

TOWN OF HOLLAND PLAN COMMISSION  
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING  
W3005 County Road G, Cedar Grove, WI 53013  
Monday, June 1, 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 May 13, 2026, and was printed in the Lakeshore Weekly and The Sounder on May 21, 2026. The agenda for this meeting was posted at the Holland Town Hall and on the Town's website on May 26, 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, Brody Stapel, David Mueller, Bryan Kaiser, and Craig Droppers – Alternate.  
Absentee(s): Jack Stokdyk.  
Signed-In Attendees: Cal Wynveen, Marc Dyrez, William Bannier, Joel Van Ess, Peter DePagter, Ann DePagter, and Nicola Davis.  
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 June 1, 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 Bryan Kaiser, to approve the minutes from the May 4, 2026 Plan Commission meeting 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 adopted Ordinance 2026-Draft(E) as presented at their May 11, 2026 meeting.
10. Building inspector items:
  - a. Review building permits report:  
The Plan Commission reviewed the May 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 requests for guidance on potential land use proposals:  
None.
12. Public input:  
None.
13. Public hearings for:
- a. A request by Peter DePagter for rezonings on DeMaster Road at parcel 59006072433:  
Chair Huenink called the public hearing for the request by Peter DePagter to order at 7:35pm. The request is to rezone 4.530 acres from A-5 to R-1 and 6.716 acres from A-5 to A-3. Cal Wynveen asked for clarification about where the subject parcel is located. Chair Huenink asked for additional public comment three times. There were no additional comments from the public. **Motion by David Mueller, seconded by Roy Teunissen, to close the public hearing for Peter DePagter at 7:38pm;** the motion carried by unanimous voice vote.
  - b. Ordinance 2026-Draft(G) to amend Holland Town Code Chapter 330 – Zoning:  
Chair Huenink called the public hearing for Ordinance 2026-Draft(G) to order at 7:38pm. Bill Rauwerdink asked for clarification on conditional use permits and use variances. Chair Huenink asked for additional public comment three times. There were no further comments from the public. **Motion by David Mueller, seconded by Roy Teunissen, to close the public hearing for Ordinance 2026-Draft(G) at 7:45pm;** the motion carried by unanimous voice vote.
14. Recommendation to Town Board: A request by Peter DePagter for rezonings on DeMaster Road at parcel 59006072433:  
**Motion by David Mueller, seconded by Roy Teunissen, to recommend that the Holland Town Board approve the request by Peter DePagter to rezone 4.530 acres from A-5 to R-1 and 6.716 acres from A-5 to A-3 as shown on the plat of survey submitted with the application, contingent upon Sheboygan County approval and execution of the boundary line adjustment as shown on the merger survey submitted with the application;** the motion carried by unanimous roll call vote. Brody Stapel: Yes; Roy Teunissen: Yes; Matt Teunissen: Yes; Craig Droppers: Yes; David Mueller: Yes; Bryan Kaiser: Yes; David Huenink; Yes.
15. Recommendation to Town Board: Ordinance 2026-Draft(G) to amend Holland Town Code Chapter 330 – Zoning:  
Chair Huenink reviewed the proposed changes with the Plan Commission.  
**Motion by Matt Teunissen, seconded by David Mueller, to recommend that the Holland Town Board adopt Town of Holland Ordinance 2026-Draft(G), 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.
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: Clerk Kaiser informed the Sheboygan County Health and Human Services Department that the property owner confirmed their facility is not renting units for any longer than one week at a time and that 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. This item will be removed from the agenda until further notice.
- 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.
- d. Farmland preservation zoning ordinance recertification application update: The Town is preparing to submit an application to the state for recertification of its farmland preservation zoning ordinance. Remaining items to complete the application include updates to the Town’s zoning and farmland preservation maps and Town ordinance codification.

17. Public input:

- a. William Bannier asked where Town Board Resolution 2026-03 could be found on the Town’s 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 and that the Town Board reached consensus to direct the Town Attorney to send a final warning letter to the property owner at their last meeting.

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 Roy Teunissen, seconded by David Mueller, to adjourn at 8:05pm;** the motion carried by unanimous voice vote.

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