

Village of Holland  
Plan Commission Meeting  
December 12, 2023

Chairman Ryan Spangler called the regular scheduled meeting of December 12, 2023, to order at 6:00pm with Commission members Mayor Irons, Sandy Almond, Craig Fischer, and Luanne Kaiser in attendance. Village Attorney Paul Skaff, Village Administrator Bob Bethel and Zoning Administrator Leslie Ferman were also in attendance.

Minutes of the November 2023 meeting were reviewed. The minutes were approved as presented on motion by Ms. Kaiser with second by Mrs. Almond. Roll call carried 5-0.

**1010 Clark Street**

Mr. & Mrs. Gary Orner and Mr. Galen Orner were present in response to correspondence from Village legal counsel regarding a structurally unsound building on their property. Mrs. Ferman presented a historic timeline of the property and the exterior property maintenance code violation history. Mr. Gary Orner shared with the Commission his belief that he has complied with the requested demolition of the structure. The decaying portions of the structure were removed from the property and the remaining portion of the structure is sound and his intent is to restore/rehab the building including fascia work, completing the gable ends of the structure, and painting or enclosing the currently boarded window openings. The structure then to be used as a storage cover for his enclosed trailer and cut firewood.

During discussions Mr. Gary Orner stated that he can have the renovations/rehab completed by August 3, 2024. If not done to the satisfaction of the Commission, he will then demolish the structure.

Mr. Irons made motion to extend the compliance period for completing the stated rehab/renovations to August 3, 2024 with the conditions that Mr. Gary Orner sign an agreement drafted by the Village legal counsel regarding his promise to demolish the structure if not completed to Village satisfaction and to attend the April 2, May 7 and August 6, 2024 Plan Commission meetings to provide updates on the project progress. Mr. Fischer second with roll call carrying 5-0. Mrs. Ferman to provide a copy of the exterior property maintenance code to the property owners.

**954 Clark Street**

Mr. Gary Orner shared with the Commission his concerns regarding accessory structure and fence locations on neighboring property at 954 Clark Street. Mr. Orner feels that these structures are encroaching on his property. Mr. Orner advised that a formal survey of his property would prove his concerns. Any action regarding property line encroachment would be a civil matter to be taken up between property owners.

**Zoning Code Amendment Ordinance**

An ordinance drafted by Village counsel to enact amendments and additions to the Village zoning code was reviewed. This ordinance clarifies the definition of Junk Motor Vehicle, amends the procedure for serving a notice of violation for junk motor vehicles, amends regulations regarding junk to include junk motor vehicle, amends regulations regarding parking of commercial vehicles in residential districts and creates regulations for native plant gardens in residential districts. Ms. Kaiser made a motion to recommend to council for approval of the ordinance with Mrs. Almond second. Roll call carried 5-0.

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

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Ryan Spangler, Chairman

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Craig Fischer, Secretary