

TOWN OF HOLLAND PLAN COMMISSION

November 5, 2025

MEMBERS PRESENT	Chair Mike Hoffman, Doug Klenke, Ron Knapmiller, Jared Noffke, and Anne Paape
MEMBERS EXCUSED	Bryan Nindorf
STAFF PRESENT	David Carlson (Town Crew), Marilyn Pedretti (Town Clerk)

CALL TO ORDER

Chair Hoffman called the meeting to order at 6:30 p.m. Notices were properly posted.

MINUTES

Motion by Noffke/Knapmiller to approve the minutes of October 1st. **MOTION** carried.

CITIZENS' CONCERNS: none.

REZONE

Christopher and Jenny Staige, N8194 Amsterdam Prairie Road, requested a rezone of 5.01 acre parcel from General Ag to Rural Residential (parcel 8-1062-5) for a future home. Pedretti reported the request fits within the Comprehensive Plan but pointed out this is within the Boundary Agreement and the applicant should meet with the Village of Holmen. Jenny Staige explained the rezone is to allow for her son to build a home. Motion by Knapmiller/Paape to recommend approving the request to rezone N8194 Amsterdam Prairie Road parcel 8-1062-5. **MOTION** carried unanimously.

CSM

Dan Hanson, W7800 A Johnson Road, requested a Certified Survey Map (CSM) to split 3.0 acres (Lot 1) from a 34.36 acre parcel (parcel 8-890-0) for a single family home. Dan Hanson explained he has a 140 acre Base Farm Tract (BFT) and this 3 acre parcel will combine with a 32 acre parcel with a deed restriction for one single family home. He explained the BFT deed restrictions and that this split could allow them to sell the smaller parcel in the future. Motion by Klenke/Noffke to recommend approval of the Certified Survey Map for Dan Hanson at W7800 A Johnson Road to split a 3 acre parcel from a 34.3 acre parcel, parcel 8-890-0. **MOTION** carried unanimously.

CUP

Jason and Danielle Shepard, W8065 Prairie Woods Street, requested a Conditional Use Permit (CUP) to park/store work trucks and inventory for mobile tool business. Jason Shepard explained his request to store one tool truck in the garage and one tool truck outside with storage of inventory in the garage. He explained his father established the business in 1985 in the Town and they took over the business in 2018. He stated they followed proper permitting for the additional garage space.

Andy Meyer, W8073 Prairie Woods Street, was opposed to the CUP and read a statement (on file in the clerk's office) outlining his concerns with operating a business within a residential district. He stated they were opposed to the commercial trucks parked in a residential district with the company name brightly displayed (equating it to a billboard), the over-weight semi-truck deliveries, road safety with constant delivery trucks and parking, the oversized garage used as a warehouse, potential for fire hazards, excessive gravel parking area, parking within the

Town right-of-way, too many vehicles/equipment in a residential parcel, and impact on their property.

Nathan Weissenberger, W8033 Prairie Woods Street, stated the Town should only consider the two work trucks and storage for this permit, not personal vehicles. He noted other residents in the neighborhood park commercial vehicles on their property and have trailers and vehicles oftentimes in the right-of-way.

Hoffman asked about the driveway, who drives the second truck and the weight of the trucks when loaded. Danielle Shepard explained the driveway foot print and landscape rock and that they were in compliance with the Town's building inspector, Jim Webb. She stated her son drives the other truck and commutes from his home. She noted the tool storage was in a small portion of the garage. Danielle indicated they will go to a weigh station and obtain the weight information. She stated they could set up an off-site drop off for the semi-truck deliveries if needed.

Discussion followed concerning the amount of vehicles and equipment stored outside. Noffke noted there is no Town ordinance regulating parking along the right-of-way. Jason Shepard explained all were licensed but some of the vehicles could be removed or stored inside but reiterated that personal vehicles are not a part of the permit.

Knapmiller expressed concern with the residential vs commercial use of this property and suggested they rent a commercial storage shed. Danielle Shepard explained their franchise agreement does not allow such and noted other commercial vehicles in the neighborhood. Knapmiller noted the load limits on Town roads are to protect from excessive wear.

Paape also expressed concern with the commercial look and push back from the neighborhood. She noted some of the discussion about trailers and such is a zoning issue separate from this permit request. Discussion followed concerning neighborhood needs, tool inventory and fire safety. Klenke suggested the Town could put on conditions for no vehicle parking in the right-of-way and no semi-truck deliveries.

Noffke made a motion to recommend approval of the CUP with two conditions: (1) that no freight truck deliveries and (2) only one tool truck in the garage. Motion failed for lack of a second.

Hoffman noted the item will move forward to the Town Board without a recommendation. Danielle Shepard will obtain weights for the trucks and notify freight deliveries to use an off-site location.

UPDATES: Hoffman reported on the driveway variance on Pedretti Street and the Board changed the variance to allow for the two lots to access next to each other.

FUTURE AGENDA: none given.

ADJOURNMENT: Motion by Klenke/Hoffman to adjourn. **MOTION** carried. Meeting adjourned at 7:51 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk