TOWN OF HOLLAND PLAN COMMISSION
November 3, 2021

MEMBERS PRESENT	Chair Kathy Warzynski, Doug Klenke, Ron Knapmiller, Bryan Nindorf, Jared Noffke, Jeff Osgood and Heidi Stein
OTHERS PRESENT	Richard Berg, Ehren Stellrecht, Marilyn Pedretti (Town Clerk)

CALL TO ORDER
Chair Warzynski called the meeting to order at 6:30 p.m. Notices were properly posted.

MINUTES
Motion by Klenke/Noffke to approve the minutes of October 6, 2021. **MOTION** carried.

CITIZENS' CONCERNS: none.

CSM: BEAVER BUILDERS
Certified Survey Map: Ehren Stellrecht, o/b/o Beaver Builders LLC, N6838 Builders Court, requested approval to create Lot 1 (10.97 acres) from a 29.2 acre lot. Richard Berg, Engineer and Land Surveyor, explained the map would divide off the Beaver Builder buildings, lumber yard and paved area from the remaining parcel, leaving both parcels zoned Light Industrial. Motion by Knapmiller/Stein to recommend approval of the Certified Survey Map as displayed in the survey for N6838 Builders Court for 10.9 acre lot. **MOTION** carried unanimously.

DRIVEWAY ORDINANCE
Warzynski reviewed draft language for possible amendment to Ordinance #3-2003 Regulating Driveway and Culvert Ordinance concerning permit requirements, enforcement, appeal process, and an ERU surcharge for non-conforming driveways. After discussion, it was the consensus to add language to require shared driveway agreements when more than one resident will be accessing a driveway. Knapmiller addressed several areas of the original ordinance that needed clarification. Discussion followed and it was the consensus to seek additional clarification from the building inspector. Pedretti reviewed a list of questions concerning the ERU surcharge and discussion followed. It was the consensus to address those driveways clearly in violation to the Driveway Ordinance as of 2003.

FUTURE AGENDA ITEMS: Driveway Ordinance amendments

ADJOURNMENT
Motion by Klenke/Osgood to adjourn. **MOTION** carried. Meeting adjourned at 7:53 p.m.

Respectfully submitted,
Marilyn Pedretti
Town Clerk