

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE SPECIAL MEETING
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013
Thursday, April 2, 2026 7:00pm

1. Call to order:

Town Chair David Huenink called the special meeting to order at 7:00pm.

2. Pledge of Allegiance:

Chair David Huenink led the 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. A public hearing notice was posted at the Holland Town Hall and on the Town's website at townofholland.com on March 17, 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 at townofholland.com on March 25, 2026.

4. Roll call:

- a. Members Present: Chair David Huenink, Matt Teunissen, Roy Teunissen, Jack Stokdyk, David Mueller, Brody Stapel (arrived at 8:09pm), Bryan Kaiser, and Craig Droppers – Alternate.
- b. Members Absent: None.
- c. Others Present: Town Clerk-Treasurer and Zoning Administrator Janelle Kaiser, Town Supervisors Kelly Caswell, Douglas Hamilton, and Gordon Seeger III, and Board of Appeals (BOA) Chair John Dumez.
- d. Members of the public that signed in: Phil Marr, Megan Holbrook, Gloria Teunissen, William Bannier, Walter Ellis, Diane Ellis, Deb Essenburg, David Valenti, Annemarie Valenti, Joseph Bernstein, Gretchen Petraske, Scott Davis, Nicola Davis, Whitney Viglietti, Stefano Viglietti, Leigh Hoftiezer, Jane Dederling, Jeffrey Ray, Joseph Maniaci, Julie DuMez, John Dallman, Barb Dallman, Brian Stuart, Diane Stuart, Dylan Huhn, Jim Guarino, Angela Guarino, Sara Cherny, and Scott Siemon.

5. Adopt agenda as official order of business:

Motion by Jack Stokdyk, seconded by David Mueller, to adopt the agenda for the April 2, 2026 special plan commission meeting as presented; the motion carried by unanimous voice vote.

6. Public Input:

- a. Scott Siemon spoke in opposition to specifying the administrative officials whose decisions may be appealed to the BOA. Any administrative action may be appealed according to state law and state law does not mandate specific language. Removing the BOA's interpretive powers takes away transparency in the decision-making process. The appropriate question to ask in making this decision is what is in the best interest of the public.
- b. Stefano Viglietti spoke in favor of amending the Town's short-term rental ordinance to include a minimum three-day stay requirement. Stefano spoke of quality of life issues as a result of residing next to an existing short-term rental property and about housing availability issues created by increases in the number of short-term rental properties.
- c. Phil Marr suggested that public hearing and meeting notices be posted on the home page of the Town website.

- d. Julie Kuether inquired about why the Town is proposing to change the ordinance that regulates the BOA.
- e. Barb Dallman commented that an explanation for all of this is expected and requested an answer as to why the changes are being proposed.
- f. Annemarie Valenti asked whether legal opinions obtained by the Town related to the draft ordinance would become public.
- g. Joseph Maniaci spoke of concerns about transient visitors on the beach, hospitality groups, and short-term rental properties and asked that the Town consider these concerns when drafting ordinances.
- h. John DuMez spoke about area and use variances as it relates to the BOA and noted that amendments to the definitions section of the zoning ordinance are not included in the Ordinance 2026-Draft(C), so certain terms will be subject to interpretation by the BOA. John commented that the University of Wisconsin (UW) Extension's Zoning Board Handbook discusses why use variances are discouraged and inquired why the Town would want to include or add ambiguous language in its ordinances that may lead to future litigation.
- i. Megan Holbrook commented that there seems to be a lot of stonewalling in terms of providing answers to reasonable questions from the public. Megan urged the Plan Commission to be up front with more information about what this change will mean and how it will actually benefit the people of the town.

7. Public hearing for Ordinance 2026-Draft(C) to amend Holland Town Code Chapter 330 – Zoning:

Chair Huenink opened the public hearing for Ordinance 2026-Draft(C) at 7:25pm.

- a. Barb Dallman commented that the people never seem to have a voice in this.
- b. Brian Stuart commented that the public has asked for explanations and has been refused.
- c. David Valenti commented that Ordinance 2025-06 was improperly passed and urged repeal. David presented a handout and poster showing inconsistencies between state statutes and the ordinance and suggested that the ordinance language conform more to state statute, to include that any administrative official's decision may be appealed.
- d. Annemarie Valenti commented that the proposed amendments differ from state statutes in some cases. This process has created distrust and that is not what community is. Annemarie asked the board to consider several questions in their deliberations, to include whether BOA has participated in the conversation, and whether the proposed amendments are to protect American Orthodontics, a developer, or to find a way around a court ruling
- e. Sara Cherny inquired about how the proposed amendments affect the Town's comprehensive plan and how they benefit the taxpayers.
- f. Julie Kuether commented that something is being hidden from the public and they will find out what it is; it doesn't make sense to withhold it from the people who pay taxes in this town. Julie inquired about whether it has to do with data centers.
- g. Scott Davis sent everyone a copy of UW-Extension's Zoning Board Handbook and commented that everyone should read chapter 13. The proposed ordinance is missing things that are in the handbook. By not giving administrative appeal and interpretation powers to the BOA, there will be a violation of state statute.
- h. Phil Marr commented that the public has not heard anything from Plan Commission or Town Board members other than Chair Huenink; they are sitting here taking in information and not processing it, when they are supposed to be listening to constituents. A board should argue and every board needs an antagonist.
- i. Nicola Davis read an excerpt from the December 8, 2025 Town Board meeting minutes, "Chair Huenink acknowledged that a letter was received from property owner David Valenti on December 3, 2025. The letter expressed concern that adopted Ordinance 2025-06 includes significant differences from the proposed Ordinance 2025-Draft(E) presented at the public hearing for that

ordinance and requires a second public hearing. Chair Huenink agreed that another public hearing should be held.”

- j. Jane Dederling inquired about whether the public would be made aware of the related opinions of the law firms.
- k. Dave Blais commented that the Plan Commission and Town Board are being short-sighted and should consider the future as they prepare to neuter the BOA.
- l. Barb Dallman commented that the meaning of “practical difficulty” is unknown asked why it is necessary to add “practical difficulty” to the ordinance. If it isn’t needed, why add it?

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

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

At this time, Chair Huenink presented information related to agenda items 7 and 8 and referenced several items in the member meeting packet, to include a letter dated January 4, 2026 from David Valenti, a comparison of state statute and town ordinance regarding powers of the BOA, and related legal opinions provided to the Town from three separate law firms.

The Plan Commission reached consensus to allow Town Board members to make comments and ask questions during this agenda item.

Motion by David Mueller, seconded by Bryan Kaiser, to recommend that the Holland Town Board 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 not adopt Ordinance 2026-Draft(A), An Ordinance Amending Provisions of Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin; the motion carried by unanimous roll call vote. Roy Teunissen: Yes; Jack Stokdyk: Yes; Matthew Teunissen: Yes; David Huenink: Yes; Bryan Kaiser: Yes; David Mueller: Yes; Brody Stapel: Yes.

9. Recommendation to Town Board: Ordinance 2026-Draft(C) to amend Holland Town Code Chapter 330 – Zoning:

The Plan Commission reached consensus to allow Town Board members to make comments and ask questions during this agenda item.

Motion by David Mueller, seconded by Brody Stapel, to recommend that the Holland Town Board adopt Town of Holland 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; the motion carried by unanimous roll call vote.

Let these minutes show that Ordinance 2026-Draft(C) would be numbered as Town of Holland Ordinance 2026-02, An Ordinance Amending Provisions of Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin, if adopted.

10. Adjourn:

Motion by Jack Stokdyk, seconded by Roy Teuniseen, to adjourn the meeting at 9:26pm; the motion carried by unanimous voice vote.

Submitted by Janelle Kaiser, Clerk-Treasurer, Town of Holland, Sheboygan County, Wisconsin