

TOWN OF HOLLAND PLAN COMMISSION

March 3, 2021

MEMBERS PRESENT	Chair Steve Michaels, Andrew Dobkoski, Ben Filter, Bryan Nindorf, Jared Noffke, Jeff Osgood and Kathy Warzynski
OTHERS PRESENT	Jonathon Shore, Ben Vahle, Ethan and Travis Holak, Abbey Nicewander, MRRPC (via zoom), Jeff Herltizke (Town Supervisor via zoom), Marilyn Pedretti (Clerk)

CALL TO ORDER

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

MINUTES

Motion by Nindorf/Osgood to approve the minutes for February 3 and February 10, 2021.

MOTION carried.

CITIZENS' CONCERNS: none.

ZONING PETITION: HOLAK

Ethan Holak, N6814 Roberts Road, requested a rezone of parcel 8-241-1 (4.8 acre parcel on County Road V) from Exclusive Ag to Rural. Clerk Pedretti noted that this parcel was recently amended in the Comprehensive Plan to allow for the rezone. Motion by Filter/ Warzynski to rezone parcel 8-241-1 from Exclusive Ag to Rural. **MOTION** carried unanimously.

SIGN VARIANCE

Pastor Ben Vahle, Holmen Baptist Church, W7656 McHugh Court West, introduced himself and spoke concerning their request for a variance to Ordinance #4-2007 (Sign/Billboard Control Ordinance). Vahle explained the request to install a lighted sign on the south side of the building and a non-lighted sign on the west side of the building and he provided illustrations. He noted that, if approved, they would remove the existing sign on Bice Avenue. Filter explained the history of the Sign/Billboard Ordinance and the Night Skies Ordinance in effect in the Town.

Discussion followed concerning the 32 square foot limitations, lighted sign restrictions vs landscape lighting, possible current signage improvements of 50% and whether to amend the ordinance to allow for variances. Vahle was directed to pursue the option of improving the current sign within the Ordinance guidelines. Jonathan Shore, Deacon at the Baptist Church, asked about permitting and it was agreed that no permitting would be required. After discussion, it was the consensus to continue without changes to the current sign/billboard ordinance.

COMPREHENSIVE PLAN UPDATE

Updates: Abbey Nicewander, Senior Planner, Mississippi River Regional Planning Commission (MRRPC), asked for input concerning the updated map. She assured the commission the official map would be in larger print.

Open Houses: Filter reported on the February 24th open house, attended by five residents in addition to Warzynski and Herltizke. Warzynski suggested removing planning goals that

were not feasible for the Town and discussion followed. It was the consensus to remove the “quality of housing” goal but continue with the “environmental sensitive area” goal. Next steps: Nicewander asked for input concerning the “Objective and Goals” in Volume 1 of the current Comprehensive Plan. Discussion followed concerning the multi-use trails and connectivity of walking/biking/hiking paths. Filter suggested setting an “Action” under the “Connectivity Objective” of developing a long range outdoor recreation plan which would assist in seeking grant money. Nicewander asked for input concerning the “regionalizing EMS and fire service” goal. Discussion followed and it was the consensus to add language to Goal 4 to include an “Action” that would address taking part in the County regionalization conversations.

Nicewander noted she will make the discussed adjustments as well as clean-up outdated “Objectives” and will provide a draft for the next meeting. She asked the commission to consider items for the “5 year implementation action plan” and to provide that input at the next meeting. Discussion followed concerning a public hearing and it was the consensus to hold that hearing on Wednesday, May 5th at 6:30 p.m.

LAND DONATION: ARNESON

Clerk Pedretti reported the Town Board reviewed the Environmental Impact Statement at their last meeting but had some follow-up questions that will be addressed at this month’s Town Board meeting. She also noted the Board has requested proposals for installing a parking lot on the property.

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

Stormwater workshop will take place Tuesday, March 23rd at 6:30 p.m. Open House for Comprehensive Plan will take place during clerk hours the week of March 22 and on Wednesday, March 24 from 5-7 p.m.

ADJOURNMENT

Motion by Dobkoski/Filter to adjourn. **MOTION** carried. Meeting adjourned at 7:30 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk