

Village of Holland
Plan Commission Meeting
June 4, 2019

The Village of Holland Plan Commission held its regular monthly meeting on June 4, 2019 with Chairman Mike Bettinger calling the meeting to order at 6:36pm. Commission members Mayor Yunker, Craig Fischer, Harvey Schroeder, and Zoning Administrator Leslie Ferman in attendance. Tony Kruczkowski was absent. President of Council Lee Irons was also in attendance.

Minutes of the March 2019 meeting were reviewed. The minutes were approved as presented on motion by Mr. Bettinger with second by Mr. Fischer. Roll call carried 4-0.

1455 Maumee St

Mr. Stewart Holloway was in attendance for review of his application for a curb cut, approach and driveway off the Madison Street frontage of the property. The curb cut and approach could be included as part of the ongoing Madison road project. Mayor Yunker advised that he had spoken with Mr. Holloway and Ms. Hamilton, property owner, and is in support of adding the curb cut and approach to the road project if a contract to complete the driveway is in place. The proposed driveway meets all zoning code requirements but requires Plan Commission approval of a second driveway. After discussion regarding the allowable parking area for a recreational vehicle on the new driveway, Mayor Yunker made motion to approve the second driveway with the conditions that a contract for installing a hard surface driveway be executed within 90 days and that parking of the recreational vehicle be in compliance with the zoning code. Mr. Bettinger second with roll carrying 4-0.

Jiffy Lube (Menards Out Lot)

Mr. Chris Coonans in attendance for review of several items regarding development of a Jiffy Lube service station on an out lot of the Menards complex. The project would involve the construction of an auto service station on the lot with possible future strip center/fast food location. A letter of authorization to proceed from Menards was provided.

First item for consideration is a lot split application detaching the out lot from the Menards parcel. The proposed 1.17-acre parcel would not minimum lot requirements for a B3 district and would require a change of zoning to B2. The proposed lot does meet all B2 lot requirements. The parcel would be accessed from the Menards parking lot and not a dedicated roadway. Mayor Yunker made motion to approve the lot split as presented contingent on the Village receiving a copy of the purchase contract indicating a cross access easement is in place. Mr. Bettinger second the motion with roll call carrying 4-0.

The site plan meets all zoning setback and parking requirements.

The proposed Jiffy Lube constitutes an auto service station under the zoning code and requires a conditional use approval. As a conditional use designation would already be attached to the property, the future addition of another structure on the property would be allowed after proper zoning review.

Mayor Yunker made motion to recommend to Village Council the change in zoning of the newly split parcel from B3 to B2 Conditional use and to approve the site plan as presented contingent upon engineering review and Council approval of the zoning change/conditional use noting that the change of zoning would not occur until the purchase of the parcel from Menards was completed. Mr. Bettinger second with roll call carrying 4-0.

There being no further business, Mayor Yunker made motion to adjourn with Mr. Bettinger second. Meeting adjourned 7:23pm.

Mike Bettinger, Chairman

Craig Fischer, Secretary