

**Village of Holmen
Planning Commission Minutes
January 29, 2019**

Village President Proctor called the Planning Commission meeting to order at 6:30PM on Tuesday, January 29, 2019. Present were commission members Proctor, Anderson, Stanek, Rugroden, Grokowsky, Appold, and Kertis, along with advisory members Administrator Heinig and Engineer Chris Dahl. Also in attendance: Amanda and Tyler McCoy.

Public Hearings:
None

Motion by Anderson, seconded by Rugroden to approve minutes of the November 27, 2018 meeting.

Public comment:

Amanda McCoy spoke regarding the rezoning of her parcel of land located in the Town of Holland. The parcel of land is currently zoned Agriculture and requires rezoning so a home can be built upon it.

Agenda Items:

5. Possible Action and Recommendation on Petition by McCoy on Town of Holland Rezoning Request, within the Village's Central Corridor of Control

Administrator Heinig explained the location of the parcel, the Village boundary, and the Village's line of control within the boundary agreement between the Town of Holland and Village of Holmen. He explained this parcel (green) was outside of the current Village boundary, but within the Village's corridor of control. The comprehensive plan supports the rezoning of the green parcel, as well as the parcel immediately east (yellow), and the parcel directly south. Since these parcels of land are within the Village's corridor of control they could be required to be annexed into the Village before being rezoned and developed.

Administrator Heinig offered two options for the committee's consideration:

The first option was the green parcel; as well as the yellow parcel; be annexed to follow the boundary agreement and keep the annexation contiguous.

The second option offered for consideration was since the green parcel is on the western edge of the Village's corridor of control, and since the Village has no immediate plans to extend utilities further west, the green parcel could be allowed to rezone within the Town of Holland, contingent on the yellow parcel being annexed into the Village.

Member Stanek voiced his concerns over allowing a parcel of land within the Village's corridor of control to rezone outside the Village boundary as he felt this may set precedence. Administrator Heinig stated that the individual characteristics of the parcel would allow it in this circumstance, and could be defended if called into questioned in future developments.

Member Kertis asked if the boundary line would need to be changed if the parcel were allowed to rezone outside the Village. Administrator Heinig said this wouldn't be necessary.

Member Grokowsky asked if the owners of the yellow parcel were willing to annex to the village and what were the advantages to being annexed. Administrator Heinig stated that yellow parcel of land is owned by the petitioner's family and they are aware of the requirements. He stated the benefit to annexation is the access to village utilities and services in the future, but otherwise there was little difference. Since the village utilities are not in the immediate location of this parcel the McCoy's would not be required to hook up to the utilities, nor would the Village be required to extend utilities to it. The utilities would be made available when the yellow parcel of land was developed, but hooking up to the utilities would remain the McCoy's option.

Member Proctor asked where the Village utilities were currently located. Administrator Heinig stated they are in place in the Seven Bridges development on the eastern edge of the yellow parcel.

The committee as a whole felt that consistency with the boundary agreement was important and that the green parcel as well as the yellow parcel should be annexed prior to any development.

Motion by Anderson, seconded by Stanek to require annexation of the McCoy parcel as well as the yellow parcel to consider construction of the home. Carried 6-0. Member Rugroden abstained.

