

Village of Holland
Plan Commission Meeting
February 9 2016

The Village of Holland Plan Commission held its regular monthly meeting on February 9 2016 with Councilman Mike Bettinger calling the meeting to order at 7:32pm. Commission members Craig Fischer, Mayor Yunker, and Harvey Schroeder were in attendance. Tony Kruczkowski and Zoning Administrator Leslie Ferman were unable to attend.

Minutes of the January 12 2016 meeting were reviewed. The minutes were approved as presented upon motion by Mr. Schroeder with second by Mr. Fischer. Roll call carried 4-0.

Mayor Yunker advised that Mike Bettinger has been appointed as Plan Commission Chairman, and a secretary needs to be appointed by the Commission. Mayor Yunker moved to appoint Craig Fischer as secretary. Mr. Bettinger second with roll call carrying 4-0. Mayor Yunker made motion to appoint Mr. Fischer as the Plan Commission Community Reinvestment Area representative on the CRA Housing Council to complete the term vacated by Gary Devol. Mr. Bettinger second with roll call carrying 4-0.

1603 Holloway

Mr. George Oravec was in attendance for review of a zoning amendment application and proposed site plan for property at 1603 Holloway Road. Mr. Oravec represents Velocity, a sales company for parts specific to the telecommunication industry. The required authority to act on Velocity's behalf was submitted with the zoning amendment application.

The property is currently zoned R2, Small Lot Single Family. The application seeks to change the zoning of the property to B2 General Business. The existing residence would be renovated to accommodate a sales office housing 15 employees. Parking for those employees as well as four guest parking spaces are shown on the proposed site plan. After discussion with zoning administrator Mrs. Ferman in preparation of this meeting, Mr. Oravec made changes to the site plan to include landscaping, fencing, adding a curb cut for ingress/egress off of Spring Meadows West and closing the existing driveway off of Holloway Road which resulted in a decrease of two parking spaces from the original plan. A handicap ramp would be provided on the Holloway Road frontage for access to the structure.

Based on the broad range of permitted uses in the B2 district, Mayor Yunker inquired as to whether the applicant would be amenable to amending the application to B1, a more restricted district. Mr. Oravec indicated he did not feel there would be any objection.

Review of the proposed site plan under B1 guidelines indicate a need for seven variances including parking setback from side and rear yards, reduction of minimum lot area and frontage as well as parking aisle and access widths.. Discussion on the nature and amounts of these variances was held.

Mayor Yunker advised Mr. Oravec that he could not support his request as the immediate parcels to both the North and South are all residential dwellings and this would be placing a business between them all. In addition it appears that this change of zoning would require seven (7) variances. Two (2) of these may not be legitimate, but that still leaves five (5) variances. Mayor Yunker also noted that this request will not set well with residential neighbors to have a parking lot a few feet from their back yard. Mayor Yunker made motion to recommend to Council for denial of the zoning amendment application as presented changing the zoning district from R2 to B2 (or B1) due to the issues of continuity of the existing R2 single family district in the vicinity and the number and extent of the required variances based on the submitted site plan. Mr. Bettinger second. Roll call carried 4-0. Public hearing to be held March 15 2016 at 7:45pm.

There being no further business, Mayor Yunker made motion to adjourn with Mr. Schroeder second. Meeting adjourned 8:10pm.

Mike Bettinger, Chairman

Craig Fischer, Secretary