

Holly Township  
Planning Commission – Regular Meeting  
Minutes of March 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.

**Pledge of Allegiance**

**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

**Members Absent:**

Ted Gurski, Commissioner

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

**Agenda Approval:**

- **Commissioner Mitchell made a motion to add a speaker to the agenda – Katie Hughes from the D.D.A, under Communications. 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:** Chapter 32 Zoning, Article V Environmental Regulations: Add Section – Woodlands Protection Ordinance.

- **Commissioner Alrey made a motion to open the public hearing on Chapter 32 Zoning, Article V Environmental Regulations: Add Section – Woodlands Protection Ordinance. Commissioner Feeney supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Discussion was had on how the ordinance was set-up originally and where we are today with it. The residential portion has been revised to be more accommodating to residents by being less restrictive on the requirements.

**Public Comment:**

Don Pechota, 16368 Tucker Rd, addressed the board. He is concerned that if he must cut something down in his yard, that he will have to show documentation to someone that it is approved to be cut. He thinks it's excessive that you can't judge and cut your own trees if you want to and believes that people generally will not want to cut all their trees down.

Mike Deem stated that ordinances are living documents, so they can be changed accordingly or as necessary if issues come up.

- **Commissioner Alrey made a motion to close the public hearing on Chapter 32 Zoning, Article V Environmental Regulations: Add Section – Woodlands Protection Ordinance. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

**Approval of Minutes** – February 06, 2018.

- **Commissioner Mitchell made a motion to approve the minutes of February 6, 2018. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

**Communications:** Speaker; Katie Hughes from the D.D.A.

The Downtown Development Authority has been recently accredited for another year. They promote events and the community. The encompassed “downtown” area includes the Waterworks Park up to the middle school, and both sides of Grange Hall Rd. There are 162 addresses in the downtown district.

There is an upcoming Volunteer Fair; Monday, March 19 from 6-8pm, in the lunch room of the Karl Richter Campus. Anyone looking to gain community service hours is welcome to come, as well as the anyone interested in volunteering their free time. Roughly 30 organizations will be there to let people know what kind of activities or help they need.

Ladies Night Out event will be held the last Friday in April – the 27<sup>th</sup>, from 5pm - 9pm in Downtown Holly. Over 1,500 ladies attended last fall and came from over 100 different towns.

Holly Days event will be September 7-9. This is a full day of events which encourages businesses and organizations to host an event, activity or attraction during this time to participate in the event. The Holly Beach will be playing the movie Jaws at dusk. The fireworks display is back and will be held on Saturday the 8<sup>th</sup>.

The Holly Train Depot must be picked up and moved to a nearby location because the land is owned by CSX and the lease is up. Possibly the green space in front of Crapo Park and the adjacent parking lot, which is across from the Holly Hotel and the Moose Lodge. The building is on the National Historical Register and was built in 1886. They would like the building to be used for the public;

possible options include a gift shop, tourism center, Chamber of Commerce, restrooms, ATM's, or a small museum of Holly's History.

To learn more about any of these events there are a couple Facebook pages; The Holly Mainstreet Team, Downtown Holly, and you can also sign up for their email distribution list through their website.

**Old Business:**

1. Woodlands Protection Ordinance.

Discussion was had with each member expressing their opinions and feelings about the ordinance, how it could affect the residents in the future, and how it could be enforced. This will be sent to the Township Board for approval. As far as the residential side of the ordinance, let's all keep an eye out and return to this if necessary.

- **Chairman Engelberg made a motion to approve the commercial draft of the Woodlands Protection Ordinance with a one-year trial sunset period. Commissioner Alrey supported the motion. A roll call vote was taken; all those present voted yes, with the exception of Commissioner Kernan and Commissioner Mitchell; the motion carried by a 4/2 vote.**

**New Business:**

1. Presentation by Emily Du Think – Cooperative Invasive Species Areas (CISMA).

These invasive species affect property values and public safety in the area. Phragmites are extremely flammable because they are hollow like bamboo. The current invasive initiative includes Phragmites, Japanese Knotweed and Swallow-Wort. That is because these are still in the beginning stages and can be taken care of now before they are too far spread. Japanese Knotweed is made to grow through lava and in the United Kingdom you cannot get a mortgage if they are growing on your property. The Swallow-Wort is unfortunately nicknamed the dog strangling vine, it is toxic to livestock and will kill them if eaten because it grows in hayfields. The hay becomes contaminated and cannot be used for anything when contaminated. You should not ride horses through any areas that contain this species either. It also kills monarch butterflies because the plant is in the milkweed family and butterflies lay their eggs on milkweed plants, which the caterpillars then eat.

The plants are invasive because they were brought here from other countries, but anything that would combat them naturally over there was not brought with them. Therefore, they are growing unchecked and cannot be managed without the help of herbicides. The chemicals used are an herbicide similar to Round-Up, but it depends on the plant being treated. The roots grow roughly eight to ten feet deep in some of these plants and cannot be burned effectively or dug up. The burning only kills the area above ground and digging is too labor intensive based on the size of the roots of each plant and the time it would take to get them all. The spraying is only done once per year, for three to four years and is non-

invasive. To look at it another way; pesticides are sprayed on crops continually year after year and possess an actual threat to humans when ingested. This is much less invasive of a solution when comparing the two.

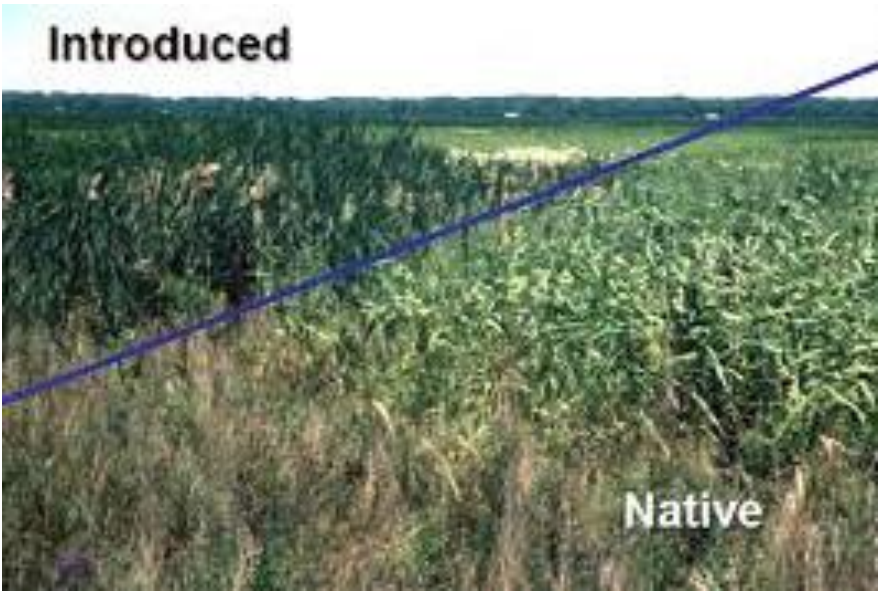
Holly is joining the Oakland County Cooperative Program for help with eradication of these invasive species. The seeds of these plants are spread very easily; plowing in the winter spreads the seeds around and the drainage ditches help them travel distances, both making them harder to contain. There are about 30 groups and C.V.T.'s that have joined CISMA. In 2015, CISMA was awarded an invasive species grant from the Invasive Species Program through the Michigan DNR, which treated almost 1,100 acres in 2016. The Road Commission treated 113 miles in 2016 along the Right of Ways. Grant funding is received from multiple sources including the Road Commission, grants and Oakland County, to use against these species in the area.

CISMA membership provides funding, full time coordinator expertise, outreach resources, brochures specific to Oakland County invasive species, educational materials and more. They also help with invasive species training to homeowners and municipalities in the County in addition to helping with obtaining state permits and landowner support. Monthly steering committee meetings are held, and they encourage participation which requires a nominated representative from Holly Township to be present. A discount is also given for properties when treated in bulk.

Their goal is to help municipalities communicate with residents to treat and eradicate these invasive species. Educational materials are available, so everyone will be on the same page regarding treatment. The treatments on the plants will occur at the same time in a controlled manner, by the same contractor for all resident's properties. Their funding comes from multiple sources, they can help municipalities walk through the process to get access to these funds.

**PHRAGMITES:**





**JAPANESE KNOTWOOD:**





**SWALLOW-WORT:**





## 2. Proposed Amendments to By-Laws to Add an Alternate Commissioner.

The Township Board selected Ray Kerton as an approved alternate Planning Commissioner, if necessary. Discussion was had on whether this is necessary or not.

- **Commissioner Alrey made a motion to table this discussion until the next meeting. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

## 3. Solar Energy.

There are three types of solar power uses; Direct – for your own consumption, Primary – a solar energy facility, Secondary – for your property and offsite. There are things to consider such as environmental factors, treatment or uses, setbacks, building permits, supplemental info and glare issues from tiles.

- **Commissioner Alrey made a motion to set a Public Hearing for the April 3, 2018 Planning Commission meeting, to discuss Solar Energy. Commissioner Kernen supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

## Reports:

Commissioner Alrey reported that he and Commissioner Feeney attended a capital improvement

training program. He thinks it is something that should be talked about in the future and could be beneficial. Holly Township Library is having a free Genealogy 101 course. May 4<sup>th</sup> there is a Pontiac Art and Culture Crawl. Master Gardener Society program will be on April 28<sup>th</sup> and is a full day program. Ducks Unlimited, a wildlife hunting and preservation program, is having a banquet September 27<sup>th</sup> and they are looking for new members. Shannon Distribution open house will be on March 16<sup>th</sup>.

Commissioner Kernen reported that Christmas in Action event will be Saturday April 28, from 8am – 5pm. There is a need for volunteers, especially any special trade skills. They are working on two houses this year for citizens who can't afford to do the repairs themselves. There will be a meeting on Thursday April 19, held at the Baptist Church in Holly at 6:30pm, for anyone interested in helping.

Supervisor Kullis reported that they are looking at a Barn that Oakland County Parks is getting rid of. It is currently located at Scott Lake Rd and Watkins Rd and was part of the Waterford Oaks parks local greenhouse property on the corner. It was originally a dairy barn and is a unique tri-level. They will be going to look at it to see if it fits any needs.

Chairman Engelberg questioned how the Renaissance Festival improvements were coming along. Mike Deem, the Township Planner, stated they are doing very good with everything being asked of them and is pleased with their progress.

**Public Comment:**

Angie Lemon, 116 Cogshall St, addressed the board.

**Adjournment**

Chairman Engelberg, hearing no other business; adjourned the meeting at 9:35 pm.

---

Courtney Scian  
Recording Secretary