

Village of Holland
Plan Commission Meeting
April 12, 2022

Chairman Ryan Spangler called the regular scheduled meeting of April 12, 2022, to order at 6:02pm with Commission members Mayor Irons and Sandy Almond in attendance. Zoning Administrator Leslie Ferman also in attendance. Luanne Kaiser and Craig Fischer were unable to attend the meeting.

Minutes of the March 8, 2022, meeting were reviewed. The minutes were approved as presented on motion by Mayor Irons with second by Mr. Spangler. Roll call carried 3-0.

1007 S. McCord Rd Cabo Cantina

Mr. Spangler presented an application to expand the existing outdoor seating area for Cabo Cantina. Mr. Riley, business owner, was in attendance. The existing sidewalk patio was approved by Planning Commission for the former Fritz & Alfredo's at this location. Mr. Riley would like to expand the area by adding a concrete pad to the five parking spaces where the existing patio sits. After discussion on landscaping, ADA accessibility and parking availability at the complex, as well as Planning Commission authority to approve such a project under Section 2971 of the zoning code, Mr. Spangler made motion to approve the patio expansion as presented with the following conditions: addition of landscape flower boxes (24-36" in length 12-18" in depth and 18-24" high, minimum of five boxes located inside the wrought iron fencing); car stops to be placed at the western edge of the patio expansion along the traffic lane, no flags or banners to be attached to the fence or fence posts, and obtain written permission form the project from the property owner. Ms. Almond seconded the motion with roll call carrying 3-0.

1007 S. McCord Rd All for You Daycare

Mrs. Ferman and Mr. Spangler updated the Commission on a complaint received regarding fence installation for the daycare and its location. After review of the application and with legal opinion having been obtained, it was determined that the Village has no legal right to request relocation of a legal and conforming fence. No formal action taken.

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. Mayor Irons and Mrs. Ferman met with members of the Lucas County Engineers Office to discuss these plans and are satisfied that the County Engineer does not view the Village as being responsible for the pump station by adopting these documents. Mrs. Ferman also requested Commission support for rescind exiting H.C.O. Chapter 112 Illicit Discharge & Elimination and the Village Soil and Erosion control measures (Ordinance 1-2013) and adopting the Lucas County regulations for these situations as the MOU grants the County authority to initiate violations under these regulations. Mr. Spangler made motion to recommend to Council for rescinding H.C.O. Chapter 112 and Ordinance 1-2013 and adopting the Lucas County Engineers Memorandum of Understanding, Storm Water Management Plan, Illicit Discharge & Elimination and Soil & Erosion regulations. Mayor Irons second the motion with roll call 3-0.

Discussion on exterior property maintenance notices and violations. Commission indicated that Mrs. Ferman has their support in pursuing all violations according to the ordinance.

There being no further business, Mayor Irons made motion to adjourn with Mrs. Almond second. Meeting adjourned 7:10pm.

Ryan Spangler, Chairman

Craig Fischer, Secretary