

Holly Township
Planning Commission – Regular Meeting
Minutes of April 04, 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:

Mike Deem, Township Planner
Karin Winchester, Zoning Administrator

Agenda Approval:

Table Old Business, Item #1 – By-Laws Proposed Resolution PC 2017-02, until the end of the meeting, time permitting.

- **Commissioner Engelberg made a motion to approve the agenda as amended. 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: None.

Public Hearings: None

Approval of Minutes – March 07, 2017.

Commissioner Alrey would like to amend the minutes, in his report; to say “He announced a good all day course, to be held at Rose Hill that he attended last year, which he recommends.”

Commissioner Kernen would like to amend the minutes, in his report; to show the date of Christmas in Action as April 29th, the last Saturday of the month; rather than April 4th, the first Saturday of the month.

- **Commissioner Engelberg moved to approve the minutes as amended for March 07, 2017. Commissioner Alrey 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. Wellhead Protection.

Mike Deem has provided an Overlay map of the Township, as requested. This should be everything necessary to move forward. A public hearing still needs to be set.

- **Commissioner Engelberg made a motion to set a public hearing for the next Planning Commission meeting on May 2, 2017, located at the Karl Richter campus, for Wellhead Protection. Commissioner Alrey supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 7/0 vote.**

New Business:

1. Verizon Wireless Special Land Use Permit Application (Set Public Hearing.)

An application was submitted for a cell tower to be installed on Thompson Rd. The current zoning is AGRE. Verizon must demonstrate that other sites do not work for the tower, and that it will be beneficial to the residents of Holly Township. Currently, it is questionable as to the necessity of this, as it only seems to be affecting about a dozen homes in Holly. It seems to be more beneficial to Grand Blanc residents, due to the location on the border of Holly and Grand Blanc area. If they could provide a map of the area showing how Holly citizens will be benefitting from this, it would be helpful. There are no Township boundaries shown on the map provided, nor are the landscaping and lighting plans shown. Also not shown in the application is how good the service and frequency is currently and how much it will improve after installation.

Based on the Township Planners findings, it does not appear to be serving the Holly area. The appropriate action should be to recommend that the applicant revise and re-submit their Site Plan and Special Land Use Application.

- **Commissioner Alrey made a motion to have Verizon revise and resubmit their Special Land Use application for cell tower installation, based on McKenna Associates reports, and direct staff to schedule a public hearing after received and reviewed. Commissioner Kernan supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 7/0 vote.**

2. Verizon Wireless Site Plan Application.

This was included in the discussion of Item #1.

3. Consumers Energy Site Plan Application – Grange Hall and Fish Lake Rd. Sub Station.

This is to construct a general distribution substation to relieve loading at the Holly substation on Michigan St., and to enhance the overall reliability of the system serving Holly. Per the Township Planner, Mike Deem, there are a number of outstanding items that must be addressed prior to final site plan approval, particularly related to landscaping. These items are minor in nature and can be reviewed administratively for compliance with the zoning ordinance. McKenna Associates recommends that the applicant be granted Site Plan Approval with Conditions as follows:

1. Revise the site plan to show the existing curb cut outs on the adjacent properties; and
2. Confirm that no lighting is proposed for the site.

The applicant should address the outstanding issues as noted on the revised and dated set of plans, to be submitted to the Building Official and his consultant team for final administrative review.

- **Commissioner Engelberg moved to approve the site plan, pending administrative approval for items that need revision, per the Hubbell, Roth & Clark report, and in consideration of the North Oakland County Fire Authority. Commissioner Kernan supported the motion. A roll call vote was taken; all those present voted yes; with the exception of Commissioner Mooney; the motion carried by a 6/1 vote.**

4. Proposed Code of Ordinance Amendment – Setbacks (Set Public Hearing.)

Need to consider updating the Ordinance language, regarding non-conforming lots. Front Setbacks in Single Family Districts: The minimum front setback shall be based on the Established Residential Building Pattern (ERBP), or the minimum setback specified in the Schedule of Regulations, whichever is less. McKenna has provided the amendment language as follows:

“Residential lots of record that have non-conforming lot widths or size may have a side yard with a minimum of 5 feet, with a total of both side yards being a minimum of 15 feet.

The intent of this amendment would allow the reduction of the minimum side yard setback while maintaining a sense of scale for a lot. Reducing the side yard setbacks helps relieve the burden of a nonconforming lot while maintaining the anticipated character of a neighborhood.”

- **Commissioner Engelberg made a motion to set a public hearing for the next Planning Commission meeting on May 2, 2017, located at the Karl Richter campus, for the Proposed Code of Ordinance Amendment - Setbacks. Commissioner Mooney supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 7/0 vote.**

5. Proposed Code of Ordinance Amendment – Medical Marijuana (Set Public Hearing.)

The Caregiver law is still in effect and will remain untouched. Pursuant to Section 205(1) of Public Act 281, as amended, the Planning Commission proposes prohibiting the following state-licensed medical marijuana facilities from operating within the municipality:

1. Growers
2. Processors
3. Secure Transporter
4. Provisioning Center
5. Safety Compliance Facilities

- **Commissioner Engelberg made a motion to set a public hearing for the next Planning Commission meeting on May 2, 2017, located at the Karl Richter campus, for the Proposed Code of Ordinance Amendment – Medical Marijuana. Commissioner Steckley supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 7/0 vote.**

Old Business:

2. By-Laws – Proposed Resolution PC 2017-02.

- **Commissioner Engelberg moved to postpone Old Business, By-Laws – Proposed Resolution PC 2017-02. Commissioner Mooney supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 7/0 vote.**

Public Comment:

Timm Smith, 1031 S. Holly Rd, addressed the board.

Mary Blanchard, 3404 Old Creek Dr, addressed the board.

Reports:

Commissioner Alrey reported that April 22, there will be a sock hop put on by the VFW Post, tickets are \$10 each.

Commissioner Engelberg reported that you can send him anything you want included on the agenda by April 18. Sunday May 7, from 2-3pm at Cyclone Park, there is a drop in adult kickball game and it will be \$2 to play. This is to possibly see how many people may be interested in doing a league this year. The Holly Moose will be selling chips, hot dogs and sodas at this family friendly event. Any non-profits who are interested in fundraising are welcome. He spoke with a representative from the Township Association, and they will be having discussions. He questioned him as to whether there was anything we need to be on the look-out for. Besides the marijuana topic, solar power and wind mills are hot topics right now. Mike Deem stated that Holly is not really a good area for wind mills, based on the standards to have them put up.

Commissioner Kernen reported that Christmas in Action is assigning work duties on Thursday, April 27, and the action day is Saturday, April 29. Donations are accepted and volunteers are needed still, all are welcome.

Chairman Gurski reported that he has questions about Permitted Use, regarding Shannon Distribution which he will email to Mike Deem. He would like the definition of "land balancing" clarified. There shouldn't still be that much dirt leftover at the site. We would like to get this taken care of before the Board gets to the Woodlands Ordinance. Starting in May, we will hold the meetings at the Karl Richter campus, same time.

Public Comment: None.

Adjournment

Chairman Gurski, hearing no other business; adjourned the meeting at 8:35 pm.

Courtney Bird
Recording Secretary