

## TOWN OF HOLLAND PLAN COMMISSION

April 4, 2018

<b>MEMBERS PRESENT</b>	Chair Robert Stupi, Mitch Cholewa, Andrew Dobkoski, Mitch Fenske, Jeff Herlitzke, Doug Klenke, Kurt Kroner
<b>OTHERS PRESENT</b>	Marilyn Pedretti (Town Clerk), Karla Walker; 7:20 pm: Mike Hoffman (Board member); 7:52 pm: Steve Michaels (Town Chair), Jerome Pedretti (Board member)

### CALL TO ORDER

Chair Stupi called the meeting to order at 7:00 p.m. Notices were properly posted.

### MINUTES

Stupi noted a type under “Rotterdam Road Extension”, first paragraph last sentence should be Highway 35, not 53. Motion by Cholewa/Dobkoski to approve the minutes of the public hearing and regular monthly meeting with the correction on March 7, 2018. **MOTION** carried.

**CITIZENS’ CONCERNS:** none.

### CUP: WALKER

Karla Walker, W7898 Amsterdam Prairie Road, requested a Conditional Use Permit to operate an Airbnb. She explained her request and pointed out information from her impact statement. Discussion followed. Motion by Dobkoski/Herlitzke to recommend approval of a Conditional Use Permit for Karla Walker to operate an Airbnb with the conditions as stated in her impact statement and with additional condition that she will comply with any future Town of Holland licensing conditions. **MOTION** carried unanimously.

### REZONE: SCHAFER

Benjamin Schafer, W6688 Moe Coulee Road [not present], requested a rezone of 4.49 acres from Exclusive Ag to Rural for continued residential use. Stupi explained this rezone was a follow-up to the Comprehensive Plan Amendment which was passed in March. Fenske asked about the process and Exclusive Ag regulations. Discussion followed. Motion by Klenke/Cholewa to recommend approval of the rezone petition for Ben Schafer at W6688 Moe Coulee Road to rezone 4.49 acres from Exclusive Ag to Rural for residential use. **MOTION** carried 4 to 1 (Fenske).

### FINAL PLAT: WILDFLOWER TERRACE

Stupi explained that after last month’s Plan Commission approval, he observed the street light was not LED and the pavement was not complete. He noted the Town Board addressed those concerns and approved the stormwater agreement and Final Plat with the condition for a “Letter of Credit”. Stupi reported that Greg Stellrecht would like to change from a “Letter of Credit” to a cash bond. Discussion followed. Motion by Dobkoski/Fenske to recommend to the Town Board to accept a cash bond for the Wildflower Terrace subdivision in the amount for final completion of the road and to add language to the covenants, under Holland Sand Prairie, that there are no dogs allowed. **MOTION** carried unanimously.

### ROTTERDAM ROAD EXTENSION

Stupi reviewed last month’s discussion and explained that a survey was sent to 95 residents with 64 responses: 46 no and 18 yes. Discussion followed. Members pointed out the advantages of connecting: fire hydrant access, safety access, insurance rates, bike/walk access, cost

effectiveness of installing during current construction cycle and the recognition of the Long Range Plan for Rotterdam being a collector street. It was noted for the record that Town Chair Steve Michaels opposed connecting with the Village plat. Motion by Klenke/Kroner to recommend that we extend Rotterdam Road into the new Village of Holmen subdivision.

**MOTION** carried unanimously.

### **POLICY DEVELOPMENT**

Short-term rentals: Stupi asked the Plan Commission if there was interest in developing language for licensing short-term rentals. Discussion followed. It was the consensus to pursue and will be added to the next agenda.

Sand mining regulations: Stupi asked if there was interest in developing language for licensing sand mining operations. Discussion followed. It was the consensus to pursue but to wait for draft language from the Wisconsin Towns Association.

### **FUTURE AGENDAS & ANNOUNCEMENTS**

Dobkoski requested Safe Routes to School report be added to the next agenda.

Herlitzke announced the last Fire Department building codes subcommittee meeting was very enlightening with talk of regional cooperation that would improve services and save money.

**ADJOURNMENT**: Motion made by Klenke/Dobkoski to adjourn. **MOTION** carried unanimously. Meeting adjourned at 8:05 p.m.

Respectfully submitted,  
Marilyn Pedretti, Town Clerk