

Village of Holland
Plan Commission Meeting
March 8, 2022

Chairman Ryan Spangler called the regular scheduled meeting of March 8, 2022, to order at 6:00pm with Commission members Luanne Kaiser, Mayor Irons, and Sandy Almond in attendance. Zoning Administrator Leslie Ferman also in attendance. Craig Fischer was unable to attend the meeting.

Minutes of the January 11, 2022, meeting were reviewed. The minutes were approved as presented on motion by Ms. Kaiser with second by Mrs. Almond. Roll call carried 4-0.

7004 Orchard Centre Proposed Modwash Facility

Mrs. Ferman advised Commission of the receipt of a preliminary site plan for a 4,800 +/- sq. ft. car wash facility to be located on the Menards outlot. Ian McManamon of Hutton and Mike Vale of Morris Knowles were in attendance to present the preliminary site plan and elevations. All entrances and dumpster location for the project are located off the service road that runs between the Kroger fuel station and the Cinco de Mayo restaurant. The property is currently zoned B3, Large Scale Commercial. After the lot is split from the parent Menard parcel, the size of the project site is 1.17 acres (50,934 sq. ft.). Zoning Code section 2845 requires B3 zoned parcels be a minimum of 2 acres (85,120 sq. ft.). Commission discussed maintaining current B3 zoning and granting variance for .83 of an acre (34,186 sq. ft.) for lot size or change of zoning to B2 and a conditional use for auto related facility in a B2 district. Commission also discussed the traffic flow on the site, stacking capacity of the entrance drive and the possibility of vehicles stacking out into the service road. Section 2845 of the zoning code gives Commission flexibility in uses allowed in the B3 district and Section 2951 gives Commission authority to waive the traffic and market study if the project is under 10 acres. As Commission would prefer that only one business operation be located on the property for traffic concerns, Mr. Spangler made motion to approve the preliminary site plan as submitted maintaining the B3 zoning, waiving the market and traffic study requirements and to recommend to Council for approval of the variance in lot size of .83 acres (34,186 sq. ft.) contingent upon the completion of the lot split and submittal of a full site plan including stormwater prevention plan and elevations. Ms. Kaiser second the motion with roll call carrying 4-0. Public hearing to be scheduled with Council on April 5, 2022.

1411 S. McCord Rd Proposed Jiffy Lube

Mrs. Ferman updated Commission on the progress of this project. Sale of the property is pending the issuance of a building permit to satisfy the sellers. Plans are currently under review with Maumee Building Regulations. No further action taken by Commission.

Lucas County Engineer Memorandum of Understanding & Storm Water Management Plan

Mrs. Ferman updated Commission on the status of both the Memorandum of Understanding and the stormwater management plan as it relates to the Village and the Ohio EPA NPDES permit. No further action taken by Commission.

Discussion on zoning permits, complaints and enforcement of zoning regulations was held with no further action taken by Commission.

There being no further business, Mayor Irons made motion to adjourn with Ms. Kaiser second. Meeting adjourned 7:00p.m..

Ryan Spangler, Chairman

Craig Fischer, Secretary