

Holly Township  
Planning Commission – Regular Meeting  
Minutes of June 05, 2018

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**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  
AC Alrey, Commissioner  
Lloyd Kernen, Commissioner  
Glen Mitchell, Commissioner

**Others Present:**

Mike Deem, Township Planner  
Karin Winchester, Clerk

**Members Absent:**

Ted Gurski, Commissioner

- **Commissioner Steckley made a motion to excuse the absence of Commissioner Gurski, due to medical issues. Commissioner Mitchell supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 5/0 vote.**

**Agenda Approval:**

Amend the date of the meeting shown at the top of the agenda to today's date of 6/5/18. Add item #4 under New business to determine a new date for the July meeting, due to the holiday.

- **Commissioner Feeney 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 5/0 vote.**

**Public Comment – Agenda Items Only:**

Stacy Taylor, 15566 Falk Rd, addressed the Board.  
Reuben Cantu, 15600 Falk Rd, addressed the Board.  
Mark Taylor, 15566 Falk Rd, addressed the Board.  
Kurt Bottorff, 112 Hartz Rd, addressed the Board.  
Harry Adams, 15548 Falk Rd, addressed the Board.

Commissioner Alrey arrived at 6:46pm

**Public Hearings:** Michigan Renaissance Festival Special Land Use and Site Plan Application to operate a

Festival and other Events on parcel number 01-12-476-002 and 01-12-401-003 in an AGRE Zoning District.

- **Commissioner Alrey made a motion to open the Public Hearing. Commissioner Feeney supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Mike Deem, Township Planner, gave an overview of the situation as it stands, necessary requirements and any issues or concerns. He recommends approving their application, under the supervision of Township staff, as long as they continue to comply with the requirements and safety concerns of N.O.C.F.A.

- **Commissioner Alrey made a motion to close the Public Hearing. 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 – May 01, 2018.**

- **Commissioner Mitchell made a motion to approve the minutes of May 01, 2018. Commissioner Kernan supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

**Communications:** None.

**Old Business:** N.A.

**New Business:**

- 1. Michigan Renaissance Festival Special Land Use and Site Plan Application to operate a Festival and other Events on parcel number 01-12-476-002 and 01-12-401-003 in an AGRE Zoning District.**

There are no outstanding issues that N.O.C.F.A. are concerned about.

- **Commissioner Alrey made a motion to approve the Michigan Renaissance Festival Special Land Use and Site Plan Application, including the additional recommendations made by the Township Planner. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

## **2. Holly Hills Site Plan**

There is no Engineer Report to review yet, but the Commission would like the Township Attorney to review the past consent judgement to make sure it is still valid. N.O.C.F.A. has concerns about the water supply, spacing on the roads for them to get through and park an emergency vehicle, and emergency access to get inside the park. They would recommend that the roads be widened to 31 feet, per the State of Michigan requirements.

**Presentation: Brent LaVanway, from Boss Engineering**, the Engineering firm working on Holly Hills. Currently, there are 242 licensed sites with a proposed additional 191 sites. The process is governed by the Michigan Manufactured Housing Commission. He stated there will be 582 spaces in the park, with 3 allocated parking spaces per lot. There is a portion of the Falk Rd frontage that is open meadow area, which is proposed for the berm and landscaping. The wooded area is proposed to not be disturbed. Minimal tree clearing will be done to install the new entrance on Falk Rd.

Falk Road entrance will be used as a secondary entrance but the people in the park will mostly use the main entrance. It is not anticipated to be a primary entrance and they expect the main entrance on East Holly Rd to be used. Generally speaking, people will not drive South to drive North and will still use the paved East Holly Road entrance over Falk Rd. There are no proposed improvements to the main entrance as part of the expansion, such as a traffic light on East Holly Rd.

He said that the park is governed by the D.E.Q. in accordance with the water and sewer testing and any reports are public information. The water sampling is done quarterly and submitted to the State, and the sewer testing is done weekly and monthly and is submitted to the State. They have not considered tapping into the Village Water supply and will add to what they already have in place. N.O.C.F.A. stated it would not be the best option because they barely have enough water pressure to supply the high school with currently.

