

Village of Holland  
Plan Commission Meeting  
February 3 2015

The Village of Holland Plan Commission held its regular monthly meeting on February 3 2015 with Councilman Lee Irons calling the meeting to order at 6:32pm. Committee members Tony Kruczkowski and Mayor Yunker, along with Zoning Administrator Leslie Ferman were in attendance. Gary Devol was unable to attend. Mayor Yunker advised that his appointment of Mr. Irons to Plan Commission as council representative included his appointment as chairman. It was decided that Gary Devol would continue serving as secretary of the committee. As Mr. Devol was absent, Mayor suggested that Mr. Kruczkowski act as Secretary Pro Tem, Mr. Irons in agreement.

Minutes of the January 13 2015 meeting were reviewed. Mr. Kruczkowski made a motion to accept the minutes as presented. Motion was seconded by Mr. Irons with roll call carrying 3-0.

**1226 S. McCord Conditional Use**

Review of a conditional use application by Deet's BBQ for use of the property and existing structures as a central food processing and paper good commissary was held. Mr. Trevor Deeter and Bob and Lisa Deeter, owners of the facility were in attendance. Trevor Deeter advised Commission that the firm has outgrown its current location due to an increase in catering and retail restaurant business. The conditional use approval would allow the Deeter's to continue restaurant operations at the existing location as well as service planned expansions. A total of 5 employees would be on site at the commissary, deliveries would utilize box truck, refrigerated truck and short semi-truck, limited retail sales would occur, mainly catering pickup orders. The Deeter's plan to install additional lighting and security cameras on the premises. After discussion, Mayor Yunker made motion to recommend to Council approval of the conditional use with the following conditions: no outside storage of vehicles or equipment other than those needed for operation of the facility, no retail sales other than the limited catering pickup orders, no outside cooking to occur, and that no other or additional uses to be conducted on the property without the approval of the Village of Holland. Mr. Kruczkowski second with roll call carrying 3-0.

**0 Nightingale Drive**

Review of a lot split from the parcel at the corner of Nightingale and Holloway which is vacant with the exception of the detention pond for the southern portion of the Orchard Centre complex was held. The proposed split involves 2,659 square feet to be split and sold to the neighboring property. The split will not affect the minimum lot size or frontages of the parcel. Paul Radon, attorney and Sam Ahmed, general developer were in attendance for the review of the application. Mayor Yunker made motion to approve the lot split as presented with Mr. Kruczkowski second. Roll call carried 3-0.

**7171 Orchard Centre Site Plan Review**

Review of a site plan for parking lot expansion for Tireman was held. The proposed addition of eight parking spaces at the south portion of the existing lot will require the combination of newly purchased land from the adjoining property. The additional spaces will require a five foot variance from the required rear setback of fifteen feet. Mayor Yunker made motion to approve the site plan contingent upon Village Council approval of the rear setback variance. Mr. Kruczkowski second with roll call carrying 3-0.

There being no further business, Mr. Irons made motion to adjourn with Mr. Kruczkowski second. Meeting adjourned 7:00pm.

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Lee Irons, Chairman

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Tony Kruczkowski, Acting Secretary