

Village of Holland  
Plan Commission Meeting  
January 11, 2022

Chairman Ryan Spangler called the regular scheduled meeting of January 11, 2022, to order at 6:01pm with Commission members Luanne Kaiser, Mayor Irons, Craig Fischer, and new member Sandy Almond in attendance. Zoning Administrator Leslie Ferman also in attendance.

Minutes of the September 14, 2021, meeting were reviewed. The minutes were approved as presented on motion by Ms. Kaiser with second by Mayor Irons. Roll call carried 5-0.

**1411 S. McCord Rd Proposed Jiffy Lube**

Chairman Spangler and Mrs. Ferman advised Commission members on the application received from Traditional Brands for the construction of a Jiffy Lube facility on a vacant parcel located in front of the Wal-Mart at 1411 S. McCord Rd. Access to the facility will be from existing curb cut on McCord Rd and the service drive that serves the plaza. All infrastructure is already in place. Traditional Brands is requesting approval of the submitted preliminary site plan to obtain a building permit which is a condition of the purchase agreement for the parcel. The site plan does also indicate a retail strip mall for future development. The proposed Jiffy Lube facility is located within code compliant building setbacks, adequate parking to meet code requirements is shown, dumpster location is shown. Traditional Brands also requested that the option to rotate the building so that the overhead doors run east/west, if required by Jiffy Lube, be approved. After further review and discussion, Chairman Spangler made motion to approve the site plan contingent upon receipt of the full scale, dimensioned site plan for the record and that the building remain as shown with the overhead doors running east/west on the parcel. Mr. Fischer second with roll call carrying 5-0.

**Lucas County Engineer Memorandum of Understanding**

Mrs. Ferman presented a memorandum of understanding between the Village and the Lucas County Engineer for services related to enforcement of the NPDES stormwater permit. The draft MOU has been reviewed by Village legal counsel and returned to Lucas County for their review of the requested changes. Discussion on the need for the MOU was held. No further action taken by Commission.

**2021 Year End Reports**

Chairman Spangler and Mrs. Ferman presented Commission with the 2021 Year End Report, 2021 Housing Council Report and the 2022 Meeting Schedule. No action required on these items.

There being no further business, Mayor Irons made motion to adjourn with Mr. Fischer second. Meeting adjourned 6:33pm.

---

Ryan Spangler, Chairman

---

Craig Fischer, Secretary