

## TOWN OF HOLLAND PLAN COMMISSION

September 1, 2021

<b>MEMBERS PRESENT</b>	Chair Kathy Warzynski, Doug Klenke, Ron Knapmiller, Bryan Nindorf, Jared Noffke, Jeff Osgood and Heidi Stein
<b>OTHERS PRESENT</b>	Steve Bruha, Alan Bruha (via zoom), Tonia Wright, Naomi Schaller, Marilyn Pedretti (Town Clerk)

### CALL TO ORDER

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

### MINUTES

Motion by Klenke/Nindorf to approve the minutes of August 4<sup>th</sup>. **MOTION** carried.

**CITIZENS' CONCERNS:** none.

### CUP: WRIGHT

Tonia Wright, W7091 Gaarder Road, requested relocating a building site from prior administratively approved building site for an approximately 34 acre parcel (#8-324-0 on Flaten Road, north of N7825 Flaten Rd). She explained the building site was previously approved but they have since sold off the 30 acres and the house, which necessitated choosing a different site. Wright noted the area is a 1.6 acre parcel that is too small to farm. Discussion followed concerning the Base Farm Tract restrictions and various maps. Motion by Stein/Osgood to recommend approval of the Conditional Use Permit for Tonia Wright, W7091 Gaarder Road, to relocate a building site from prior administratively approved building site for an approximately 34 acre parcel. **MOTION** carried unanimously.

### ZONING: BRUHA

Steve Bruha, Alan Bruha, et al, W6698 County Road T, requested a rezone of parcels 8-117-1, 8-118-1, 8-121-0 and 8-122-0 from General Agricultural Zoning District to the Rural Zoning District. Steve Bruha explained their request to rezone the four parcels in order to sell off one parcel and keep their family cabin in compliance. Alan Bruha (via zoom) listed their family ownership of various parcels and suggested the current Base Farm Tract restrictions on the full 35 acres would limit the individual parcels and make them less "sellable". Discussion followed and it was noted these parcels fall within the Comprehensive Plan as "Large Lot Residential". Motion by Warzynski/ Knapmiller to recommending rezoning parcels 8-117-1, 8-118-1, 8-121-0 and 8-122-0 from General Ag to Rural. **MOTION** carried unanimously.

### DRIVEWAY VARIANCE: SCHALLER

Naomi Schaller, N8439 McWain Drive, requested a variance to exceed the 24' driveway width limit. She explained their recent gym addition to their home and their need for guest parking. The clerk provide her with a copy of the Town engineer's letter recommending denial due to safety and maintenance. Discussion followed concerning the Driveway Ordinance and drainage. Motion by Knapmiller/Klenke to recommend denial of the request for a variance for installing a wider driveway at N8439 McWain Drive but noting that anything beyond the 33' set back is allowed. **MOTION** carried unanimously.

### UPDATE: EMERGENCY MANAGEMENT PLAN

Warzynski explained the basics for the Emergency Management Plan and past table top exercises conducted to tweak the plan. Discussion followed and suggested edits were given.

**FUTURE AGENDA ITEMS:** review current Driveway Ordinance

**ADJOURNMENT**

Motion by Stein/Noffke to adjourn. **MOTION** carried. Meeting adjourned at 7:10 p.m.

Respectfully submitted,  
Marilyn Pedretti  
Town Clerk