

Village of Holland  
Plan Commission Meeting  
September 12, 2023

Chairman Ryan Spangler called the regular scheduled meeting of Sept. 12, 2023, to order at 6:34pm with Commission members Mayor Irons, Luanne Kaiser, and Zoning Administrator Leslie Ferman in attendance. Sandy Almond and Craig Fischer were unable to attend the meeting.

Minutes of the May 2023 meeting were reviewed. The minutes were approved as presented on motion by Mr. Irons with second by Ms. Kaiser. Roll call carried 3-0.

**909 S. McCord Road Ingress/Egress**

Mrs. Ferman and Mayor Irons advised Commission that Kleinfelder Group had requested review of the current northbound in and out entrance to the plaza on McCord for possible revamping. Plans for the 2024 McCord Rd improvement project indicate removal of the limited access. 1994 construction approvals by the Village required limited access as a condition to approval for construction of the plaza. After discussion, Mayor Irons made motion to inform the project engineer that due to safety concerns, Plan Commission denies the request to eliminate the limited access curb cut. Mr. Spangler second with roll call carrying three ayes.

**GovPilot Software**

Mrs. Ferman and Mr. Spangler attended a demonstration of software for zoning applications. The software does have modules for other government functions such as maintenance scheduling, only zoning modules were demonstrated. The software allows for building a database for each village parcel like the Lucas County Aries project. The software will improve the tracking of permits, inspections, and add current paper records to be entered into the address database. Mr. Spangler indicated that the cost is a factor and is presenting to budget and finance for consideration in the 2024 budget. No formal action by the Commission taken.

Discussion on allowing farm animals, native plant gardens, zoning code and map updates was held. No formal action by the Commission taken.

Discussion on Maumee Building Regulations Department and the issues with slow response to both Village and residents/businesses regarding the issuance of permits and inspections of ongoing projects. Lucas County Building Regulations has approached the Village about utilizing their department for building enforcement. Mayor Irons to draft a letter stating the concerns the Village has regarding Maumee's performance in this area and its impact on the Village being able to enforce its regulations. Letter to be reviewed by legal prior to sending.

Discussion on two stalled projects in the Village was held. Mr. Spangler made motion to advise the property owners at 1411 S. McCord and 1010 Clark Street of a final extension of 30 days to complete the projects as requested by Commission. Failure to complete the projects within that time frame will result in legal proceedings being filed. Mr. Irons second the motion with roll call carrying three ayes.

There being no further business, Mr. Irons made motion to adjourn with Ms. Kaiser second. Meeting adjourned 7:41pm.

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Ryan Spangler, Chairman

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Leslie Ferman, Acting Secretary