened to the voice of the people over the last year. I ask that now, you hear your constituency and do the right thing. Do what we teach our children, if you make a mistake, own up to it, say you're sorry and make it right.

Ann and Greg Bachrach

Note Added by Clerk – Comments on Page 10 Submitted by Julie Kuether:

Tonight I would like to address Tom H, the town residential inspector

- Why have you not show up for every single meeting regarding this HUGE issue?
- We pay you, you need to be accountable.
- Speaking of being accountable I want to ask Tom DID YOU study the building plans before rubber stamping this 5000 SF as R1? Clearly you DID NOT.
- As a person who knows virtually nothing about building plans, for ME to be able to easily LOOK at each bedroom's design layout and furniture scope, This includes every bathroom fixture in this place as well. I ask you why did you not question AO's intended USE? Had you studied the plans as you should have, you would have EASILY figured out that this is not for residential. use at all.. _Every bedroom and bathroom is a cookie cutter cut out of the next.
- Why does every bedroom door have a safety lock latch on it? HOTELS HAVE THIS. I caught this but you did not? Why does it read on the prints LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED
- I am requesting tonight that The Town of Holland make Tom Hunick accountable for his massive mistake and PROTECT your legacy tax payers! We should NOT be the ones paying dearly for HIS mess up.
- I find it unchochinable for the TOWN to consider revising the R1 zoning because our inspector DID NOT do his job correctly. For The Town of Holland to be attempting to SATISFY ONE corporation over hundreds of legacy tax payers who WILL have their property values DECREASE and have their peaceful beach sanctuary turned upside down, not to mention their lives. AO has TWO lodges already in this area that NEVER should have been allowed EITHER. American Orthodontics OTHER DIVISION is their REAL ESTATE division has anyone awoken to this FACT? This billion dollar company has these commercial retreats all around the world, it will not KILL AO for The Town to say NO not this time. They can go someplace else not here.
- It is of my opinion that This board needs to MAN UP admit Tom screwed up and protect those of us who have SUPPORTED this township for hundreds of years. Turn down American Orthodontics now and keep R1 AS is or tighten it up even more.

Town of Holland Board Comments Dec 09, 2024 - Scott Siemon N 1695 Alexander Lane

I would like to speak in opposition to the adoption of the proposed zoning regulation changes on the agenda. I think there are numerous reasons for the Town Board to not adopt the proposed zoning language change here tonight which I will touch upon shortly. I suggest proper action is to reject the proposal here tonight as I believe it is a proposal that should never be adopted and tabling it just ensures that more future meeting time is wasted revisiting a flawed proposal.

Now as to the proposal itself, here are at least some of reasons I see for not adopting this change:

- 1) The language change without any other regulatory changes will act to legitimize an incompatible property usage within RI zoned areas in the Town of Holland that is counter to the original intent of RI single family home based neighborhood character and is a quality of life impact concern for your Town's residents. I contend your duty as a public official to properly protect the interest of residents should compel you to reject this change.
- 2) Through my attendance at a recent Town Board, Plan Commission and Appeal Board meetings, it has become apparent that the language was developed without a proper level of due diligence to focus on what is the desired long term goal, what are the other options and what are the long term impact potential of such options. I contend that as a body developing public policy for the Town, changes of this magnitude warrant a proper due diligence effort.
- 3) I have spent some time looking at zoning code for other communities and while there are variations in code fro RI zoned areas, I do not see examples elsewhere that would open a door for incompatible property use to proliferate without any protections as to the volume of population density impact. Adopting this change would result in The Town of Holland being an outlier vs fell ow municipalities and not in a good way.
- 4) Adopting of the language change would ignore the actions of the other Town officials where the plan commission failed to vote in favor of recommending adoption of the new language and the Town Appeals Board found that proper interpretation of the existing Town code was that the hospitality services property use scenario should be an excluded use in RI. The proposed language would circumvent the appeals board action and swing the door wide open for this incompatible property use.
- 5) Adopting the language change would also be an act of interference with the fairness of the dispute process being played out with respect to the AO owned property on South Pine Beach road. I feel the board has an obligation to honor fair treatment of the rights of the parties of this dispute to having the issue be resolved by our legal system. Should the Town Board attempt to interfere they will be guilty of an attempt to rip the scales of justice away from the legal system.
- 6) Also related to this outstanding dispute, I feel enacting the proposed language would undermine the integrity of the Town's own appeal process which is a vital checks and balance infrastructure element in the Town's own governance model.

