TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Monday, October 5, 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 September 16, 2026, and was printed in the Lakeshore Weekly and The Sounder on September 24, 2026. The agenda for this meeting was posted at the Holland Town Hall and on the Town's website on September 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, Brody Stapel, David Mueller, Bryan Kaiser, Jack Stokdyk, and Craig Droppers – Alternate.
   Absentee(s): None.
   Signed-In Attendees: Joe Maniaci, William Bannier, Sturgis Chadwick, David Lammers, Rita Lammers, Nicholas Huibregtse, and David Limberg.
   Other Attendees: Janelle Kaiser (Plan Commission Clerk and Zoning Administrator), Tom Huenink (Town Building Inspector) and Kelly Caswell (Town Supervisor).
6. Adopt agenda as official order of business:
   Motion by David Mueller, seconded by Roy Teunissen, to adopt the agenda for the October 5, 2026 Plan Commission meeting as presented; the motion carried by unanimous voice vote.
7. Plan Commission procedures and opportunities for improvement:
   None.
8. Review/approve minutes of previous meeting(s):
   Motion by David Mueller, seconded by Jack Stokdyk, to approve the minutes from the September 9, 2026 Plan Commission meeting as presented; the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
   None.
10. Building inspector items:
    a. Review building permits report:
       The Plan Commission reviewed the September 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:

i. Building permit at N2388 County Road KW:
The property owners obtained after-the-fact building permits for a newly constructed accessory structure. This item will be removed from the agenda until further notice.

11. Public requests for guidance on potential land use proposals:
Clerk Kaiser reported that an application for a rezoning and two conditional use permits, one for an airstrip with a grass runway and another to exceed the maximum allowed number of accessory buildings on a parcel, has been received from the property owners of N1946 Dulmes Road. The Plan Commission directed Clerk Kaiser to inquire about a lighting plan for the airstrip, if applicable.

12. Public input:
    a. Lee Kaat of N2349 State Road 32 reported observation of a vehicle parked outside at W2730 County Road A South for approximately six consecutive weeks. The property owner at W2730 County Road A South holds a conditional use permit which allows indoor storage business use. Lee reported that the parked vehicle appears to be unrelated to operation of the business.
    b. Joe Maniaci of N2401 Cardinal Lane inquired about whether there has been any discussion at the Town level about how to ensure that another situation similar to N2047 Pine Beach Road South does not happen again. Chair Huenink gave a brief update about the status of litigation related to the use of a structure on that property and explained that the Town may review its ordinances after the conclusion of that litigation.

13. Public hearings for:
    a. Request by David and Rita Lammers for a minor land division and rezonings at parcels 59006064490 and 59006064510 on Hoitink Road:
    Chair Huenink called the public hearing for the request by David and Rita Lammers to order at 7:43pm. The request is for a minor land division to divide 8.35 acres from parcel 59006064490 and rezone those 8.35 acres from A-1 to A-PR, and to rezone parcel 59006064510 from A-1 to A-1-S.
    Chair Huenink asked for public comment three times. There were no comments from the public. **Motion by Roy Teunissen, seconded by Jack Stokdyk, to close the public hearing for David and Rita Lammers at 7:45pm;** the motion carried by unanimous voice vote.
    b. Request by Sturgis Chadwick for a conditional use permit at N2363 Cardinal Lane:
    Chair Huenink called the public hearing for the request by Sturgis Chadwick to order at 7:45pm. The request is to exceed the maximum allowed aggregate square footprint of accessory buildings on the parcel by adding 528 square feet to an existing 572-square foot accessory building.
    Chair Huenink asked for public comment three times. Mary Ellen Chadwick of N2353 Cardinal Lane submitted a written statement opposing the request that was read into the record by Clerk Kaiser. Joe Maniaci of N2401 Cardinal Lane spoke in favor of the request. **Motion by Jack Stokdyk, seconded by David Mueller, to close the public hearing for Sturgis Chadwick at 7:53pm;** the motion carried by unanimous voice vote.

14. Request by David and Rita Lammers for a minor land division and rezonings at parcels 59006064490 and 59006064510 on Hoitink Road:
Motion by David Mueller, seconded by Roy Teunissen, to recommend that the Holland

Town Board approve the request for a minor land division and rezonings at parcels 59006064490 and 59006064510 as submitted by David and Rita Lammers, contingent upon:

a. **receipt of a recordable certified survey map matching the draft map submitted with the application, signed and dated by the surveyor and property owners and including required language from Town Code Section 220-15 prohibiting future land divisions from resultant parcels for 10 years, and**
b. **receipt of a full legal description for the parent parcel or all resultant parcels, and**
c. **that approval of the rezonings be contingent upon approval of the minor land division request.**

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 Sturgis Chadwick for a conditional use permit at N2363 Cardinal Lane:
Motion by Matt Teunissen, seconded by David Mueller, to approve the request by Sturgis Chadwick for a conditional use permit at N2363 Cardinal Lane as submitted, to include the Town's standard conditional use permit conditions and that the maximum aggregate square footprint of accessory buildings on the parcel shall not exceed 1,116 square feet; the motion carried by unanimous roll call vote.

16. Use of properties at N1762 Nuestro Drive and W2136 State Highway 32:
Possible business use of the property at N1762 Nuestro Drive (2.68 acres, zoned R-1) has been brought to the Town's attention. A letter was mailed to the property owner on September 21, 2026. The owner, Nicholas Huibregtse, was present at the meeting and discussed use of the property with the Plan Commission. The Plan Commission advised that a draft map of the area proposed to be used by the tree and landscaping service business may be presented at a future meeting prior to submitting a Town application. The property owner may apply for a rezoning and a conditional use permit in the future.

Possible business use of the property at W2136 State Highway 32 (0.42 acres, zoned R-1) and the adjacent parcel to the west (zoned A-5) has been brought to the Town's attention. A letter was mailed to the property owner and property tenant on September 21, 2026. The property tenant was present at the meeting and discussed the property's use with the Plan Commission. The owner plans to attend the November 2, 2026 Plan Commission meeting. The Plan Commission advised that a plan for the landscaping service business may be presented at a future meeting prior to submitting a Town application. The tenant and property owner may apply for a rezoning and a conditional use permit in the future.

17. Conditional use permit compliance at N905 Sauk Trail Road:
A letter was sent to the permit holder on September 14, 2026, which informed them that the conditional use permit at N905 Sauk Trail Road requires a stop line pavement marking be applied to the road approach on the premises. This was to be completed on or before September 3, 2025. The letter provided a deadline of October 14, 2026 to comply with this requirement. The Plan Commission directed Clerk Kaiser to send a certified letter to the permit holder if this condition is not complied with by October 14, 2026.

18. 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.

19. Public input:
    a. Chair Huenink reported that the Town's application for Farmland Preservation Zoning Ordinance Recertification to the State of Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) was submitted on September 17, 2026. The application is currently being reviewed by DATCP.
    b. Roy Teunissen inquired about whether a letter has been sent to N2040 State Road 32 regarding parked cars and tires stored on the property at N2040 State Highway 32. Clerk Kaiser reported that the matter has been brought to the attention of the Holland Town Board Public Safety Committee. Roy also inquired about the status of an ordinance violation at W3070 Hoitink Road. *The status has been documented in recent meeting minutes of the Holland Town Board.*

20. 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.

21. Adjourn:
    Motion by Jack Stokdyk, seconded by David Mueller, to adjourn at 9:03pm; the motion carried by unanimous voice vote.

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