

Village of Holland  
Plan Commission Meeting  
May 11, 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 May 11, 2021 to order at 6:00pm with Commission members Craig Fischer, Luanne Kaiser (in attendance at 6:04pm), Nate Gaubert, and Mayor Irons in attendance. Zoning Administrator Leslie Ferman also in attendance.

Minutes of the April 13, 2021 meeting were reviewed. The minutes were approved as presented on motion by Mr. Spangler with second by Mayor Irons. Roll call carried 4-0.

**7012 KIPLING DRIVE – VARIANCE APPLICATION**

Mr. & Mrs. Engelhardt, property owners, were in attendance to discuss an application for the placement of a swimming pool and an accessory structure. 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. Mr. & Mrs. Engelhardt agreed to revise the application and drawing to reflect a reduced shed size with the code compliant five feet property line setback and to adjust the location of the pool to be situated ten feet from the east property line and 4 feet from the north property line. This reduces the number of variances necessary. Mr. Spangler made motion to approve a 16' x 16' accessory shed with Mr. Fischer second. Roll call carried 5-0. Mr. Spangler made motion to forward to Council the variance request to reduce the north property line setback for the placement of the pool by six feet with Plan Commission recommendation for approval. Mr. Gaubert second the motion with roll call carrying 5-0. Public hearing to be held on June 15, 2021 at 7:45pm.

**7001 ANGOLA ROAD – WONDER MINISTRIES**

Pastor Carpenter in attendance to discuss a proposed 780 square foot prefabricated modular accessory structure to be placed in a code compliant location on the property. The 12' x 65' structure will be in the rear yard and be set on a foundation with utility hookups. Pastor Carpenter advised that with the growth of the congregation, additional office space is needed. Several other options were researched by Wonder Ministries with the proposed structure being the most feasible. Mr. Spangler made motion to approve the 780 square foot accessory structure with Mayor Irons second. Roll call carried five ayes.

**ZONING ACTION UPDATES**

Mrs. Ferman advised that comments received from AT&T regarding the proposed small cell wireless legislation have been forwarded to legal for review. Mrs. Ferman also provided Commission members with a outline of zoning actions taken since the first of the year for informational purposes only.

There being no further business, Mr. Spangler made motion to adjourn with Mayor Irons second. Meeting adjourned 6:48pm.

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Ryan Spangler, Chairman

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Craig Fischer, Secretary