

TOWN OF HOLLAND PLAN COMMISSION

December 2, 2020

MEMBERS PRESENT	Chair Steve Michaels, Andrew Dobkoski (via zoom), Ben Filter, Bryan Nindorf (via zoom), Jared Noffke, Jeff Osgood (via zoom) and Kathy Warzynski
OTHERS PRESENT	Ivy Noffke, Billisue Jannusch, Travis Holak, Ethan Holak, Abbey Nicewander (MRRPC), Steve Mieden & Jeff Herltizke (Town Supervisors), Marilyn Pedretti (Clerk)

CALL TO ORDER

Chair Michaels called the meeting to order at 6:30 p.m. Notices were properly posted.

MINUTES

Motion by Noffke/Warzynski to approve the minutes from November 4, 2020. **MOTION** carried.

CITIZENS' CONCERNS: none.

CONDITIONAL USE PERMIT

Billisue Jannusch, W6640 County Road V, requested a conditional use permit to operate a dog grooming business at their home. She gave background on the request and explained she would only serve 3-4 dogs per day allowing for clean-up in between clients. Jannusch noted she is working with the County Health Department, that there will be no boarding and she has talked with all but one neighbor. Discussion followed. Motion by Noffke/Dobkoski to recommend approval for Billisue Jannusch, W6640 County Road V, for a conditional use permit to operate a dog grooming business with no more than four dogs per day. **MOTION** carried unanimously.

FINAL PLAT: HIDDEN PRAIRIE

The developer was not present. Item held over to the January meeting.

COMPREHENSIVE PLAN UPDATE

Map amendment: Ethan Holak, N6814 Roberts Road, requested an amendment to the comprehensive plan for parcel 8-241-1 (4.8 acre parcel on County Road V) to change from "Active Ag" to "Mid Lot Residential" for a single family home. He reviewed his application and explained that the topography would not support agriculture and described his plans for placement of a home and shed. Discussion followed. Motion by Osgood/Filter to approve the comprehensive plan amendment request for Ethan Holak, N6814 Roberts Road, to amend parcel 8-241-1, a 4.8 acre parcel on County Road V, to change from "Active Ag" to "Mid Lot Residential" for residential use. **MOTION** carried unanimously.

Updates: Abbey Nicewander, Senior Planner, Mississippi River Regional Planning Commission (MRRPC), apologized for some of the data issues in the first draft and explained the changes made in the draft at hand. She noted there are maps yet to be presented on transportation and land use. Discussion followed concerning how best to update facts and changes to the Town in the past 20 years. Michaels thanked Warzynski for the extra time

she spent reviewing the document and suggested she work directly with Nicewander on future drafts. Warzynski will coordinate with the clerk.

Planning goals: Nicewander asked for any suggestions for changes to the goals (presented last month) be forwarded to her before the January meeting. She noted those goals will be presented at the February open house.

Survey: Nicewander reported approximately 200 responses to date. She noted there was a definite uptick after the postcards were sent.

STORMWATER UPDATES

Van Dunk Place and Bice Avenue: Noffke excused himself from discussion. Lukasz Lyzwa, Project Engineer, General Engineering Company, reported on the re-bidding of the stormwater pond work at Van Dunk Place and Bice Avenue, in which they received two bids. He explained the difference in pricing and gave his recommendation. Discussion followed concerning stabilizing the area this time of year and possible need for an additional \$1,000 for spring seeding/restoration if needed. It was the consensus to move forward with this work as soon as possible.

Stormwater utility: Lyzwa reviewed the workshop held on November 10th and reported the Town is moving forward with a two fee structure – one for residential (approximately \$45) and one for rural areas (approximately \$25). It was noted the commercial has yet to be determined. Lyzwa stated the fee structure would generate approximately \$65,000-70,000 annual income. Discussion followed. The next workshop is scheduled for Tuesday, December 8th at 6:30 p.m.

PARKING ISSUES

A memo from a resident concerning parking in a cul-de-sac was reviewed. Clerk Pedretti gave background on past issues with parking along Town roads and cul-de-sacs, which are handled case-by-case. Discussion followed. It was the consensus to continue with the current procedure.

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS: Reminder: Stormwater workshop December 8th.

ADJOURNMENT

Motion by Filter/Noffke to adjourn. **MOTION** carried. Meeting adjourned at 7:29 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk