

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Monday, April 6, 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 March 18, 2026, and was printed in the Lakeshore Weekly and The Sounder on March 26, 2026. The agenda for this meeting was posted at the Holland Town Hall and on the Town's website on March 30, 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: John Jepson, William Bannier, Mike Prinsen, Ted Scharl, Phil Marr, Joel VanEss, Brian Williams, Josh Posthuma, Peter DePagter and Karl Gesch.
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 Matt Teunissen, to adopt the agenda for the April 6, 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 March 2, 2026 Plan Commission meeting as presented during the April 6, 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. At their March 9, 2026 meeting, the Town Board:
 - i. Accepted the recommendation of the Holland Plan Commission and approved the Town of Holland's request for rezoning at N1246 State Road 32 from P-2 to R-1.
 - ii. Accepted the recommendation of the Holland Plan Commission and approved 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.
 - b. At their April 2, 2026 meeting, the Town Board:

- i. Accepted the recommendation of the Holland Plan Commission to not repeal “Section 2.” of Ordinance 2025-06, An Ordinance Amending Provisions of Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin, and to not adopt Ordinance 2026-Draft(A), An Ordinance Amending Provisions of Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin.
- ii. Accepted the recommendation of the Holland Plan Commission and adopted Ordinance 2026-Draft(C), An Ordinance Amending Provisions of Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin to include language about conditional use permits and special exceptions as presented.

10. Building inspector items:

- a. Review building permits report:
The Plan Commission reviewed the March 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:
Craig Droppers reported a camping trailer with a large wooden awning attached to it on a property on Dewitt Road. Building Inspector Tom Huenink will follow up and report back.

11. Public requests for guidance on potential land use proposals:

- a. Possible rezoning request at parcel 59006072433:
Joel Van Ess was present to discuss a possible rezoning at parcel 59006072433 on DeMaster Road. The proposal is to rezone approximately 4.8 acres from A-5 to R-1 and merge the remainder of the parcel zoned A-5 to an adjacent parcel under common ownership. The Plan Commission acknowledged that the parcel is located adjacent to the Village of Oostburg and that the owner could request to rezone the 4.8 acres as proposed.
- b. Possible land division and/or rezoning requests at parcel 59006069660:
Ted Scharl was present to discuss a possible land division and rezoning(s) at parcel 59006069660, W2793 County Road RR. He inquired about dividing the land into four separate parcels and which zoning districts that the resultant parcels may be eligible for rezoning to. Ted also asked for information about potential uses of the existing buildings or possible new construction. The Plan Commission acknowledged that dividing the parcel as proposed would require a major land division request. A request to rezone the parcel(s) and allowed uses of existing or new buildings would depend on the uses desired by a future owner.
- c. Karl Gesch was present to discuss a possible rezoning and conditional use permit at parcel 59006066682 on Sauk Trail Road, which is owned by a tree service business. The owners would like to construct a building on the parcel to store and service equipment related to the business. The Plan Commission acknowledged that the business could submit a request to rezone the portion of the parcel to be used for business operations from A-5 to B-1, whereas the B-1 zoning district best fits the proposed uses, as well as a request for a conditional use permit.
- d. John Jepson was present to discuss a possible rezoning and conditional use permit at parcel 59006061974, N1946 Dulmes Road. John would like to rezone the parcel from A-5 to A-3 and request a conditional use permit for an airstrip on the property. The Plan Commission

acknowledged that the owners could submit a request for rezoning from A-5 to A-3, whereas the parcel has sufficient road frontage and acreage, and for a conditional use permit for the airstrip.

12. Public input:

None.

13. Public hearings for:

- a. Request by Michael Prinsen for a rezoning and conditional use permit at N586 Palmer Road and at Palmer Road (parcel 59006067280):

Chair Huenink called the public hearing for the request by Michael Prinsen to order at 8:33pm. The subject properties are owned by Roger and Carol Prinsen at N586 Palmer Road (parcel 59006067300, 1.10 acres, zoned A-5) and at Palmer Road (parcel 59006067280, 26.70 acres, zoned A-1). The request is to rezone 0.634 acres of parcel 59006067300 from A-1 to A-5 and for a CUP to exceed the maximum aggregate footprint of accessory buildings.

Chair Huenink asked for public comment three times. There were no comments from the public.

Motion by David Mueller, seconded by Roy Teunissen, to close the public hearing at 8:35pm; the motion carried by unanimous voice vote.

14. Request by Michael Prinsen for a rezoning and conditional use permit at N586 Palmer Road and at Palmer Road (parcel 59006067280):

Upon review of the application, the Plan Commission reached consensus that a conditional use permit is not required under this proposal, whereas the aggregate square footprint of accessory buildings on the parcel would be less than 2,000 square feet.

Motion by David Mueller, seconded by Roy Teunissen, to recommend that the Holland Town Board approve the request by Michael Prinsen to rezone 0.634 acres of parcel 59006067280 from A-1 to A-5, contingent upon Sheboygan County approval and execution of the boundary line adjustment as shown on the plat of survey submitted with the application; the motion carried by unanimous roll call vote. Jack Stokdyk: Yes; Matt Teunissen: Yes; Roy Teunissen: Yes; Brody Stapel: Yes; David Huenink: Yes; Bryan Kaiser: Yes; David Mueller: Yes.

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

Chair Huenink reported that the applicants contacted him by phone to inform him that they no longer intend to pursue their request for a conditional use permit.

Motion by David Mueller, seconded by Jack Stokdyk, to deny the application for a conditional use permit at parcel 59006068463 on County Road B by Scott and Kellie Yanke due to an incomplete application and due to the applicants informing the Town that they no longer intend to pursue the conditional use permit at this time; the motion carried by unanimous roll call vote.

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 sent a follow-up 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 on March 3, 2026 via first class mail. As of April 6, 2026 a response to the letter has not been received. The Plan Commission directed Clerk Kaiser to re-send the letter to the registered agent via certified mail.

- 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: Chair Huenink provided information about several possible amendments to the Town’s zoning ordinance.

17. Public input:

None.

18. Review/approve attendance records for previous meeting:

Motion by Brody Stapel, seconded by David Mueller, to approve the attendance records as presented; the motion carried by unanimous voice vote.

The Plan Commission acknowledged that if an October Plan Commission meeting is held, it will take place on Thursday, October 8, 2026 at 7:30pm.

19. Adjourn:

Motion by Jack Stokdyk, seconded by David Mueller, to adjourn at 9:25pm; the motion carried by unanimous voice vote.