Town of Holland, Brown County
1293 Holland Road, Greenleaf, Wisconsin

Planning Commission **Appr. 11/11/26**

October 28, 2026

MINUTES

The Planning Commission of the Town of Holland met on October 28, 2026 at 1:00 pm at 1293 Holland Road, Greenleaf, Wisconsin.

Open Meeting;

The Call to Order and Pledge of Allegiance were recited.

Members present were: Zone Administrator John Sundelius, Chairman Tom Vande Wettering, Marty Huss, Doug Verbeten, Tony Vande Hey, Jerry Gehrt, Clerk Gloria Kennedy.

Other persons in attendance were: Attorney Greg Gill and Steve Reis, Dave Diny, Steve Deslauriers, Mark and Holly Deslauriers, and Mike Smits.

Minutes:

Marty Huss made a motion to approve the minutes from August 26, 2026. Jerry Gehrt seconded the motion. Passed and carried 5-0.

Dave Diny CSM:

John Sundelius explained the application for CSM from Dave Diny, HL-302, Park Road. He is seeking to divide the parcel, separating 6.171 acres (house and buildings), from the farmland. Because of roadway, they will dedicate 35' for the road Right of Way, and Utilities will also be outside of Right of Way, so there is a 12' wide utility easement indicated on the CSM. The parcel is currently zoned AG-FP, and there is no rezoning requested.

Tony Vande Hey made a motion to recommend that the Town Board accept the CSM for Dave Diny, for Lot 1, 6.171 acres, HL-302, Park Road. Doug Verteten seconded the motion. Passed and carried, 5-0.

Triple J Rezone Request:

John Sundelius reported that a revised rezone application was received from Triple J, requesting that parcels HL-665, 679, 680, 381, 682, 692, 693, 694, 695, 696, 698, and 699 be rezoned from AG-FP to A-R. A question was brought up as to whether all of this land

would have to be rezoned. Options currently on the table are: a) rezone all of it to A-R and apply conditional uses; b) amend the text of the zoning ordinance to allow certain types of commercial facilities and conditions; c) do nothing;

Because of the absence of the town attorney, the Planning Commission asked to table this topic until he is available for questions.

Public Comment:

A resident from the public asked for permission to give public comment:

Mark Deslauriers, 8042 Holly-Mor Rd, Greenleaf said that he was shocked that they would consider taking this much land out of Farmland Preservation. He also said that the operation of this business produces problems of increased traffic, speed, and noise to the vicinity. It is in violation of our ordinances, and from a legal perspective, should be considered a 'new' business. He asked the commission to ask themselves; would you allow this if it were a new business? He said that there is a lot to be considered in the solving of this situation.

Ordinance Update:

John Sundelius reported that he spoke with Cedar Corporation, and he will try to arrange a representative from there to speak to us regarding their services in updating our zoning ordinance. He also spoke with Bay Lakes- previously we were ineligible to be members of this organization, but changes have been made, and we may become eligible. If so, we can get them to also talk to us.

Tony Vande Hey made a motion to adjourn. Doug Verbeten seconded the motion. Passed 5-0.

By Gloria Kennedy