

Village of Holland
Plan Commission Meeting
October 8, 2024

Chairman Bob Bethel called the regular meeting of October 8, 2024, to order at 6:00 pm with Commission members Mayor Spangler, Luanne Kaiser, and Keith Simpson in attendance. Craig Fischer and Nate Gaubert were unable to attend.

Approval of minutes from the September 10, 2024 meeting was deferred until the next meeting.

Mr. Bethel advised the Commission that a public hearing regarding food truck regulations was scheduled for this meeting. Mayor Spangler made a motion to call the public hearing to order at 6:01pm with Mr. Simpson second. Motion carried 3-0. Discussion on the regulations, application and ordinance was held. Mayor Spangler requested a change in wording in the Exemption section of the regulations as well as the Ordinance to read:

Food Trucks in use at festivals, church or school sponsored events and community functions are exempt from these regulations although the Village Administrator, Mayor or their designee must still approve the use of food trucks at these types of events.

There being no further comment, Mayor Spangler made a motion to close the public hearing with Ms. Kaiser second. Motion carried 3-0.

Mayor Spangler made a motion to recommend to Council for amending Chapter 2900 of the Holland Zoning Code to include Section 2978 as corrected with Mr. Simpson second. Motion carried 3-0.

971 Hamilton Drive Lot Split

Mr. Dan Carr and Mr. Kevin Carr were in attendance to present a lot split application involving Lot 10 of Holland Business Center Plat II Phase II, Currently lot 10 is combined with lot 13. The split application would take the southwest portion of lot 10 and add to lot 5. This split is needed to ensure adequate land area for future expansion of existing structures on lot 5. All requirements for the lot split application have been met. Clarification of easement locations was provided. Mayor Spangler made motion to approve the lot split application as presented with Mr. Simpson second. Motion carried 3-0.

7162 Second Street

Connie Zoodsma was in attendance to discuss the Commission notice she received from the Village regarding the condition of the exterior of the residence and garage on her property. Ms. Zoodsma explained her attempts to obtain quotes for painting of the structures over the years. Mayor Spangler advised Ms. Zoodsma that the Commission will extend compliance until August 31, 2025 for completion of the painting and encouraged the use of the off-season to obtain reasonable quotes and scheduling for the project.

Discussion was held on other properties currently in or near violation of the exterior property code. Mayor Spangler requested that appropriate notices for each of the properties be prepared and forwarded to legal counsel for review against the existing exterior property maintenance code regulations. Mr. Skaff will be asked to make necessary changes to the exterior property maintenance code as needed.

There being no further business, Mayor Spangler made a motion to adjourn with Ms. Kaiser second. The meeting ended at 7:01 pm.

Robert Bethel, Chairman

Leslie Ferman, Acting Secretary