

Village of Holland  
Plan Commission Meeting  
July 7 2015

The Village of Holland Plan Commission held its regular monthly meeting on July 7 2015 with Councilman Lee Irons calling the meeting to order at 7:30pm. Commission members Craig Fischer and Mayor Yunker along with Zoning Administrator Leslie Ferman were in attendance.

Commission members Tony Kruczkowski and Gary Devol were unable to attend.

Mayor Yunker made motion to appoint Mr. Fischer as acting secretary due to the absence of Mr. Devol. Mr. Irons second and carried 2-0 with Mr. Fischer abstaining.

Minutes of the April 14 2015 meeting were reviewed. Mr. Fischer made a motion to accept the minutes as presented. Motion was seconded by Mr. Irons with roll call carrying 3-0.

**1138 S. McCord Rd**

Review of a zoning amendment application submitted by Mario Dominguez, property owner of 1138 S. McCord Rd, was reviewed. The application requests the change of zoning district from a B1NC to R1 Single Family to accommodate use of the structure as a residence. Currently, the building is occupied by a tenant in violation of the zoning ordinance. Mr. Dominguez arrived at 7:37pm. Discussion on the requirements for R1 zoned parcels was held. It was determined that the property does not meet the lot area or rear setback of the R1 district. Amending the application to R2 would result in a deficiency in rear setback only. Mr. Dominguez was advised that the property, once rezoned, would not be allowed to revert back to the B1 district due to the existing non-conformities. Mr. Dominguez indicated that he would like to proceed with the rezoning to a R2NC district. Mr. Irons made motion to amend the application to change the zoning from B1NC to R2NC as it results in a lesser non-conformity, to allow the use of the structure as a single family residence during the rezoning process, and to recommend to Council for approval of the rezoning of the property from B1NC to R2NC. Mayor Yunker second with roll call carrying 3-0.

Mrs. Ferman updated Commission on zoning actions taken on several junk motor vehicles, high grass and other violations.

There being no further business, Mayor Yunker made motion to adjourn with Mr. Irons second. Meeting adjourned 7:52pm.

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Lee Irons, Chairman

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Craig Fischer, Acting Secretary