

**Village of Holmen  
Planning Commission Minutes  
April 28, 2026**

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, April 28, 2026. Present were Commission Members Barlow, Kulcinski, Anderson, Appold, Kertis, Baird, and Reitzel; along with advisory members Administrator Heinig and Engineer Dahl. Tim van Eijl was also in attendance.

**Public Hearings:**

**Rezoning Petition for Petitioner Joseph Roraff, JDT Development LLC, seeking a Change of Zoning from (A) Agriculture District to (B-2) General Business District on 1.31 acres immediately South of Mc Donald's on Gaarder Road (CSM in process)**

**Motion by Appold, seconded by Reitzel** to open the Public Hearing. Carried 7-0.

Administrator Heinig stated the requested zoning change for consideration will change the property from (A) Agricultural to (B-2) General Business. The comprehensive plan supports commercial use in this area and therefore the rezoning is comprehensive plan compliant.

Tim van Eijl of JDT Development stated he was present to answer any questions.

**Motion by Kulcinski, seconded by Kertis** to close the Public Hearing. Carried 7-0.

**Approval of the March 31, 2026 minutes:**

**Motion by Reitzel, seconded by Anderson** to approve the minutes of the March 31, 2026 Meeting. Carried 7-0.

**Public Comment:**

None

**Agenda Items:**

**Possible action and recommendation on Rezoning Petition for Petitioner Joseph Roraff, JDT Development LLC, seeking a Change of Zoning from (A) Agriculture District to (B-2) General Business District on 1.31 acres immediately South of Mc Donald's on Gaarder Road (CSM in process)**

Administrator Heinig stated the only communication received was from McDonald's to ask what will be coming in. McDonald's had no concerns with the rezoning. He stated that the rezoning petition is consistent with the Comprehensive Plan and he recommends its approval.

Member Baird asked what the concept and eventual building may be. Tim van Eijl answered they are still working out the leases, and the building plans are being to be finalized. Administrator Heinig stated the building plans will be brought to the commission for SPAR review when they are ready.

**Motion by Kertis, seconded by Reitzel** to recommend approval of Rezoning Petition for Petitioner Joseph Roraff, JDT Development LLC, seeking a Change of Zoning from (A) Agriculture District to (B-2) General Business District on 1.31 acres immediately South of Mc Donald's on Gaarder Road (CSM in process) Carried 7-0.

**Updates and other informational items from and before the Planning Commission:**

Administrator Heinig stated there is a potential annexation and SPAR review for the May agenda.

**Adjourn:**

**Motion by Kulcinski, seconded by Appold** to adjourn at 6:08 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer.