

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Wednesday, January 7, 2026 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. A public hearing notice was posted at the Holland Town Hall and on the Town's website on December 16, 2025, and was printed in the Lakeshore Weekly and The Sounder on December 24, 2025 and December 25, 2025, respectively. The agenda for this meeting was posted at the Holland Town Hall and on the Town's website on December 31, 2025.
4. Record retention certification:
Plan Commission Clerk Janelle Kaiser stated record retention is up to date.
5. Roll call:
Attendees: Chair David Huenink, Matt Teunissen, Roy Teunissen, Jack Stokdyk, Brody Stapel (arrived at 7:35pm), David Mueller, Bryan Kaiser, and Craig Droppers – Alternate.
Absentee(s): Tom Huenink, Town Building Inspector.
Signed-In Attendees: William Bannier, Phil Marr, Scott Davis, Gretchen Petraske, Doug Hamilton, Benjamin Morrison, Lee Kaat, Mike Prinsen, Roger Prinsen, David Valenti, Annemarie Valenti, Dan Madsen, Kathy McCombe, Dennis Huibregtse, Larry Britton, Judy Britton, and Barbara Dallman.
Other Attendees: Janelle Kaiser, Plan Commission Clerk and Zoning Administrator.
6. Adopt agenda as official order of business:
Motion by David Mueller, seconded by Jack Stokdyk, to adopt the agenda for the January 7, 2026 Plan Commission meeting as presented; the motion carried by unanimous voice vote.
7. Plan Commission procedures and opportunities for improvement:
Nothing to report at this time.
8. Review/approve minutes of previous meeting(s):
Motion by David Mueller, seconded by Roy Teunissen, to approve the minutes from the November 3, 2025 Plan Commission meeting as presented during the January 7, 2026 Plan Commission meeting; the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
 - a. Request by Jeffrey Freund of Freund Family Farm LLC for minor land divisions, rezonings, and conditional use permit plan of operations at parcels 59006076491 and 59006076220:
Chair Huenink reported that the Holland Town Board accepted the recommendation of the Plan Commission at their November 10, 2025 meeting and approved the request by Jeffrey Freund of Freund Family Farm LLC.

10. Building inspector items:

- a. Review building permits report:
The Plan Commission reviewed the November and December 2025 building inspection reports submitted by Building Inspector Tom Huenink.
- b. Discuss any building permit request if the Building Inspector asks for guidance:
None.
- c. Discuss follow-up items:
None.

11. Public input:

- b. Dennis Huibregtse was present to discuss a possible conditional use permit request for the property at N1509 State Road 32 (3.00 acres, zoned A-1). Dennis would like to exceed the number of allowed animal units on the property and provided that he would be able to reach an agreement with a nearby property owner to manage manure produced by the operation. The Plan Commission acknowledged that Dennis may submit an application for a conditional use permit as proposed.
- c. Lee Kaat was present to discuss a possible minor land division for the property at N2349 State Road 32 (9.88 acres, zoned A-5). Lee would like to divide the house and buildings from the existing parcel. The Plan Commission acknowledged that the minimum lot size and road frontage for an A-5 parcel is 3.00 acres and 225 feet, respectively, and that Lee may submit an application for a minor land division as proposed. A rezoning request would not be required.
- d. Roger Prinsen was present to discuss a possible rezoning at N586 Palmer Road (1.10 acres, zoned A-5). Roger would like to merge a portion of adjacent parcel 59006077280 (26.70 acres, zoned A-1), which includes an existing agricultural-use building, to N586 Palmer Road. The request may include moving the western boundary line of the parcel at N586 Palmer Road approximately 30 feet to the west. The Plan Commission acknowledged that this could be completed by applying for a boundary line adjustment with Sheboygan County, and that a Town rezoning request would be required to rezone the land area proposed to be merged to N586 Palmer Road from A-1 to A-5. Roger will likely return to a future Plan Commission meeting to present a draft plat of survey for the land proposed to be merged and rezoned.
- e. Scott Davis asked questions about the Plan Commission's review of building permit reports and when the building inspector asks for the commission's guidance. He asked that the Town's process for reviewing and approving building permits be more robust and requested that an item to discuss this be placed on a future agenda. Scott also inquired about whether a permit application to construct a dwelling with a use as was proposed by the property owner of N2047 Pine Beach Road South would be approved by the Town today.
- f. Dave Valenti inquired about who is responsible for reviewing use of a proposed new building or addition.
- g. Benjamin Morrison spoke in favor of Scott Davis and David Valenti's comments and acknowledged that the citizens are asking for an updated procedure for reviewing use as it pertains to building permit applications.
- h. Larry Britton commented that it would be difficult to determine proposed use of a building on a building permit application. He said that the building inspector must raise issues, such

as construction of a dwelling that may not be used as single-family dwelling, with the Plan Commission for their review.

