

Village of Holland
Plan Commission Meeting
April 13, 2021

Clerks Note: Due to the Covid-19 pandemic, the meeting was held in the Holland Municipal 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 April 13, 2021 to order at 6:01pm 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 February 9, 2021 meeting were reviewed. The minutes were approved as presented on motion by Mr. Gaubert with second by Mayor Irons. Roll call carried 4-0.

AMERICAN LEGION – 1074 CLARION AVENUE DISCUSSION ON ELECTRONIC MESSAGE CENTER SIGN

Mr. Jim Preston, Mr. Bob Haas, and Mr. Andy Glenn were in attendance to discuss the possibility of placing a ground mounted electronic message center sign on the property. Commission was presented with a packet including photos of the existing signage at the Legion and nearby electronic message center signs. A sketch showing the building, existing signage, proposed signage location and dimension of all structures from the right of way was also presented. The proposed sign would be located within the right of way approximately 7.5 feet from the sidewalk with a 10.8' open space to the east side of the building. Discussion was held on the existing non-conforming signs, right of way positioning and possible granting of an easement to allow the proposed sign to be in the right of way rather than a variance being granted. Discussion was also held on the possibility of removing the pole sign and placing the existing sign face in the cabinet of the proposed message center. Commission advised that upon formal submittal of an application for the message center sign along with a visual depiction of the proposed sign and legal language for the granting of an easement, Commission would review the application, obtain legal review of the easement agreement, and make recommendation to Council for final action. No formal action taken by Commission at this time.

7012 KIPLING DRIVE – VARIANCE APPLICATION

Mrs. Ferman reviewed with Commission an application submitted by Mr. & Mrs. Engelhardt, property owners of 7012 Kipling for the placement of a swimming pool and an accessory structure. Mr. & Mrs. Engelhardt were not in attendance. The application requests a reduction by six feet of the required ten- foot setback from east and north property lines for a 21' diameter above ground pool as well as a reduction by three feet of the required five- foot setback from the west and north property line for a 20' x 12' accessory structure. The accessory structure would also require Commission approval based on its size. The approval for the accessory structure size is not considered a variance. Section 3020 of the zoning code requires Commission approval for accessory structures over 144 square feet. Discussion on revising the orientation of the proposed accessory structure could allow for the accessory structure and the swimming pool to be in compliance with setbacks was held. Mayor Irons made motion to table action on the application due to the absence of the property owners. Mr. Gaubert second with roll call carrying 4-0.

1130 COLUMBUS – DISCUSSION ON PROPOSED CAR PORT IN FRONT YARD

Mrs. Ferman advised Commission of discussions held with Mr. Keith Carros, property owner of 1130 Columbus. Mr. Carros would like to place an 18'x21'x6' frame canopy to be place on the existing driveway to extend from his garage and cover the existing handicap ramp. The canopy would extend into the required front yard and need a variance to reduce the amount of required front yard. Mr. Carros was not in attendance. Discussion on the matter indicates that there would be no support for the variance. Mayor Irons made motion to direct Mrs. Ferman to advise Mr. Carros that there is no support for the proposed canopy. Mrs. Kaiser second with roll call carrying 4-0.

SMALL CELL WIRELESS FACILITIES

Mrs. Ferman advised that the proposed legislation for small cell wireless facilities in the right of way was reviewed by legal counsel and has been forwarded to the Public Utilities Commission of Ohio.

There being no further business, Ms. Kaiser made motion to adjourn with Mayor Irons second. Meeting adjourned 6:44pm.

Ryan Spangler, Chairman

Craig Fischer, Secretary