

Village of Holland
Plan Commission Meeting
April 14 2015

The Village of Holland Plan Commission held its regular monthly meeting on April 14 2015 with Councilman Lee Irons calling the meeting to order at 7:27pm. Commission members Tony Kruczkowski, Gary Devol Mayor Yunker, and newly appointed member Craig Fischer along with Zoning Administrator Leslie Ferman were in attendance.

Minutes of the February 3 2015 meeting were reviewed. Mr. Kruczkowski made a motion to accept the minutes as presented. Motion was seconded by Mayor Yunker with roll call carrying 5-0.

1007 S. McCord Rd Fritz and Alfredo's

Review of request to allow outside seating was held. Mr. Art Cavato, proprietor of Fritz and Alfredo's in attendance. Discussion included vehicle barrier placement, intended use of the seating area, requirements of the Ohio Department of Liquor Control, Springfield Fire Department and City of Maumee Building Regulations. Mr. Cavato indicated that he would install 5' tall aluminum wrought iron fencing to enclose the 40' x 5' seating area, install a 3' egress gate and use umbrellas on the estimated five tables to shield patrons from the elements. Mayor Yunker made motion to approve the outdoor seating area with the following conditions, five foot fencing be used to enclose the area, curb stops or bollards be placed along the entire length of the outdoor seating area and that the area be designated as no smoking. Mr. Devol seconded the motion with roll call carrying 5-0.

7180 Hall St

Kim Pezzine, property owner, was in attendance to appeal a decision of the zoning administrator that her driveway on Hall St be hard surfaced. Recently purchasing the property and renovating the slope of the property to correct drainage issues that were damaging the foundation, Ms. Pezzine indicated that having to hard surface the driveway would be a hardship. Commission advised Ms. Pezzine they were required to uphold the zoning administrator requirement for hard surfacing. Discussion was held on the possible use of materials other than asphalt or concrete. Mrs. Ferman was directed to contact legal department for review of alternate material possibilities in light of new technology for pervious pavements. No further action was taken on the matter and tabled until the May 12 2015 meeting.

7031 Washington

Mr. Greg Brainard, property owner, was in attendance for review of a site plan proposing a 1,200 s. f. accessory building. The building would be used for storage of recreational vehicles and lawn equipment. As proposed the additional structure and drive and sidewalk area would create lot coverage of impervious area over the 40% coverage allowed by the zoning code. The proposed structure would also violate the requirement that accessory uses and structures be subordinate to the principal use. The main residence is 1,104 s. f. in size. After discussion, Mr. Brainard was advised to re-design the accessory structure to meet the requirements of the zoning code and resubmit for review at the May 12 2015 meeting. No further action was taken on the matter.

1302 Holloway D & J MFG

Mrs. Ferman presented drawings by John Ellassir, owner of D & J Mfg., in regards to screening and hard surfacing of an existing parking area. No representatives from D & J Mfg. were in attendance. The property is in violation of the zoning code sections governing parking on lawn area and screening of parking area from the adjacent residential area. Discussion was held on the options presented which included placement of wooden privacy fencing and realigning current parking access. Mrs. Ferman was directed to contact legal department for opinion on the closing of a second curb cut on Holloway Road currently in place. No further action was taken on the matter.

Mrs. Ferman updated Commission on zoning actions taken on two properties within the village. No response to violation notices have been made and permission to file the matters with Sylvania Municipal Court was granted. Commission discussed the fencing requirements of the zoning code and requested legal department be consulted about amending Section 3014 to include maintenance of fences.

Mrs. Ferman presented Commission information regarding a violation at 1138 S. McCord consisting of use of a B1 zoned structure being used as a residence as well as a copy of a letter received from the attorney for the property owner requesting additional time to address the situation without amending the zoning district for the parcel. Members of Commission advised that contact be made with the property owner advising that a zoning amendment application be submitted in order to continue the residential use.

There being no further business, Mayor Yunker made motion to adjourn with Mr. Irons second. Meeting adjourned 8:35pm.

Lee Irons, Chairman

Gary Devol, Secretary