12. Public hearings for:

- a. Repeal “Section 2.” of Ordinance 2025-06 and adopt Ordinance 2026-Draft(A), both to amend Holland Town Code Chapter 330 – Zoning:

Chair Huenink called the public hearing to order at 8:32pm.

- i. David Valenti spoke in opposition of proposed Ordinance 2026-Draft(A), commenting that it conflicts with state statutes. He referenced a written statement that he sent to Clerk-Treasurer Kaiser. *This statement was subsequently forwarded to the Plan Commission on January 5, 2026.* David spoke in favor of recommending to repeal Section 2 of Ordinance 2025-06.
- ii. Scott Davis spoke in favor of removing item 13 from the agenda.
- iii. Larry Britton commented that the Plan Commission could table action on agenda item 13. He recommended that the Plan Commission recommend rejection of agenda item 13 and obtain a legal opinion.
- iv. Barb Dallman spoke in favor of rejecting Ordinance 2026-Draft(A).
- v. Dan Madsen spoke in favor of rejecting Ordinance 2026-Draft(A).
- vi. Kathy McCombe inquired about what would happen if the Plan Commission took no action on agenda item 13, but then the Town Board took action to adopt Ordinance 2026-Draft(A). Would legal action need to be taken to reverse the action?
- vii. Annemarie Valenti inquired about what value this ordinance change would bring to the Town.
- viii. Barb Dallman inquired about how this ordinance change would benefit the Town.
- ix. Ben Morrison commented that the Plan Commission could just ask the people how they want them to vote.
- x. Phil Marr asked whether the Plan Commission could tell the meeting attendees what would occur during the next agenda item, specifically what the recommendation to the Town Board would be.

Motion by David Mueller, seconded by Roy Teunissen, to close the public hearing at 9:02pm; the motion carried by unanimous voice vote.

13. Recommendation to Town Board to repeal “Section 2.” of Ordinance 2025-06 and adopt Ordinance 2026-Draft(A), both to amend Holland Town Code Chapter 330 – Zoning:

Motion by David Mueller, seconded by Brody Stapel, to recommend that the Holland Town Board delay action on this agenda item until the Town has further consultation with the Town Attorney about the latest related information received from the public; the motion carried by unanimous roll call vote.

Members of the Plan Commission asked whether a written legal opinion could be provided from the Town Attorney.

Roy Teunissen: Yes; Brody Stapel: Yes; David Huenink: Yes; Bryan Kaiser: Yes; David Mueller: Yes; Matthew Teunissen: Yes; Jack Stokdyk: Yes.

14. Possible rezoning at N1246 State Road 32, zoned P-2:

The Plan Commission reached consensus that the Town Board should initiate a rezoning of N1246 State Road 32 from P-2 to R-1 at no cost to the property owner. The property includes an existing dwelling and other buildings. The P-2 zoning district is intended for semipublic uses

owned by nonprofit organizations, as well as to accommodate lands and facilities owned by the Town, Sheboygan County and state and federal agencies. It is thought that the parcel was zoned P-2 many years ago because of its proximity to the cemetery across the highway; the parcels are now separate and not owned by the same entity.

15. Use of property at N666 County Road LL, zoned B-1, and related zoning considerations:
Chair Huenink reported that the Town has received information that the use of N666 County Road LL, commonly known as Lakeview Motel, is no longer operating as a motel. The Plan Commission directed Clerk-Treasurer Kaiser to send a letter to the property owner to inquire about the current use of the property.
16. Ongoing issues:
 - a. Applications being processed:
Nothing to report at this time.
 - b. Discussion of possible future amendments to Holland Town Code Chapter 330 – Zoning including, but not limited to, conditional zoning and options for its implementation:
Nothing to report at this time.
17. Public input:
 - a. Roy Teunissen inquired about whether ordinance violation enforcement actions have been taken for the property at W3070 Hoitink Road. Chair Huenink reported that he will follow up with the Town Attorney.
 - b. Lee Kaat inquired about the Town’s progress on drafting an ordinance to address lighting and noise.
 - c. Jack Stokdyk asked whether the Plan Commission might consider sending a letter to Holland Landscape Supply and Country and Garden Store regarding their conditional use permit; should the business decide to conduct a use not listed within their conditional use permit (CUP), they must apply for a CUP amendment. Janelle Kaiser said that this was verbally communicated to the business owner in 2025. Jack also suggested that the Plan Commission could consider a temporary use permit for businesses with an existing CUP.
 - d. William Bannier asked whether possible future changes to Holland Town Code Chapter 330 Zoning could make sure that there isn’t what AO is trying to do by having the corporate people living in R-1.
18. Review/approve attendance records for previous meeting:
Motion by David Mueller, seconded by Bryan Kaiser, 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 10:01pm; the motion carried by unanimous voice vote.