

TOWN OF HOLLAND PLAN COMMISSION

May 4, 2022

MEMBERS PRESENT	Chair Kathy Warzynski, Doug Klenke, Bryan Nindorf, Jared Noffke and Heidi Stein
EXCUSED	Jeff Osgood
OTHERS PRESENT	Bob Marconi, Kim Husby, Marilyn Pedretti (Town Clerk)

CALL TO ORDER

Chair Warzynski called the meeting to order at 6:32 p.m. Notices were properly posted.

MINUTES

Motion by Noffke/Stein to approve the minutes of April 6, 2022. **MOTION** carried.

CITIZENS' CONCERNS: none.

ZONING VARIANCE: MARCONI

Bob Marconi, N8163 Amundson Coulee Road, requested a variance to build an accessory building that exceeds the allowable square footage and height limits. He explained that due to issues during earthwork, the variance approved last February would need to be updated with a new building which would increase the building size from a 40' x 40' to a 40' by 48' and the height from 18'2" to 20'. Klenke expressed his concern with the excessive size and the lack of hardship. Discussion followed and it was noted that the neighbors had no concerns and the building would be in a secluded area. Motion by Stein/Noffke to recommend approval of the variance for Bob Marconi at N8163 Amundson Coulee Road to exceed the square foot and height limits for an accessory building. **MOTION** carried 3 to 2 (Klenke, Warzynski).

CONDO ORDINANCE

Warzynski explained that with some recent condominium developments, the Town has had some concerns. She noted the Town currently has little say in the development and asked if the Commission would be interested in pursuing some regulation. She provided an example from the Town of Shelby. Discussion followed. It was the consensus to pursue further. The Clerk was directed to check with other towns and the WTA concerning sample ordinances and the possibility of charging green fees.

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

Warzynski announced she will be meeting with the County Zoning folks who developed the culvert mapping system next Tuesday and will report at the next Stormwater Utility meeting. Pedretti noted an invite was sent to members to attend the Ad-hoc Trail Development Committee meeting next Tuesday.

ADJOURNMENT

Motion by Klenke/Nindorf to adjourn. **MOTION** carried. Meeting adjourned at 6:45 p.m.

Respectfully submitted,
Marilyn Pedretti
Town Clerk