

Village of Holland
Plan Commission Meeting
February 7, 2023

Chairman Ryan Spangler called the regular scheduled meeting of February 7, 2023, to order at 6:30pm with Commission members Mayor Irons, Sandy Almond, Craig Fischer, and Zoning Administrator Leslie Ferman in attendance. Luanne Kaiser was unable to attend the meeting.

Minutes of the November 2022, meeting were reviewed. The minutes were approved as presented on motion by Mr. Irons with second by Mr. Fischer. Roll call carried 4-0.

7103 Railroad St

Mr. Duane Dodson in attendance to discuss proposed renovations to the existing single family structure and addition of an accessory structure. Mr. Dodson would like to enlarge the existing residential structure to convert to a duplex. The accessory structure proposed exceeds the maximum size allowed without Plan Commission approval. Mr. Dodson would also like to have an apartment above the garage. This apartment would also be leased. The property is currently zoned R1, single family. After review of the plans, Mr. Spangler made motion to recommend to Council for approval of a reduction in the required ten-foot side yard setback for the west side yard of the existing structure and the east, west and south side yard for the proposed accessory structure with living quarters. Mr. Irons second with roll carrying 4-0.

Further discussion on the zoning of the property was held. As the use of adjacent R1, single family zoned structures as duplexes has been in existence prior to 1975 zoning enactment and the properties are legal non-conforming to use and setbacks, Mr. Spangler made motion to recommend to Council for approval of a zoning change from R1 to R3, Multi family, for 7103 Railroad, 7109 Railroad and 7115 Railroad on the petition of Plan Commission. All three properties would maintain their legal non-conformity regarding building setbacks. Mr. Irons second with roll call carrying 4-0.

Mr. Dodson to submit as built drawings and obtain necessary permits from City of Maumee Building Regulations.

Springfield High School, 1470 S. McCord Rd

Mrs. Ferman presented plans for additions and renovations to the high school entrance and cafeteria as shown on plans submitted by Buehrer Group. The property is zoned Special District and has no required setbacks. After review of the plans, Mr. Spangler made motion to approve the plans dated 1.6.2023 as presented with Mr. Fischer second, roll call carrying 4-0. Mr. Spangler noted that a sign permit application is to be submitted when any outside signage changes.

There being no further business, Mr. Spangler made motion to adjourn with Mr. Irons second. Meeting adjourned 7:05pm.

Ryan Spangler, Chairman

Craig Fischer, Secretary