

TOWN OF HOLLAND PLAN COMMISSION

January 6, 2021

MEMBERS PRESENT	Chair Steve Michaels, Andrew Dobkoski (via zoom), Ben Filter, Bryan Nindorf, Jared Noffke and Kathy Warzynski
EXCUSED	Jeff Osgood
OTHERS PRESENT	Joel Holte, James Langlois, Jeff Moorhouse, Mike Richgels, Travis Holak, Ethan Holak, Abbey Nicewander (MRRPC), Jeff Hertizke (Town Supervisor), 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 of December 2, 2020. **MOTION** carried.

CITIZENS' CONCERNS: none.

FINAL PLAT: HIDDEN PRAIRIE

Jeff Moorhouse, Paragon Associates, engineer for the developer Mike Richgels, reported the County reviewed the plat and approved it on November 30th. Discussion followed concerning the powerline easement. Clerk Pedretti noted that signage will be installed after final approval. Motion by Nindorf/Dobkoski to recommend approval of the Hidden Prairie final plat.

MOTION carried unanimously.

CSM: HOLTE

James Langlois o/b/o Joel Holte, W7783 A. Johnson Road, requested approval of a Certified Survey Map (CSM) to subdivide a 11.4 acre parcel to create two lots for residential use. Joel Holte, W7783 A Johnson Road, explained his need to keep 5.1 acres in order to retain a 2,400 square foot shop. James Langlois, N8334 McWain Drive, explained his plan to build a single family home on the proposed parcel. Discussion followed. Motion by Filter/Noffke to recommend approval of the Certified Survey Map for James Langlois o/b/o Joel Holte, W7783 A. Johnson Road, for a 11.4 acre parcel to create two lots for residential use. **MOTION** carried unanimously.

COMPREHENSIVE PLAN MAP AMENDMENT

Clerk Pedretti reviewed the process for amending the Comprehensive Plan Map and that the proposed amendment for the parcel on County Road V was approved to move forward at the last meeting. Motion by Nindorf/ Filter to recommend a public hearing to change the map for the parcel on County Road V from "Active Ag" to "Mid-Lot Residential" to be held on Wednesday, February 10th at 6:30 p.m. **MOTION** carried unanimously.

COMPREHENSIVE PLAN UPDATE

Updates: Abbey Nicewander, Senior Planner, Mississippi River Regional Planning Commission (MRRPC), reported she has made edits to the draft plan and she asked if there were any additional concerns. None given.

Planning goals: Nicewander asked for any suggestions for changes to the goals. Discussion followed and it was the consensus to highlight a goal of “connectivity with biking and walking trails”. She noted those goals will be presented at the February open house.

Survey: Nicewander reported approximately 300 responses to the survey and those will be incorporated into the report for review at the February meeting. The Clerk will discontinue the survey on the web page.

LAND DONATION: ARNESON

Clerk Pedretti gave some background on the timeline and current status of the Arneson-Stephenson land donation of approximately 2.3 acres along Amsterdam Prairie Road. Mike Arneson, via zoom, spoke of their willingness to work on the finer points. He noted the Friends of the McGilvary Road were willing to assist in the physical work. Discussion followed concerning the agreement, restrictive covenants and expectations for the general improvements (such as the parking lot). It was the consensus to have the Park Committee work with the parties involved to create a plan. The Clerk was directed to work with the attorneys on finalizing the agreement and draft resolution.

Discussion followed concerning an engineering inspection of the property. Motion by Filter/Dobkoski to recommend a Phase I engineering study of the Arneson donation. **MOTION** carried unanimously

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS: Reminder: Stormwater workshop Tuesday, February 9th.

ADJOURNMENT

Motion by Filter/Nindorf to adjourn. **MOTION** carried. Meeting adjourned at 7:25 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk