

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Monday, May 4, 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 April 15, 2026, and was printed in the Lakeshore Weekly and The Sounder on April 23, 2026. The agenda for this meeting was posted at the Holland Town Hall and on the Town's website on April 27, 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: Town Supervisor Douglas Hamilton, William Bannier, and David Valenti.
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 Jack Stokdyk, seconded by David Mueller, to adopt the agenda for the May 4, 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 Jack Stokdyk, seconded by David Mueller, to approve the minutes from the April 2, 2026 and April 6, 2026 Plan Commission meetings as presented; the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
Chair Huenink reported that the Holland Town Board accepted the recommendation of the Holland Plan Commission and approved Michael Prinsen's request to rezone 0.634 acres of parcel 59006067280 from A-1 to A-5 on April 13, 2026, contingent upon Sheboygan County approval and execution of the boundary line adjustment as shown on the plat of survey submitted with the application.
10. Building inspector items:
 - a. Review building permits report:
The Plan Commission reviewed the April 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:

At a previous meeting, Craig Droppers reported a camping trailer with a large wooden awning attached to it on a property on Dewitt Road. Building Inspector Tom Huenink reported a conversation with the property owner, who stated that the camping trailer awning is completely removable. The trailer is used for vacations a few times a year and is also used on the property for deer hunting season.

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

None.

12. Public input:

None.

13. Public hearings for:

a. Ordinance 2026-Draft(E) to amend Holland Town Code Chapter 330 – Zoning:

Chair Huenink called the public hearing for Ordinance 2026-Draft(E) to order at 7:38pm.

David Valenti's comments:

- i. The language about unnecessary hardships in the Town's ordinance does not match state statute. Recommendation that the Town's ordinance include this exact language, as it may help educate property owners and reduce the number of variance requests that don't meet state requirements.
- ii. There is inconsistent language between the proposed definitions of hotel, motel, and short-term rental. Inquiry about why the definition of hotel includes "five or more rooms."
- iii. Recommendation that the Town consider addressing the possibility of consideration other than cash payment, such as points or credits, for stays at hotels, motels, and short-term rentals. Recommendation to tighten up those definitions in the zoning ordinance to avoid future litigation.

Chair Huenink asked for additional public comment three times. There were no further comments from the public. **Motion by Roy Teunissen, seconded by David Mueller, to close the public hearing at 7:44pm;** the motion carried by unanimous voice vote.

14. Ordinance 2026-Draft(E) to amend Holland Town Code Chapter 330 – Zoning:

Chair Huenink reviewed the proposed changes with the Plan Commission. He noted that the proposed definitions of hotel, motel, and short-term rental match the definitions of these terms within state statute exactly. The Town's existing zoning ordinance already addresses standards for variances considered by the Board of appeals within §330-99 and also includes an existing definition for unnecessary hardship; the proposed ordinance would update this definition to be more consistent with state statute.

Motion by Matt Teunissen, seconded by David Mueller, to recommend that the Holland Town Board adopt Town of Holland Ordinance 2026-Draft(E), An Ordinance Amending Provisions of Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin as presented; the motion carried by unanimous roll call vote. Bryan Kaiser: Yes; David Mueller: Yes; Jack Stokdyk: Yes; Matt Teunissen: Yes; Roy Teunissen: Yes; Brody Stapel: Yes; David Huenink: Yes.

15. 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 third letter to inquire about the current use of the property was sent on April 21, 2026 via certified mail. One of the property owners contacted Clerk Kaiser via telephone on April 28, 2026 and communicated that the facility is not renting units for any longer than one week at a time. Rentals are paid for on a weekly basis. The owner was not aware that their Sheboygan County license to operate as a motel had expired. The Plan Commission directed Clerk Kaiser to contact Sheboygan County to report this information.
- 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.

16. Public input:

- a. David Valenti recommended that the Town consider addressing the possibility of consideration other than cash payment, such as points or credits, for stays at hotels, motels, and short-term rentals. In the future, the Town needs to deal with the issue of corporate guesthouses where people might use points, credits, miles, etc. as consideration for stays. He encouraged the Plan Commission to visit American Orthodontics' destination website.
- b. Roy Teunissen inquired about ordinance enforcement progress at W3070 Hoitink Road. Chair Huenink reported that the Town Board sent a cease and desist letter to the property owner on March 13, 2026.

17. 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.

18. Adjourn:

Motion by Jack Stokdyk, seconded by David Mueller, to adjourn at 8:13pm; the motion carried by unanimous voice vote.

Respectfully Submitted,
Janelle Kaiser, Plan Commission Clerk
Town of Holland, Sheboygan County, Wisconsin