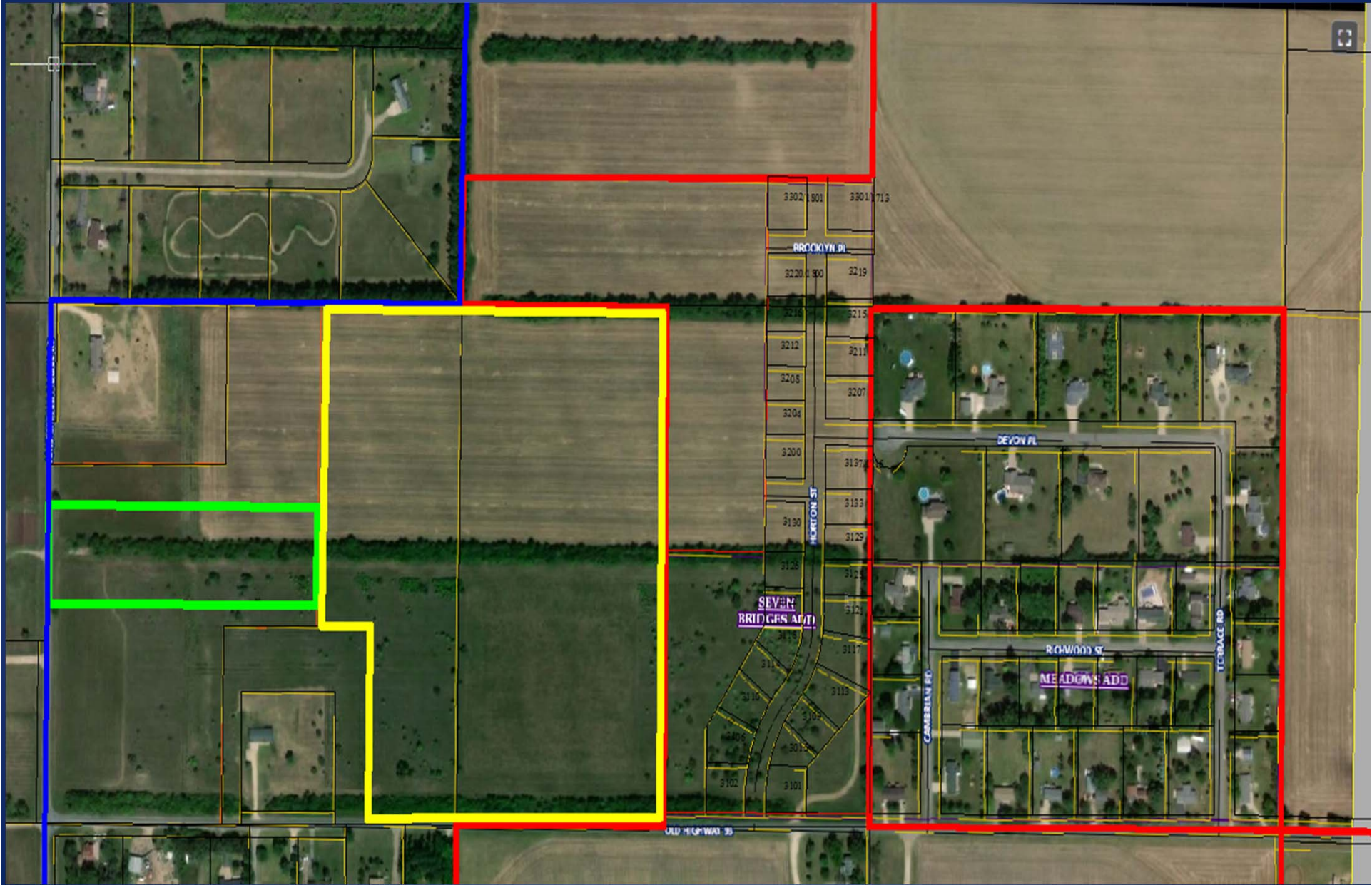
Motion by Stanek, seconded by Appold to deny the Town of Holland Rezoning Request within the Village's corridor. Carried 6-0. Member Rugroden abstained.

6. Updates and other informational items from and before the Planning Commission

None

Motion by Stanek, seconded by Rugroden to adjourn at 6:55pm Carried 7-0.

Minutes prepared by Chris Dahl Village Engineer



3302 1801 3301 713

BRCKLYN PL

3220 1800 3219

3216 3215

3212 3211

3205 3207

3204

3200

3137

3133

3129

3126

3121

3117

3113

3109

3105

3101

SEVEN BRIDGES ADD

DEVON PL

RIGHTWOOD ST

MEADOWS ADD

CAMBERLAN RD

TERRACE RD

OLD MILL WAY

