

Holly Township
Planning Commission – Regular Meeting
Minutes of February 07, 2017

Call to Order: Chairman Gurski called the regular meeting of the Holly Township Planning Commission to order at 6:30 p.m. At the Holly Township Hall, 102 Civic Drive, Holly Michigan.

Pledge of Allegiance

Roll Call:

Members Present:

Ted Gurski, Chairman
Shane Mooney, Commissioner
Tony Engelberg, Commissioner
Lloyd Kernen, Commissioner
Pat Feeney, Commissioner
AC Alrey, Commissioner
Stacey Steckley, Commissioner

Others Present:

Karin Winchester, Zoning Administrator
Mike Deem, Township Planner

Agenda Approval:

- **Commissioner Engelberg made a motion to approve the agenda as submitted. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Public Comment – Agenda Items Only:

Mark Cornwell, 12415 N. Holly Rd, addressed the board.

Public Hearings:

1. Proposed Amendment to Holly Township Code of Ordinances – Parking.

- **Commissioner Engelberg made a motion to open the public hearing. Commissioner Kernen supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Mike Deem stated that they removed the requirement for a minimum amount of parking spaces, and replaced it with a maximum amount of parking. The recommended amount of parking is based on the Institute of Transportation Engineers, Parking Generation, 4th edition manual. If a company wants to use more spaces than the recommended maximum amount, they will need to use the Low Impact Development Standards, which includes pervious pavement, raingardens and bio swales. This improves flexibility for businesses, in that they can put in less than recommended amount of parking. They will still need to maintain the characteristics of the

Township in doing so. Regulations for reserve parking have been added, this gives planners to hold a reserve area on sight for additional parking in the future, should it be necessary. Environmentally sensitive planning requirements have been added, and would include invasive species removal, and landscaping to be utilized in multiple ways.

Mark Cornwell, 12415 E. Holly Rd, addressed the board. He stated the excess salt from the roads is going into the lakes, streams, wetlands, rivers and groundwater. At some point in time he hopes this will be changed. Mike Deem stated that a maintenance plan would need to be submitted by companies, showing the bio swales, drains, and permeable pavement plans that would help with those types of situations. Mark is also concerned about additional run-off and pollutants coming from the parking lots.

- **Commissioner Alrey made a motion to close the public hearing. Commissioner Feeney supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Approval of Minutes – January 03, 2017.

Approval of the January minutes will be postponed until next meeting, due to a wrong version of the minutes being distributed.

- **Commissioner Engelberg moved to postpone the approval of January 03, 2017 minutes. Commissioner Steckley supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 7/0 vote.**

Communications: None.

Old Business:

1. Woodlands Ordinance.

Comments were received from last month's public hearing. Ted sent his additional comments to Mike Deem for review, and they have been added to the draft document in red. On page 2, this was a recommendation by a code enforcement officer from another community to eliminate the clear cutting, which is better defined. We do not want to put a burden on the home owner. If you are working within your building envelope, then you are good to go and will not need to pull any additional permits. Is there any leeway in this for an individual, regarding a tree survey? Mike Deem stated that there are multiple ways this could be handled.

- **Commissioner Engelberg made a motion to send the ordinance, with updates included, to the Township Board for approval. Commissioner Mooney supported the motion. A roll call vote was taken; all those present voted yes, with the exception of Commissioner Kernen and Commissioner Feeney; the motion carried by a 5/2 vote.**

2. Parking Ordinance.

Mike Deem stated that updated requirements have been added and that a business would need to provide a maintenance plan utilizing low impact design standards, to justify more parking for their business. This could include bioswales, permeable pavement, green space...etc.

- **Commissioner Engelberg made a motion to recommend sending the parking ordinance as written, to the Township Board for approval. Commissioner Steckley supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 7/0 vote.**

3. 2017-2022 Master Recreation Plan.

The Commission would like to see everyone's names added to the Acknowledgements that helped with the project. Everything in that section is based on the current status of both boards. Stacey Steckley's name is currently spelled wrong in that section, and will need to be corrected. Would it be possible to add Sue Julian, Mark McAlpine, and Amy Fowlkes under Special Thanks, or Assisted By if they helped in the process? Karin will send any necessary names to Mike Deem.

- **Commissioner Engelberg made a motion to send the 2017-2021 Proposed Recreation Master Plan – Proposed resolution 2017-01, to the Township Board for approval. Commissioner Mooney supported the motion. A roll call vote was taken; all those present voted yes; the motion carried by a 7/0 vote.**

New Business:

1. None.

Reports:

Commissioner Mooney stated that the Northeast section of Holly is not getting any newspaper notices because they do not get the Tri-County Times in that area. He would like to see any advertisements get posted in the Grand Blanc View as well. He reminded everyone to keep Township conversations in Township emails.

Commissioner Steckley stated regarding the sign ordinance, and the new signage at I-75; did we have some kind of check done to ensure compliance with the brightness? Clerk Winchester stated that it has been checked, and is in compliance with state requirements.

Commissioner Alrey questioned if anyone is interested in any training opportunities he sent to everyone? He can send the information again if needed.

Commissioner Engelberg stated that the Rover pipeline has been approved by the Feds; the

people in Dexter are suffering through it. He is glad the issue of eminent domain did not reach the Holly area.

Commissioner Feeney stated he appreciates the work put into these ordinances. He questioned if parking lot bonding is something we can pursue? Mr. Mitchell stated that it would not be a viable option, because if a company abandons their property years down the road, the land would be much more valuable than the bond was originally worth.

Public Comment:

Glen Mitchell, Mitchell Rd, addressed the board.

Mark Cornwell, Holly Rd, addressed the board.

Jesse Torres, 708 Mary Ann, addressed the board.

Adjournment

Chairman Gurski, hearing no other business; adjourned the meeting at 8:10 pm.

Courtney Bird
Recording Secretary