

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Monday, July 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 June 17, 2026, and was printed in the Lakeshore Weekly and The Sounder on June 25, 2026. The agenda for this meeting was posted at the Holland Town Hall and on the Town's website on June 23, 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, Jack Stokdyk, and Craig Droppers – Alternate.
Absentee(s): None.
Signed-In Attendees: William Bannier, Brian Williams, Mike VanDriest, Sawyer DeRuyter, Bobi Schultz, 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 Roy Teunissen, to adopt the agenda for the July 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 David Mueller, seconded by Bryan Kaiser, to approve the minutes from the June 1, 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 recommendations of the Holland Plan Commission, approving the rezoning request by Peter DePagter and adopting Ordinance 2026-Draft(G), which became Ordinance 2026-06, as presented at their June 8, 2026 meeting.
10. Building inspector items:
 - a. Review building permits report:
The Plan Commission reviewed the June 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:
Clerk Kaiser received a report of construction of a building without a permit at N2388 County Road KW. A letter will be sent to the property owner.

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

- a. Rezoning proposal at W3272 County Road G:
Matt Teunissen submitted a proposal for rezonings at W3272 County Road G (zoned A-1, 35.35 acres) The proposal is to adjust the parcel boundaries of parcel 59006064360 (zoned A-1, 20.00 acres) and parcel 59006064380 (zoned A-1, 20.00 acres) by merging portions of those parcels with adjacent portions of the parcel at W3272 County Road G. The remainder of W3272 County Road G, to include the existing dwelling, would be approximately 5.00 acres and requested for rezoning to A-1-S. Approximately 15.00 acres of the current parcel at W3272 County Road G and parcel 59006064380, proposed to be merged, would be requested for rezoning to A-PR. The Plan Commission acknowledged that the proposed 5.00-acre parcel should include 225 feet of road frontage, and that the proposal appears to meet zoning ordinance requirements.
- b. Minor land division proposal at W1341 Town Line Road:
Alison Bossler submitted a proposal for a minor land division at W1341 Town Line Road (zoned A-5, 18.53 acres). The proposed transaction would create two separate parcels, approximately 5.8 acres and 13.3 acres. The Plan Commission acknowledged that the proposal appears to meet zoning ordinance requirements.

12. Public input:

None.

13. Public hearings for:

- a. Request by Sawyer DeRuyter on behalf of Donald Trust for a minor land division and rezonings at N753 Six Mile Road:
Chair Huenink called the public hearing for the request by Sawyer DeRuyter to order at 7:43pm. The request is to divide 5.000 acres from the parcel and rezone it to A-1-S, and to rezone 15.000 acres of the parcel from A-1 to A-PR.
Bobi Schultz asked for clarification of the location of the proposed 5.000-acre parcel. Chair Huenink asked for additional public comment three times. There were no additional comments from the public. **Motion by Matt Teunissen, seconded by Roy Teunissen, to close the public hearing for Sawyer DeRuyter at 7:45pm;** the motion carried by unanimous voice vote.
- b. Request by Couple Two Tree Acres LLC for a rezoning and business conditional use permit at N1096 Sauk Trail Road:
Chair Huenink called the public hearing for the request by Couple Two Tree Acres LLC to order at 7:45pm. The request is to rezone 2.008 acres of the parcel from A-5 to B-1 and for a conditional use permit to operate a tree service business.
Mike VanDriest inquired about burning on the property and expressed concern about large fires or continuous smoldering of debris piles.
Chair Huenink asked for additional public comment three times. There were no additional comments from the public. **Motion by Jack Stokdyk, seconded by David Mueller, to close the public hearing for Couple Two Tree Acres LLC at 7:51pm;** the motion

carried by unanimous voice vote.

14. Request by Sawyer DeRuyter on behalf of Donald Trust for a minor land division and rezonings at N753 Six Mile Road:

Motion by David Mueller, seconded by Roy Teunissen, to recommend that the Holland Town Board approve the land division and rezonings request by Sawyer DeRuyter simultaneously, to divide 5.000 acres from N753 Six Mile Road and rezone those 5.000 acres from A-1 to A-1-S, and to rezone 15.000 acres of N753 Six Mile Road from A-1 to A-PR as shown on the certified survey map and rezoning exhibit submitted with the application; the motion carried by unanimous roll call vote. Yes; Roy Teunissen: Yes; Matt Teunissen: Yes; Craig Droppers: Yes; David Mueller: Yes; Bryan Kaiser: Yes; David Huenink: Yes; Brody Stapel: Yes..

15. Request by Couple Two Tree Acres LLC for a rezoning and business conditional use permit at N1096 Sauk Trail Road:

Motion by David Mueller, seconded by Roy Teunissen, to recommend that the Holland Town Board approve the request by Couple Two Tree Acres LLC to rezone 2.008 acres of N1096 Sauk Trail Road from A-5 to B-1, and to approve a business conditional use permit to operate a tree service business on the premises, contingent upon Town Board approval of the rezoning request, to include the Town's standard conditions for a business conditional use permit, and onsite conditions for burning, exterior lighting, number of employees, and hours of operation; the motion carried by unanimous roll call vote.

16. Conditional use permit review schedule:

The Plan Commission discussed permits issued from 2012 to 2017 and directed Clerk Kaiser to send a letter to the owners of W3134 Risseeuw Road to confirm whether the permitted home occupation is still in operation. Clerk Kaiser will also verify whether permitted accessory buildings have been constructed and are still on the property for various permits. The Plan Commission reached consensus to review conditional use permits issued in 2023 for N139 County Road LL, W2386 County Road A South, and W1799 Dewitt Road at their next meeting.

17. Ongoing issues:

- a. Applications being processed:
Nothing to report at this time.
- b. 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.
- c. Farmland preservation zoning ordinance recertification application update:
Nothing to report at this time.

18. Public input:

- a. David Mueller inquired about whether the Town should be concerned about property owners building large earth berms and/or filling in low areas with clay on their properties. David understands that subcontractors hauling fill from the data center construction project in Port Washington may be considering delivering fill to property owners for such purposes.
- b. Craig Droppers inquired about whether the Town should consider an ordinance regulating data centers.

19. 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.

20. Adjourn:

Motion by Jack Stokdyk, seconded by David Mueller, to adjourn at 9:08pm; the motion carried by unanimous voice vote.

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