Looking at these reasons individually, if the Town Board chose to enact the proposed language, it would IMO represent what I would characterize as negligent behavior. But I contend that should the board enact the proposed change because of a desire to attempt to put an end to a dispute that Board arguably may have culpability in creating then it feels like the board is walking out onto some very thin ice where your behavior would be seen as an act of bad faith by the people you represent. And I use the word attempt deliberately here as I believe any such attempt would fail to achieve a goal of putting an end to the dispute underway and would further act to deepen any hole the Board may have already dug for itself.

Points to Address at the Town Board Meeting on 12/9/24

- Larry Britton N2091 Pine Beach Rd S
- Since the agenda has public comment before the Board addressing the Board of Zoning Appeals decision reversing the Town Board decision that the AO property does not comply with RI single family zoning and the Planning Commission decision to deny the proposed changes to the RI zoning ordinance I do not know what the topics will be, so I feel the need to address both now.
- **Board of Zoning Appeal decision**
 - As one of your own board members (Doug Hamilton) correctly pointed out last meeting the obligation of this board is to adhere to and enforce the intent of the citizens.
 - It has been clear since May and before that the citizens disagree with the Boards decision that the AO property falls within RI zoning.
 - The recent Zoning Board of Appeals in a 4-1 vote agreed with the citizens and reversed the Board's decision
 - It is my understanding that this Board has two options:
 - To accept its own Zoning Board of Appeals decision and follow the decision
 - This would comply with the oath this board has taken to support the desires of the citizens it represents
 - You may not personally agree with the decision but to follow the oath you have given as a Board member you need to support the citizens **OR**
 - Bring a Writ of Certiorari to overturn the decision
 - To do so would be totally contrary to the desires of the citizens and I believe in violation of your oath
 - This would be contrary to what the citizens want
 - On behalf of the Valenti's, Brittons and the numerous other residences of the Town of Holland, I request that the Board not file a Writ of Certiorari and not be voluntarily involved in any circuit court action
- **Proposed new RI zoning ordinance amendment**
 - I believe given the decision of the Zoning Board of Appeals there is no need, at this point, to address any changes in the present zoning ordinance
 - Your Board of Appeals' ruling supports our position that the RI single family zoning ordinance as it exists is clear and not ambiguous.
 - Any discussion on modification should be tabled pending the outcome of the anticipated litigation.
 - To continue with the attempt to amend the RI ordinance now would not only be contrary to the intent of the citizens but also would solely be to attempt to support AO's position

Note Added by Clerk: Comments submitted by Larry Britton Continued on Page 13 from Page 12

- In my opinion, bringing the amended ordinance for the sole purpose of attempting to avoid involvement in litigation with AO which is not a valid reason to attempt to modify the existing ordinance.
- This board has repeatedly stated, on the public record, since the proposed ordinance was drafted by the Town Board chair, Dave Huenink, that the sole reason for the proposed ordinance change was to tighten up the ordinance to avoid this happening again. If that was true then there is absolutely, at this point, no need to do anything with the ordinance. Your appellate process that ruled and the Board should live with that decision.

Conclusion:

- I am, therefore, asking the Board to do the right things and to uphold the oath that each of you have taken and:
 - To not become involved voluntarily in the anticipated court action on the AO property and
 - To table any further discussion on amending the RI ordinance until the anticipated circuit court and possibly beyond litigation is concluded.
- I know this Board is in a bad position, but it needs to follow the will of the citizens and now do the right thing.

Thank you

Kate Redmond
N1351 Cottage Drive
Town of Holland

To the Board,
Unfortunately, I am not able to be at the meeting tonight, but I am opposed to any amendment, now or in any future wording, that would add "Hospitality Services" to the allowed uses under R1 zoning.

I used to live in a Town that had a sign posted on the desk at the Town office. It said "Don't complain to us – there was a farm next door when you bought your property." In this case, the zoning issue comes after the fact.

This amendment would be a slap in the face to people who believe in good faith that R1 means residential and that their neighbors will have an investment in the property and in the area that is similar to theirs. I would not want to have a commercial venture, staffed or unstaffed, plopped down next to me.

Thank you.

My name is Dana Mueller. I live at N2205 Foster Rd S., Oostburg.

There are 3 AO properties on my road. I drive past them every day. Contrary to what has been stipulated, I have observed that when they are occupied, there are at least 5 and up to 10 SUVs parked around the properties. Once, I recall, there were just 3 white vans. The properties are used only about 1 or 2 times per month. The length of stay is usually 1 or 2 nights.