There will be no sidewalks because they are not required by the Manufactured Housing Commission. The roads will be 27-foot-wide, with no parking allowed on the streets throughout the entire park. Signs will be posted for no parking on either side of the road and will need to be enforced by the Township. There will also be no garages or outbuildings as part of the site plans. If a resident wants to add a garage, there would be a process involved and the Manufactured Housing Commission would regulate the setbacks. In addition, a permit would be required from the Township to grant the request.

This discussion will be tabled until the next meeting when they can review more detailed information.

- **Chairman Engelberg made a motion to have the Township Attorney review the consent judgement for validity and to provide a legal opinion as to what options would be available to the Township if they take this issue to Court. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**
- **Chairman Engelberg made a motion to have the Township Board explore, discuss and conduct an independent review of Holly Hills water and sewer testing and quality. Commissioner Feeney supported the motion. A voice vote was taken, all those present voted yes, with the exception of Commissioner Kernen; the motion carried by a 5/1 vote.**

### **3. Proposed Code of Ordinance Amendment – Solar Facilities.**

Mike Deem, Township Planner, clarified questions received from the Township Attorney regarding the size of solar panels, maximum roof coverage requirements, who will provide or be responsible for any needed maintenance to the land area, and who will be responsible for the complete removal in the abandonment plan. The Township attorney should review how bonds work to see if that or an escrow account would be the best option for removal and abandonment.

- **Commissioner Mitchell made a motion to amend the Proposed Code of Ordinance Amendment – Solar Facilities, by saying No restrictions on the first two items from the attorney, to add “complete removal” to the abandonment plan language for unused equipment, to have the Township attorney review bonds VS escrow issues, and leave it to the Township Board to collect the bond as they see appropriate. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

#### **4. Set July Meeting Date**

July 17<sup>th</sup> Tuesday at 6:30pm, with the location to be determined.

- **Commissioner Mitchell made a motion to change the next meeting date to July 17, 2018. Commissioner Alrey supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

#### **Reports:**

Commissioner Mitchell reported that the mobile home park unfortunately cannot be avoided, but they will try to make it the best they can, and he understands the citizens' concerns. The park situation has been a long-standing issue because of the extreme lobbying being done on their behalf. They don't pay their fair share of taxes to the school district because none of the money paid by anyone living there goes towards the schools, as does the rest of the residents from the Township and Village.

Commissioner Alrey reported that he will be a moderator for a training session coming up Thursday with some developers and will ask them about the bond situation. He passed out copies of the WRC annual report. There is an event this Saturday from 11-4 pm at Beaudette Park in Pontiac for the Pontiac Creative Arts Center.

Commissioner Feeney reported that there is a Paddle on Shiawassee Event for a Headwater Trails Fundraising Event on Saturday June 9. This is their biggest fundraiser of the year and he invited everyone to come. He thanked everyone for coming out to discuss the Holly Hills Site Plan. There are many facets to this situation that are unfortunate, and he is not sure they can do anything to stop the park from proceeding, but they will do what they can to help the concerned citizens.

Commissioner Kernen reported that he has dealt with the Holly Hills development for many years and fought in court using his own money and resources, which did not end the way they wanted to unfortunately. The discharged water coming across his property was a major concern which attorneys told him that they would never be able to proceed with, and in the end, they still prevailed somehow. over the same matter and wishes everyone the best going forward with this battle again.

Chairman Engelberg reported that the Township will do what it can to help the concerned citizens of Falk Road with the Holly Hills development. It's about doing what is right, and in that way, he is concerned with helping the residents of Falk Rd with the health and environmental issues.

**Public Comment:**

Harry Adams, 15548 Falk Rd, addressed the Board.

Reuben Cantu, 15600 Falk Rd, addressed the Board.

Mark Taylor, 15566 Falk Rd, addressed the Board.

Kurt Bottorff, 112 Hartz Rd, addressed the Board.

Diane Ducat, 802 Bush, addressed the Board.

Richard Kinnamon, 433 N. Saginaw, addressed the Board.

Stacy Taylor, 15566 Falk Rd, addressed the Board.

**Adjournment**

Chairman Engelberg, hearing no other business; adjourned the meeting at 9:04 pm.

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Courtney Scian  
Recording Secretary