

Village of Holland
Plan Commission Meeting
February 9, 2021

Clerks Note: Due to the Covid-19 pandemic, the meeting was held in the Holland Community Building to comply with required social distancing and facial coverings were worn by all in attendance. Public notice of the meeting included the date, time, and place of the meeting.

Chairman Ryan Spangler called the regular scheduled meeting of February 9, 2021 to order at 7:00pm with Commission members Luanne Kaiser, Nate Gaubert, and Mayor Irons in attendance. Zoning Administrator Leslie Ferman also in attendance. Craig Fischer was unable to attend.

Minutes of the June 23, 2020 meeting were reviewed. The minutes were approved as presented on motion by Mayor Irons with second by Ms. Kaiser. Roll call carried 4-0.

CRA HOUSING COUNCIL/952 HOLLAND PARK CRA APPLICATION

Mrs. Ferman presented Commission with the 2020 CRA Housing Council report and explained that the report represents the total number of active CRA abatements within the Village CRA District. No formal action is required of Plan Commission.

Mrs. Ferman presented Commission with an application submitted by Wettle's at 952 Holland Park for abatement of property taxes for remodeling costs. The CRA program allows for commercial entities to apply for abatement of remodeling costs that exceed \$5000.00. No formal action is required of Plan Commission and presented for informational purposes only.

2020 Year End Administrative Assistant Report

Mrs. Ferman presented Commission with copies of the 2020 Year End Administrative Report. As the report includes zoning permit and zoning complaint information it is provided to Commission as a courtesy. The report has been filed with the Mayor's and Clerk-Treasurer's office as required.

NPDES Storm Water Management Plan

Mrs. Ferman discussed the update of the NPDES Stormwater Management Plan to coincide with the new NPDES permit cycle through Ohio EPA. After discussion, Mayor Irons made motion to recommend to Council for adoption of the updated SWMP with Mr. Gaubert second. Roll call carried 4-0.

Small Cell Wireless Facility Legislation

Mrs. Ferman presented to Commission copies of an ordinance and codified ordinance section dealing with small cell wireless telecommunications facilities within Village right of way. No formal action is required of Plan Commission at this time. Mrs. Ferman to obtain legal review of the documents and revise before final review by Commission.

7004 Orchard Centre

Mrs. Ferman provided background on the 2019 lot split and zoning change related to a new Jiffy Lube project. The lot split involved a portion of the out lot of Menards just east of the Kroger Fuel Center on Orchard Centre. As of February 2021, the approved lot split has not been recorded, the lot not transferred from Menard to Jiffy Lube, and no construction has taken place. The issued zoning permit has expired. Per Village legal counsel, to assure that the out-lot parcel is not split zoned, Plan Commission will need to recommend to Council for a public hearing to rescind the zoning change. Ms. Kaiser made motion to recommend to Council for a public hearing to rescind the zoning change with Mr. Gaubert second. Roll call carried 4-0.

Mr. Spangler recommended that Commission meetings be held the second Tuesday of the month beginning at 6pm on an as needed basis. All members indicated agreement.

There being no further business, Ms. Kaiser made motion to adjourn with Mayor Irons second. Meeting adjourned 7:30pm.

Ryan Spangler, Chairman

Craig Fischer, Secretary