

TOWN OF HOLLAND PLAN COMMISSION

June 3, 2020

MEMBERS PRESENT	Chair Steve Michaels, Andrew Dobkoski, Ben Filter, Jared Noffke, Jeff Osgood, and Kathy Warzynski
OTHERS PRESENT	Ken Anderson, Mike Richgels, Jeff Moorhouse, Ivy Noffke, Marlene & Cordell Adamson, Patrick & Becky Brockman, Jennifer & Jon Hoff, Debra & Frank Meyer, Sue & Mark Heilman, Bob Stupi; Lukasz Lyzwa, General Engineering Company, Buck Manley (Fire Chief); Jeff Herlitzke, Steve Mieden (Town Supervisor), Marilyn Pedretti (Clerk)

CALL TO ORDER

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

MINUTES

Motion by Filter/Warzynski to approve the minutes of May 6, 2020. **MOTION** carried.

CITIZENS' CONCERNS

Ken Anderson, W7984 Amsterdam Prairie Road, reported the guard rail replacement was only half a job and asked that the guard rail extend around the corner to prevent people from entering his property.

Becky Brockman, W8088 Old NA, reported a visibility issue at the corner of County Road XX and Old NA with lilac bushes blocking the view.

PRE-PLAT: HIDDEN PRAIRIE

Chair Michaels reported he met with the developer, Mike Richgels, on site and they tweaked the west entrance at the top of the knoll. He reported the County approved the plat on Monday night. Dobkoski, Filter and Noffke reported they went on site to view the traffic concerns and each noted it appeared acceptable. Osgood stated the plat had a nice layout and traffic concerns were addressed. Chair Michaels opened the discussion to the public.

Jon Hoff, W8142 Old NA, stated his concern with traffic on Old NA, worried about the long term plan for the area and suggested developing a bike path.

Mark Heilman, W8103 Old NA, opposed the west entrance as the car lights at the stop sign will shine directly into his home, stated "T" intersections are dangerous and his property values will decrease. He was also concerned about the ground water pollutants with additional houses.

Becky Brockman, W8088 Old NA, handed out a photo of the area near the proposed intersection and discussed safety issues. She expressed her frustration that the cul-de-sac proposed last month was not included in the plat.

Patrick Brockman, W8088 Old NA, suggested there is a better solution and detailed another development that had cul-de-sacs that worked well with fire service planning. He asked the Commission to table for more study, especially an access at County Road XX.

Jennifer Hoff, W8142 Old NA, explained the traffic concerns with the blind spot along Old NA and noted the radar speed sign placed there two weeks ago has not worked 95% of the time. She asked about stormwater ponds.

Frank Meyer, W8114 Old NA, talked about the blind spot and explained what he has seen in the 16 years he has lived there. He asked for further study.

Sue Heilman, W8103 Old NA, was concerned with the placement of the entrance across from her property as relates to the hill and speed. She asked that a cul-de-sac be considered.

Fire Chief Buck Manley was asked for his input concerning the cul-de-sac. He explained the fire department apparatus needs, limitations with a cul-de-sacs and gave several examples. Manley offered that they will make it work whichever design the Town accepted.

Filter suggested the study of a bike trail along Old NA and an option to construct a round-about at the intersection, which would be at the expense of the Town.

Discussion followed concerning a round-about, access via County Road XX, hydrant access, traffic studies and current ground water issues/future high capacity wells. Filter offered to consult with the County on access to XX. The clerk was directed to check on traffic study costs and parameters.

Discussion followed concerning the 45 day time limit for approval. Jeff Moorhouse, Paragon Associates, noted the preliminary plat was submitted on May 15th and they would entertain an extension.

Motion by Filter/Dobkoski to issue the preliminary plat for Hidden Prairie with 28 lots an extension until our next Plan Commission meeting to vote on it. **MOTION** carried unanimously.

Motion by Dobkoski/Filter to recommend a traffic study for Old NA on the west end by the intersection of the proposed development based on the engineer recommendation for the area. **MOTION** carried unanimously.

ZONING VARIANCE

Cordell Adamson, N8210 Amsterdam Prairie Road, requested a variance for property at N7544 County Road XX, to tear down and replace a 40' x 60' accessory building, which will exceed square footage limit on the 5.5 acre parcel. He explained his storage needs, noted the state of the current building is beyond repair and asked the town to support the variance. Discussion followed. Motion by Dobkoski/Noffke for the property at N7544 County Road XX to recommend a variance to tear down and replace the 40' x 60' building that would exceed the square footage limits on 5.5 acre parcel. **MOTION** carried unanimously.

STORMWATER MITIGATION

Bittersweet Road Improvements: Lukasz Lyzwa, General Engineer Company, presented a map outlining ditching along Bittersweet Road and explained the proposed improvements. He provided background, noted the design was changed after surveying the area and estimated it would cost \$25,000-30,000. Discussion followed. Motion by Osgood/Filter to approve

possible improvements at Bittersweet Road not to exceed the \$30,000 estimation.
MOTION carried unanimously.

Van Dunk Place Improvements: Lyzwa presented a map outlining work at the corner of Van Dunk Place and Bice Avenue. He gave history on the stormwater pond established in 1997 and listed the previous options suggested for mitigation. Lyzwa is researching the easements for the two parcels involved and explained the stone trench system. Discussion followed. No action at this time.

Act 317 Charges: Filter explained the research on Act 317 which allows for fees in five areas, one of which is stormwater. Discussion followed. Lyzwa noted that Act 317 is tricky and suggested a utility district instead.

Stormwater Utility: Lyzwa explained the process of assigning Estimated Runoff Units (ERU). He noted that under a stormwater utility, the Town could be eligible for grant money and/or bonding. Lyzwa suggested a utility committee would take the burden off the Plan Commission. Discussion followed. It was the consensus to focus on this option with the assistance of Lyzwa, at a special meeting.

COMPREHENSIVE PLAN

Consultants: The clerk explained the consultants originally hired are no longer in business. She explained the previous work the Mississippi River Regional Planning Commission (MRRPC) has completed for the Town and noted their cost estimate of \$12,000 would involve a matching grant of \$6,000. Discussion followed. Motion by Dobkoski/Osgood to recommend that we hire the MRRPC to update our Comprehensive Plan. **MOTION** carried unanimously.

Future updates: Chair Michaels asked for input on future updates. Warzynski suggested another Town wide survey. Filter noted a bike trail should be included.

STOP SIGNS

Chair Michaels explained the need to have the authority to install stop signs as needed. Discussion followed. Motion by Noffke/Filter to recommend stop signs installed where needed in the Town by the Town Board. **MOTION** carried unanimously.

ANNOUNCEMENTS: reminder next month's meeting will begin at 6:30 p.m.

ADJOURNMENT

Motion by Filter/Dobkoski to adjourn. **MOTION** carried unanimously. Meeting adjourned at 9:35 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk