

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Monday, March 2, 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 February 11, 2026, and was printed in the Lakeshore Weekly and The Sounder on February 19, 2026. The agenda for this meeting was posted at the Holland Town Hall and on the Town's website on February 24, 2026.
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, David Mueller, Bryan Kaiser, and Craig Droppers – Alternate.
Absentee(s): None.
Signed-In Attendees: Mike Prinsen, Tim Hopp, Scott Siemon, Scott Dieringer, Eric Dieringer, Paul McCabe, John Keller, Anne Keller, Kellie Yanke, Scott Yanke, Ann Edmonds, William Banner, Dan Niedfelt, Phil Marr, Brad Yanke, Mary Huenink, Mark Huenink, Barb Dallman, Jane Dederling, Jane DeRuyter, and Donald DeRuyter.
Other Attendees: Janelle Kaiser, Plan Commission Clerk and Zoning Administrator and Tom Huenink, Town Building Inspector.
6. Adopt agenda as official order of business:
Motion by David Mueller, seconded by Roy Teunissen, to adopt the agenda for the March 2, 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 Roy Teunissen, seconded by David Mueller, to approve the minutes from the February 2, 2026 Plan Commission meeting as presented during the March 2, 2026 Plan Commission meeting; the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
Chair Huenink reported the following from the Holland Town Board:
 - a. Approval of an application fee waiver for the Town of Holland for a rezoning request at N1246 Stated Road 32, W1945 Amsterdam Road, parcel 99323001 on Park Square South, and parcel 59006076330 on Sauk Trail Road.
 - b. Consensus to take no action on repealing "Section 2." of Ordinance 2025-06 and adopting Ordinance 2026-Draft(A) to amend Holland Town Code Chapter 330 – Zoning until two separate written legal opinions are received related to the proposed ordinance change.

10. Building inspector items:

- a. Review building permits report:
The Plan Commission reviewed the February 2026 building inspection report 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:

- a. Possible minor land division, rezoning, and conditional use permit at N753 Six Mile Road:
The property owners of N753 Six Mile Road (40.00 acres, zoned A-1) would like to separate approximately five acres from the parcel to construct a single-family dwelling. The proposal would include a request to rezone approximately five acres from A-1 to A-1-S and 15 acres from A-1 to A-PR. The Plan Commission acknowledged that an application could be submitted for a minor land division, rezoning, and conditional use permit to construct a single-family dwelling.
- b. Possible rezoning and conditional use permit at parcel 59006066680, Sauk Trail Road:
None. There were no persons present to discuss this possible future request.

Mike Prinsen was present on behalf of Roger and Carol Prinsen to present a draft plat of survey related to a possible future rezoning and conditional use permit request at N586 Palmer Road (1.10 acres, zoned A-5). The Prinsen's have proposed to merge 0.634 acres of adjacent parcel 59006077280 (26.70 acres, zoned A-1), which includes an existing building, to N586 Palmer Road. 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 0.634 acres proposed to be merged to N586 Palmer Road from A-1 to A-5. The conditional use permit request would be to exceed the maximum allowed footprint of an accessory building on a parcel less than 2.00 acres.

12. Public hearings for:

- a. Request by Scott and Kellie Yanke for a conditional use permit on County Road B (parcel 59006068463, 5.00 acres, zoned A-2):
Chair Huenink called the public hearing for the request by Scott and Kellie Yanke to order at 7:47pm. The subject property is owned by Tanner and Sarah Monahan and is located on County Road B (parcel 59006068463, 5.00 acres, zoned A-2). The request is to allow construction of a single-family dwelling in the A-2 zoning district.
 - i. Sarah Monahan acknowledged that the Yanke's plan to construct the single-family dwelling in approximately five years.
 - ii. Mark Huenink spoke in opposition to the request, citing concerns of the proposed dwelling site's proximity to a grass waterway on the property which serves the purpose of draining water from hundreds of acres of agricultural land and to the farm field to the south, where spraying and manure spreading takes place. Mark commented that the proposed area for the septic system extends into the grass waterway.

- iii. Tim Hopp spoke in opposition to the request, citing concerns about water flow through the property and that it is an inappropriate place to build a residential home.
- iv. Scott Dieringer spoke in opposition to the request, citing concerns of water diversion due to the construction of the dwelling affecting neighboring properties.
- v. Sarah Monahan commented that the land is currently dry and that the proposed site for the dwelling is on high ground and is not located in the grass waterway. There are more concerns about water on the north side of property, and the dwelling site is proposed to be on the south side.
- vi. John Keller spoke in opposition to the request, citing concerns of water drainage and drainage tile location. He commented that it is not a good spot for a house and that neighboring yards are flooded all the time; diversion or blockage of water flow on the property could cause trouble for neighboring properties.
- vii. Paul McCabe spoke in opposition to the request, citing concerns of required setbacks from homes for manure stacking by neighboring farmers. Paul commented on the county's plans to reconstruct County Road RR and possible replacement of culverts along that road.
- viii. Scott Yanke commented that they currently own 52 acres in the Town of Belgium surrounded by agricultural land and that they are familiar with water flowing through their property. Scott understands the intent of the grass waterway and commented that they have no intent to change it. While they do not know what their house plans are at this time, their site plan includes an approximate location and area for the dwelling site.
- ix. Eric Dieringer spoke in opposition to the request, citing concerns of water diversion due to the construction of the dwelling affecting neighboring properties.
- x. Kellie Yanke commented that they are not looking to change the waterway nor divert water anywhere.

Motion by Roy Teunissen, seconded by David Mueller, to close the public hearing at 8:22pm; the motion carried by unanimous voice vote.

- b. Request by the Town of Holland for rezonings at N1246 State Road 32 from P-2 to R-1, W1945 Amsterdam Road from R-1 to P-1, parcel 99323001 on Park Square South from P-2 to P-1, and parcel 59006076330 on Sauk Trail Road from P-2 to P-1:

Chair Huenink called the public hearing for the request by the Town of Holland to order at 8:22pm.

- i. Dan Niedfelt commented that the Town could add playground equipment or a ball diamond to the parcel on Park Square South.
- ii. A member of the public inquired whether the Town would continue to mow the parcel on Park Square South.

Motion by Jack Stokdyk, seconded by David Mueller, to close the public hearing at 8:29pm; the motion carried by unanimous voice vote.

- 13. Request by Scott and Kellie Yanke for a conditional use permit at County Road B (parcel 59006068463, 5.00 acres, zoned A-2):

Motion by Brody Stapel, seconded by David Mueller, to deem the application for a conditional use permit at County Road B by Scott and Kellie Yanke incomplete at this time. The applicant should present a site plan in the form of a survey document showing the proposed dimensions and setbacks of the dwelling from the property lines and the grass waterway on the parcel, dimensions of the proposed dwelling and any accessory buildings, and

the driveway placement to complete the application. The motion carried by unanimous voice vote.

14. Request by the Town of Holland for rezonings at N1246 State Road 32 from P-2 to R-1, W1945 Amsterdam Road from R-1 to P-1, parcel 99323001 on Park Square South from P-2 to P-1, and parcel 59006076330 on Sauk Trail Road from P-2 to P-1:

Motion by Jack Stokdyk, seconded by David Mueller, to recommend that the Holland Town Board approve the Town of Holland’s request for rezoning at N1246 State Road 32 from P-2 to R-1; the motion carried by unanimous roll call vote. Matthew Teunissen: Yes; Roy Teunissen: Yes; Brody Stapel: Yes; David Huenink: Yes; Bryan Kaiser: Yes; David Mueller: Yes; Jack Stokdyk: Yes.

Motion by Jack Stokdyk, seconded by Roy Teunissen to recommend that the Holland Town Board approve the Town of Holland’s request for rezoning at W1945 Amsterdam Road from R-1 to P-1, parcel 99323001 on Park Square South from P-2 to P-1, and parcel 59006076330 on Sauk Trail Road from P-2 to P-1, and to approve a conditional use permit at W1945 Amsterdam Road for the existing structures on the parcel, with the conditional use permit contingent on the Town Board approval of the related rezoning; the motion carried by unanimous roll call vote.

15. 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: No action taken. The Town has received related legal opinions from attorneys and is waiting for answers to follow-up questions.

16. Ongoing issues:

- a. Applications being processed:
Nothing to report at this time.
- b. Use of property at N666 County Road LL, zoned B-1, and related zoning considerations: A letter inquiring about the current use of the property was sent on January 20, 2026. It was returned as undeliverable to the address on record for property tax purposes. Clerk Kaiser will send a letter to the address on record for the registered agent of the limited liability corporation that owns the property per Wisconsin Department of Financial Institutions records.
- c. 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. Chair Huenink and Jack Stokdyk will meet to discuss a possible amendment to the Town’s noise and lighting ordinances.

17. Public input:

- a. Scott Siemon commented on Ordinance 2026-Draft(A), saying that the best language for the Town’s code to use is language that creates the best appeal process to serve the public interest, rather than whether the code is in direct violation of state statute. While it is common for interpretation of zoning ordinance not to be a direct responsibility of a Board of Appeals, it is common for there to be a public hearing venue for code interpretation, such as at the Plan Commission level. He spoke of the rights of property owners and encouraged members to think about what they would want for their family members in the future.

18. Review/approve attendance records for previous meeting:

Motion by David Mueller, seconded by Roy Teunissen, 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 9:47pm; the motion carried by unanimous voice vote.