

TOWN OF HOLLAND PLAN COMMISSION

October 1, 2025

MEMBERS PRESENT	Chair Mike Hoffman, Doug Klenke, Ron Knapmiller, Jared Noffke, Anne Paape and Jamie Schloegel
MEMBERS EXCUSED	Bryan Nindorf
STAFF PRESENT	Marilyn Pedretti (Town Clerk)

CALL TO ORDER

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

MINUTES

Motion by Schloegel/Knapmiller to approve the minutes of August 6th. **MOTION** carried.

CITIZENS' CONCERNS: none.

CERTIFIED SURVEY MAP

Genma Yadira Del Carmen Held, N7457 County Road XX, and Brandon Strand, N7469 County Road XX, requested approval of a Certified Survey Map (CSM) to subdivide parcel 8-01186-16 in half, absorbing half into parcel 8-01186-15 and half into parcel 8-01186-17. Genma Held explained they purchased the lot together and want to divide it in half with ownership going to each. She noted they have cleaned up the junk and want to maintain the area better than previously. Motion by Knapmiller/Klenke to recommend approval of the Certified Survey Map to divide Lot 16 as noted on the CSM. **MOTION** carried unanimously.

DRIVEWAY VARIANCE

Brian Pinnow, o/b/o BriJen Investments LLC, N7165 Bice Avenue, requested a driveway variance for Lot 2 on Pedretti Street. He was not sure why the 10' restriction was needed and noted there are three lots that do not comply with the restriction. Pinnow stated this makes some uniqueness to the placement of a home and maneuverability into the garage tricky and does not think moving another 15' would do any harm. Hoffman gave some history of the platting and the reasons for previous variances. Pedretti noted the plan for Pedretti Street was a collector road for emergency vehicles, with the limited entrances as a safety issue. Schloegel noted she lives in home next door and hates the driveway entrance. Discussion followed concerning drainage, geography and that 15' would still be within the intent of clustered driveways. Motion by Knapmiller/Schloegel to recommend approval of the adjustment of the location of the driveway to 25' from the lot line on Lot 2 of Pedretti Street. **MOTION** carried unanimously.

UPDATES: Hoffman reported nothing new since the August meeting.

FUTURE AGENDA: Pedretti suggested there may be a need to re-evaluate the road plan due to funding concerns.

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

Respectfully submitted,
Marilyn Pedretti, Town Clerk