

Village of Holland
Plan Commission Meeting
August 6, 2024

Chairman Bob Bethel called the special meeting of August 6, 2024, to order at 5:05pm with Commission members Mayor Spangler, Luanne Kaiser, and Keith Simpson in attendance. Zoning Administrator Leslie Ferman was also in attendance. Nate Gaubert and Craig Fischer was unable to attend the meeting.

The purpose for the special meeting was to review a site plan and conditional use application submitted by Jeannie Padgett and Jim Johnson for property at 6826 Village Meadows Trail.

Ms. Padgett, Mr. Johnson and Greg Feller from Feller Finch Associates were in attendance.

The property is zoned B2, General Business.

Review of the site plan indicates that the proposed 60'x80' metal Quonset style building meets all required setbacks and parking requirements. The use of the structure as a commercial recreational facility will require conditional use approval by the Village Council.

Mayor Spangler asked about proposed landscaping. Mr. Johnson advised along with the existing trees and shrubs lining the north and south of the property that mulch, and shrubbery will be planted around the perimeter of the structure. Mayor Spangler indicated that landscaping on the east end of the building facing McCord Rd should provide effective screening and appearance as the property faces a main thoroughfare. Mayor Spangler made a motion to approve the site plan as presented with landscaping plan to be submitted, Ms. Kaiser second with roll call 3-0.

Discussion on the proposed use of the structure as a commercial recreational facility was held. Mr. Johnson and Ms. Padgett indicated that the facility would be all-purpose with pickleball courts being the primary activity. Estimated 15-20 people in the building at a time, and open seven days a week. Mr. Johnson indicated that on occasion, the overhead and passage doors may be open during operational hours for cross ventilation. The building will be insulated against weather and noise. Mayor Spangler made a motion to recommend to Council for approval of the conditional use for a commercial recreational facility with the conditions that the hours of operation be restricted to 7am-11pm, facility to be open seven days a week with no outside amplification of sound and adherence to the existing noise ordinance. Mr. Simpson second with roll call 3-0.

There being no further business, Mayor Spangler made a motion to adjourn with Ms. Kaiser second. The meeting ended at 5:30pm..

Robert Bethel, Chairman

Leslie Ferman, Acting Secretary