

TOWN OF HOLLAND PLAN COMMISSION

June 1, 2022

MEMBERS PRESENT	Chair Kathy Warzynski, Doug Klenke, Bryan Nindorf, Jared Noffke, Jeff Osgood, Anne Paape and Heidi Stein
OTHERS PRESENT	Dan and Laura Dymond, Marilyn Pedretti (Town Clerk)

CALL TO ORDER

Chair Warzynski called the meeting to order at 6:30 p.m. Notices were properly posted. Warzynski welcomed Anne Paape to the Commission.

MINUTES

Motion by Stein/Nindorf to approve the minutes of May 4, 2022. **MOTION** carried.

CITIZENS' CONCERNS: none.

ZONING VARIANCE: MARCONI

Variance Request: Dan and Laura Dymond, N13468 Canar Pines Lane, Trempealeau, requested a variance for property at N9110 Council Bay Road to place a structure (solar panel) in the right-of-way set-back of County Road T. Dan Dymond explained the request and provided pictures and maps. He noted that the solar statistics at 50' would have 95% efficiency but that number is drastically reduced at the property line (70%) or on the roof (60%). Discussion followed concerning shading, tree cutting difference between 50' versus 80', set-back requirements for utilities/future road expansion, view shed, options for different panel placement and precedent for future right-of-way exemptions. Motion by Klenke/Osgood to recommend denying the variance request from Dan Dymond at N9110 Council Bay Road. **MOTION** carried unanimously.

BOUNDARY AGREEMENT

Warzynski explained the Boundary Agreement with the Village of Holmen gives the Town the opportunity for input concerning the Seven Bridges North preliminary plat development (just south of Holland Estates). Discussion followed. It was the consensus to provide input as follows:

1. Remind the Village of the Town's Night Sky Ordinance.
2. Question if there is any designated green space as this may overload the Holland Estates Park facility.
3. Request a stop sign be installed between the Town and Village on McWain Drive.

CONDO ORDINANCE

Warzynski suggested the Town develop a separate ordinance to regulate condominiums rather than include in our current Subdivision Ordinance. She reviewed the Town of Shelby Ordinance and made several suggestions on areas that could be disregarded as the Town is not as urban as Shelby. Discussion followed. It was the consensus to move forward with a draft and that members should provide any input on which items from the Shelby Ordinance to include or not.

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS: Condominium ordinance.

ADJOURNMENT

Motion by Klenke/Stein to adjourn. **MOTION** carried. Meeting adjourned at 6:52 p.m.

Respectfully submitted,
Marilyn Pedretti
Town Clerk