

TOWN OF HOLLAND PLAN COMMISSION

June 7, 2023

MEMBERS PRESENT	Chair Mike Hoffman, Doug Klenke, Bryan Nindorf, Jared Noffke, Anne Paape and Heidi Stein
EXCUSED	Jeff Osgood
OTHERS PRESENT	Mike Garson, Isaac Hoffman, Chad Morgan, Steve Horton, and Marilyn Pedretti (Town Clerk)

CALL TO ORDER

Chair Hoffman called the meeting to order at 6:31 p.m. Notices were properly posted.

MINUTES

Motion by Noffke/Nindorf to approve the minutes of May 3, 2023. **MOTION** carried.

CITIZENS' CONCERNS: none.

CERTIFIED SURVEY MAPS

Hoffman: Isaac Hoffman, N7037 Acorn Street, requested a split of parcel 8-2040-0 (Lot 10, August Prairie Subdivision), to create two parcels. He explained the current parcel is non-buildable and they are splitting with an adjoining neighbor taking half. Discussion followed. Motion by Stein/Nindorf to recommend approval for Isaac Hoffman to split parcel 8-2040-0 Lot 10 of August Prairie into two parcels, non-buildable lots. **MOTION** carried unanimously.

Dummer Family Enterprise: Steve Horton, Horton Surveying, o/b/o Dummer Family Enterprise, requested a parcel split of parcel 8-805-3. He explained the three-way split with Lot 1 to be sold with the house, Outlot 1 for the drain field to go with the lot north, and Outlot 2 for the accessory building to remain with the Dummer family. Discussion followed. Motion by Klenke/Noffke to recommend approval of splitting the Dummer Family Enterprise, N6657 County Road XX, parcel 8-805-3, a 1.12 acre parcel for house and two outlots. **MOTION** carried unanimously.

ZONING VARIANCE

Mike Garson, N6890 Sand Prairie Court, requested a variance to build an accessory building within the set-back. He explained that when he purchased the property, he planned to build the garage in line with the house but recently found that the house was erroneously allowed to be placed within the set-back. Discussion followed concerning the drain field, right-of-way, utilities, building access (not requiring a driveway) and the ramifications of the mistake. Klenke expressed concern with setting precedence with two wrongs making a right. Paape noted the mistake was inherited which is causing the hardship. Motion by Stein/Paape to recommend approval for Mike Garson at N6890 Sand Prairie Court for a request to build an accessory building within the set-back. **MOTION** carried 5 to 1 no (Klenke).

CONDITIONAL USE PERMIT

Chad Morgan, o/b/o Ramaker and The Towers, LLC, requested a Conditional Use Permit (CUP) to build a telecommunications tower on parcel 8-952-0 (corner of US Highway 53 and Sylvester Road - Drugan's Castle Mound parking lot) with antennas mounted on tower, fenced compound with equipment mounted on concrete pads, utilities routed to compound from utility meet points, and compound access from existing parking lot. He explained it will be 165 foot self-standing

(no guy wire needed) tower on a 100' by 100' leased area with 6' tall vinyl fence with landscaping. He noted they are in process of obtaining FCC and FAA approval. Klenke asked why the facility was being placed so close the Highway 53. Morgan explained their scope of work was to find placement within one square mile and Drugan's fit their qualifications with this location agreed upon by the owner. Klenke suggested the tower be lit due to the close proximity to the Holland Air Park. Morgan stated that lights are not required on cell towers under 200 feet. Discussion followed. Motion by Paape/Stein to recommend approval of the CUP for Ramaker and The Towers, LLC, to build a telecommunications tower on parcel 8-952-0 (corner of US Highway 53 and Sylvester Road - Drugan's Castle Mound parking lot) with antennas mounted on tower, fenced compound with equipment mounted on concrete pads, utilities routed to compound from utility meet points, and compound access from existing parking lot to include lighting. **MOTION** carried 5 to 1 no (Nindorf).

ZONING VARIANCE

Redsten: Rebecca Redsten, W8188 Old NA, requested a variance to build an accessory building within the set-back and to exceed the 17' height limit. Applicant was not available. Discussion followed concerning the lot size, drain fields, proximity to neighbors, setting precedence and why the extra height. Motion by Hoffman/Paape to recommend denial due to the lot size, building height and septic system drain field. **MOTION** carried 5 to 1 no (Klenke).

ADJOURNMENT

Motion by Nindorf/Stein to adjourn. **MOTION** carried. Meeting adjourned at 7:12 p.m.

Respectfully submitted,
Marilyn Pedretti
Town Clerk