

TOWN OF HOLLAND PLAN COMMISSION

August 5, 2026

MEMBERS PRESENT	Chair Bob Stupi, Doug Klenke, Ron Knapmiller, Anita Jagodzinski, Bryan Nindorf and Anne Paape
EXCUSED	Mike Garson
STAFF PRESENT	Marilyn Pedretti (Town Clerk)

CALL TO ORDER

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

MINUTES

Motion by Nindorf/Paape to approve the minutes from July 1, 2026. **MOTION** carried.

CITIZENS' CONCERNS: none.

VARIANCE: POTARACKE

Dave and Kelly Potaracke, N8397 Amundson Coulee Road, requested a zoning variance on the road setback to allow for a proposed detached accessory building at W6105 County Road V. Dave Potaracke explained the request and noted the unique topography limited where a building could be constructed. He pointed out the creek, which was designated by the DNR as “navigable”, has a 75 foot water way setback and explained there is a steep slope, a private well and septic fields that provide no alternatives for the building. Discussion followed. Motion by Nindorf/Paape to recommend the variance on road setback at W7105 County Road V for the detached accessory building. **MOTION** carried unanimously.

COMMERCIAL PROPOSAL: WESTPFAHL

Jim Westpfahl, N7343 Hidden Prairie Road, asked for input concerning three concept maps outlining a possible commercial development along Highway 53 between County Road T and Council Bay Road, which is listed as “Conditional Commercial Corridor” in the Comprehensive Plan. He explained the development would restrict tree removal in order to maintain the rural look and that several of the lots would need to be combined because areas were undevelopable with the steep slopes. He noted they will survey this fall to get a better understanding of the topography. Discussion followed concerning the change from the April concept plan, the road access at Council Bay Road, private well/septic options, whether the Comprehensive Plan needs to be amended, unique topography and need for a survey to get a clearer picture of the request. It was the consensus that the Plan Commission was open to a commercial development and the Town will further research the Comprehensive Plan requirements. Westpfahl will conduct a survey to bring back a more precise concept this fall.

TOWN BOARD UPDATES

Stupi reported the board approved the park bench donation.

ANNOUNCEMENTS & FUTURE AGENDA ITEMS: none given.

ADJOURNMENT

Motion by Klenke/Knapmiller to adjourn. **MOTION** carried. Meeting adjourned at 7:14 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk