

Village of Holland
Plan Commission Meeting
June 14, 2022

Chairman Ryan Spangler called the regular scheduled meeting of June 14, 2022, to order at 6:02pm with Commission members Mayor Irons, Sandy Almond, and Luanne Kaiser in attendance. Zoning Administrator Leslie Ferman also in attendance. Craig Fischer was unable to attend the meeting.

Minutes of the April 2022, meeting were reviewed. The minutes were approved as presented on motion by Mr. Spangler with second by Ms. Kaiser. Roll call carried 3-0.

7004 Orchard Centre Lot Split

Plan Commission reviewed the submitted lot split application for the proposed Modwash project at 7004 Orchard Centre. The 1.17 acres lot will be split from the parent Menards parcel. The property is zoned B3, Large Commercial, which requires a minimum lot size of 2 acres. Village Council, at its April 5, 2022 meeting, did grant variance to allow the smaller size parcel in a B3 district. Mr. Spangler made motion to approve the lot split as presented. Mrs. Almond second with roll call carrying three ayes. Mayor Irons rotated between Plan Commission meeting and the Hall Street Road Project meeting and was not in attendance at the time of the motion.

7004 Orchard Centre Sign Variance

Plan Commission reviewed a variance application from Menard to allow their existing pole sign to remain on the newly created parcel. The existing sign will become an off-premises sign due to the lot split for the Modwash project. Mr. Spangler made motion to recommend to Council for approval of the variance allowing and off-premises sign. Ms. Kaiser second with roll call carrying three ayes. Mayor Irons rotated between Plan Commission meeting and the Hall Street Road Project meeting and was not in attendance at the time of the motion. Public hearing to be held July 12, 2022.

There being no further business, Ms. Kaiser made motion to adjourn with Mr. Spangler second. Meeting adjourned 6:15pm.

Ryan Spangler, Chairman

Craig Fischer, Secretary