

Village of Holland
Plan Commission Meeting
January 8 2019

The Village of Holland Plan Commission held its regular monthly meeting on January 8 2019 with Chairman Mike Bettinger calling the meeting to order at 6:45pm. Commission members Mayor Yunker, Harvey Schroeder, Craig Fischer and Zoning Administrator Leslie Ferman in attendance. Tony Kruczkowski was absent.

Minutes of the October 2018 meeting were reviewed. The minutes were approved as presented on motion by Mr. Bettinger with second by Mr. Schroeder. Roll call carried 4-0.

6440/6450 Hamilton Drive East

Mike Kerr, owner of 6440 and 6450 Hamilton Drive East was in attendances to discuss with Plan Commission his proposed use of the existing structure and vacant lot for his business, Hawaiian Pools. Mr. Kerr is relocating the business from Maumee Ohio to the Holland Business Center. Discussion was held on use of the vacant lot as a fenced outside storage area for vehicles and materials used in the business. The existing structure will be used as a sales office/display area for pumps, filters, and tile samples. An enlargement of the existing parking area will add 4,473 sq. ft. of pavement to provide additional parking as well as access to the fenced storage area. After discussion, Mayor Yunker made motion to approve the site plan as presented with the following conditions noted: the two parcels shall be combined; an eight foot weaved chain link fenced be installed per the site plan, landscaping with mounding and option to be installed in front of the weaved chain link fence; mounding along the east property line be installed to prevent drainage onto adjacent property; the proposed east driveway to be finished in hard surface material within 60 days of the asphalt plant opening in the spring; and that the fenced outside storage area be constructed of hard pack stone rather than hard surface materials. Mr. Schroeder seconded the motion with roll call carrying 4-0.

Auto Spa 6600 N Mall

Mrs. Ferman presented preliminary plans for proposed addition of a self-vacuum area to the north of the existing car wash. The proposed area is currently located on a separate parcel. After discussion, Plan Commission indicated that formal site plans need to be submitted for approval and that a condition of any approval would be submittal of a lot split application and combination of the split area to the existing car wash parcel. No formal action taken on the matter.

Outback Storage 6660 N Mall

Mrs. Ferman presented preliminary plans for proposed additional self-storage units and flex space units on area combined to the existing Outback Storage property. During review it was noted that a portion of the area to be developed involved building on an easement area. Plan Commission indicated that formal site plans need to be submitted for approval and expressed that the building of the storage units on an easement area may be a concern. No formal action was taken on the matter.

7202 Dunn Drive

Mrs., Ferman presented a request from Jack Jordan, property owner of 7202 Dunn Drive, to review the previous Plan Commission decision regarding the maximum size of a structure on the vacant property. Plan Commission did review the site drawing and indicated that they were willing to work with a prospective buyer in reducing required setbacks and would be in favor of increasing the maximum width of any structure to 25 feet. Minimum setbacks to remain 10' to the west and north, 20' on the Dunn Drive frontage and to align on the Clark Street frontage with the average setback of surrounding properties. No formal action taken on the matter.

There being no further business, Mr. Bettinger made motion to adjourn with Mr. Schroeder second. Meeting adjourned 7:18pm.

Mike Bettinger, Chairman

Craig Fischer, Secretary