

Holly Township
Planning Commission – Regular Meeting
Minutes of February 06, 2018

Call to Order: Chairman Engelberg called the regular meeting of the Holly Township Planning Commission to order at 6:30 p.m. At the Karl Richter Community Center, Holly Area Schools Board Room, 920 E. Baird St, Holly Michigan.

Roll Call:

Members Present:

Tony Engelberg, Chairman
Stacey Steckley, Commissioner
Pat Feeney, Commissioner
Lloyd Kernen, Commissioner
Glen Mitchell, Commissioner
AC Alrey, Commissioner

Others Present:

Mike Deem, Township Planner
Karin Winchester, Zoning Administrator

Members Absent:

Ted Gurski, Commissioner

- **Commissioner Kernen made a motion to excuse the absence of Commissioner Gurski, due to medical issues. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Pledge of Allegiance

Agenda Approval:

- **Commissioner Alrey made a motion to add two items to the agenda under New Business – #2 Invasive species and #3 Solar and Wind Ordinance. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Public Comment – Agenda Items Only: N.A.

Public Hearings: None.

Approval of Minutes – January 02, 2018.

- **Commissioner Mitchell made a motion to amend the minutes of January 02, 2018 to change Ted Gurski’s title from Chairman to Commissioner, and to change Tony Engelberg’s title from Commissioner to Chairman. On page 3, second paragraph down, under Commissioner Kernen’s report remove the word “back” from the sentence that starts with Supervisor Kullis stated it has**

already been put back on the foundation. Commissioner Steckley supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 6/0 vote.

Communications: Letter dated 1-22-18 from Rose Township re: Draft Master Plan.

Old Business:

1. Woodlands Protection Ordinance.

Amy Fowlkes, Holly Township Code Enforcer, stated she spoke with John Rhoda, the Environmental Manager from the Charter Township of West Bloomfield, to see how they deal with and enforce a Woodlands Protection ordinance. They have their own division for Environmental Affairs and an Environmental Commission. Discussion was had by the Commission regarding the information and their opinions on the subject.

- **Commissioner Feeney made a motion to set a Public Hearing for the next Planning Commission meeting on March 6 for the Woodlands Protection Ordinance. Commissioner Alrey supported the motion. A voice vote was taken; all those present voted yes, with the exception of Commissioner Kernen and Commissioner Mitchell; the motion carried by a 4/2 vote.**

New Business:

1. Sign Ordinance Amendments.

The Township Planner, Mike Deem, has gone through the current ordinance and identified any conflicts that were out of compliance with the U.S. Supreme Court language for content neutrality standards. Forms of noncommercial speech cannot be regulated differently based on the content of the sign's message.

- **No action taken at this time.**

2. Invasive Species.

Oakland County Cisma will be coming in to talk to the Planning Commission regarding the invasive species ordinance. The Township is starting to take care of some of the issues in the Right of Ways. They will discuss Safety Aspects and work with residents on taking care of the species, while also working on making it mandatory for residents to treat.

- **No action taken at this time.**

3. Solar and Wind Ordinance.

Chairman Engelberg stated that solar farming is beginning in surrounding areas and will possibly be here soon. He would like an ordinance created for this to be proactive. The Township Planner stated that he can put together a proposal to address all aspects, including a decommission plan.

- **Commissioner Steckley made a motion to request Mike Deem create a proposal for the solar and wind ordinance to be sent to the Township Board of Trustees. Commissioner Mitchell supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Reports:

Commissioner Steckley reported that she received an email from Shannon Distribution inviting her to their open house in March, and encouraged others to review it.

Commissioner Engelberg questioned where we are at with the cell tower ordinance. Mike Deem stated he can make a proposal for it if directed to.

- **Commissioner Feeney made a motion to have Mike Deem create a cell tower proposal and request funding to update it. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Commissioner Engelberg attended a Michigan Township Association meeting and thinks this is a good program to be a part of. There are lots of great info and networking opportunities available. He is pleased with Consumers Energy's job at landscaping the areas they removed trees from. He attended a group study session at Holly Hotel to discuss the future of the Holly Heritage Farmstead and the Waterworks building. Plans and ideas were shared that have been used in surrounding communities. There will be an upcoming meeting regarding the train depot station and the surrounding property in Crapo Park. The Commission is working together well and their communication with one another is good, he appreciates that. He wishes Angie Lemon the best.

Public Comment:

Timm Smith, addressed the board.

Adjournment

Commissioner Engelberg, hearing no other business; adjourned the meeting at 8:07 pm.