

Village of Holland
Plan Commission Meeting
November 12, 2024

Chairman Bob Bethel called the regular meeting of November 12, 2024, to order at 6:00 pm with Commission members Mayor Spangler, Luanne Kaiser, Craig Fischer, Nate Gaubert and Keith Simpson in attendance.

Mr. Gaubert made a motion to approve the minutes from the September 10, 2024, meeting as presented with Mayor Spangler second. Motion carried 3-0 with Ms. Kaiser and Mr. Simpson abstaining. Mayor Spangler made a motion to approve the minutes from the October 8, 2024, meeting as presented with Mr. Simpson second. Motion carried 3-0 with Mr. Fischer and Mr. Gaubert abstaining.

7034 Hall St Variance

Mike Bettinger was in attendance to discuss his variance application for 7034 Hall St. The variance requests a reduction in the required lot width in an R2 zoned district from 60' to 56'. The property was platted prior to zoning being enacted in 1975 and the demolition of the existing structure restricts the use of the lot due to the shortage in lot width. Mayor Spangler stated that all parcels on Hall Street would need to have such a variance should the same scenario present itself for the other property owners. Mr. Gaubert made a motion to recommend to Council for the approval of the reduction of four feet in lot width to allow for a lot width of 56'. Mayor Spangler seconded the motion. Motion carried 5-0. Mayor Spangler then stated for the record *"The application for a frontage variance meets all the requirements of Holland Zoning Code Section 2363". This variance shall serve solely as an exception to the minimum frontage requirements of the Village of Holland Zoning Code, and with this variance the lot meets the minimum frontage requirements of the Village of Holland Zoning Code. All plans for development of the lot, if any, must be submitted to the Village Zoning Office for compliance with all other provisions of the Holland Zoning Code and the Holland Codified Ordinances.* The council public hearing to be held on December 3, 2024.

1249 S. McCord Evergreen Development

Present at the meeting for discussion of a proposed assisted living facility at 1249 S. McCord Rd were: Jared Isenthal – Evergreen Real Estate Group, Mike Jerabeck – WJW Architects, Mark Smoley – Mannik & Smith as well as representatives from the Douglas Company and Signature Associates. Battalion Chief Andrew Vascik from Springfield Township Fire Department was in attendance as well. The proposed development would entail a four-story structure housing with 120 sleeping units totaling 94,000 sq. ft. The assisted living facility would provide studio and one bedroom sleeping units. It was explained that the term sleeping unit is used as opposed to dwelling unit as a full kitchen is not provided, only a kitchenette with refrigerator, microwave and sink. The project represents a 30-million-dollar investment in the community including over 100 construction jobs. Evergreen Real Estate, through its partnership with Gardient, would maintain ownership of the project for 15 years as required by its funding package through the State of Ohio. Private pay and Medicaid waiver residents will be accepted. The average length of time that a resident resides in such a facility is two years. Questions from members of Planning Commission and members of the audience were answered including questions on fire lanes, hydrant placement, number of EMS runs, and landscaping on the west frontage. As this was a preliminary presentation to solicit feedback prior to formal application, no formal action was taken although it was noted that a need for rezoning from B2 to R3 and variance for building height existed.

After review of the proposed changes to existing Chapter 1183 Floodplain regulations, Mr. Gaubert made a motion to recommend to Council for approval of revision of the floodplain ordinance. Ms. Kaiser second with roll call carrying 5-0. Council will need to conduct a public hearing to approve rescinding existing Chapter 1183 and enacting new Chapter 1184 Floodplain Regulations.

After review of proposed changes to the official zoning map, Mayor Spangler made a motion to recommend adoption of the revised zoning map with Mr. Fischer second. Roll call carried 5-0. The changes consisted of designating the parcels in the Holland Business Center as M1PUD rather than just M1 zoned parcels.

Discussion was held on other properties currently in or near violation of the exterior property code. The Commission was presented with copies of reports from the new IWORQ software package for code enforcement. No formal action was taken.

Mrs. Ferman presented the 2024 CRA Housing Council Report. No formal action taken.

Mrs. Ferman presented the 2024 Annual Administrative Assistant Report. No formal action taken

There being no further business, Mayor Spangler made a motion to adjourn with Mr. Gaubert second. The meeting ended at 7:06 pm.

Robert Bethel, Chairman

Craig Fischer, Secretary