

Holly Township
Planning Commission – Regular Meeting
Minutes of December 06, 2016

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
Stacey Steckley, Commissioner

Others Present:

Mike Deem, Township Planner

Members Absent:

AC Alrey, Commissioner
Karin Winchester, Zoning Administrator

- **Commissioner Engelberg moved to excuse the absence of AC Alrey. Commissioner Kernen supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 5/0 vote.**

Agenda Approval:

- **Commissioner Engelberg moved 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 5/0 vote.**

Public Hearings: Proposed Amendment to Holly Township Code of Ordinances Chapter 32 Zoning, Section 32-144 Essential Services.

- **Commissioner Kernen made a motion to open the public hearing. Commissioner Engelberg supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 5/0 vote.**

Chairman Gurski stated that Essential Services can come in and do as they wish currently, without having to come in front of the Board, Township, or Village; this is trying to prevent that.

- **Commissioner Steckley made a motion to close the public hearing. Commissioner Engelberg 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: None.

Approval of Minutes – November 01, 2016.

- **Commissioner Engelberg moved to approve the November 01, 2016 minutes as written. Commissioner Steckley supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

Communications: None.

Old Business:

1. Proposed Amendment to Holly Township Code of Ordinances Chapter 32 Zoning, Section 32-144 Essential Services.

- **Commissioner Engelberg made a motion to send the Proposed Amendment to Holly Township Code of Ordinances Chapter 32 Zoning, Section 32-144 Essential Services to the Township Board of Trustees for Board approval. Commissioner Kernan supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

New Business:

1. Woodlands Ordinance.

Presentation: Mike Deem, Township Planner from McKenna & Associates.

The first thing we need to do is figure out what size and types of trees do we want to protect. Mike Deem walked the new Shannon Distribution site to see what kind of trees are on the property. The trees being removed were less than 8 inches in diameter. All communities have a list of trees that are removable without consequence; typically, the Ash, Box Elder, Weeping Willows...trees that are most likely to be weak or diseased. The goal is to protect the trees that have the most visual impact. The replacement requirements for removing these trees are included in the proposal. The larger the tree that's being replanted to replace the removed ones with, the less trees they are required to plant. If the quality is higher than previous trees, they are required to plant less trees. Enforcement is another important thing that needs to be considered. We can assess a site by looking at County maps to see where trees are currently located when a company is thinking of moving into Holly.

Chairman Gurski would like to see the intent of the proposal stated up front. It would be beneficial to add something regarding Sending & Receiving zones. The Townships intent would like to be to preserve trees from developments like a Pulte type moving in and clear cutting, but not to prevent residents from being able to trim their own trees.

The Commission would like to see this in place for an 8" tree diameter size for hardwood, and possibly a 6" diameter for soft woods such as Pine. Mike Deem, the Township Planner, stated that enforcement of this is the primary issue with having 2 size standards. How do you follow through to make sure there is compliance with this? Mike is recommending to also set a limit of up to 10% of the property can be cut. This is primarily geared towards a company coming in rather than individual parcels for a homeowner. The County GIS system or Google Earth could be used to preview land prior to cutting trees or doing the tree survey. If you want to cut more than 10% of your trees, then you would need to get a tree survey done at that point, or replant the amount of removed trees complying with the replacement requirements. Again, the thing to think about with this would mostly be the enforcement of a stricter ordinance size.

Mike Deem will add more definitions and beef up the language, where necessary, so there are no questions on the specifics. Also, recommended to consider closer surrounding areas more like Holly like settings such as Brandon, Groveland, Springfield, and Rose Township. There are still many concerns from the Commission. The Board will send comments to Mike Deem with any concerns they have, to be addressed at the next meeting. A new draft will be ready for the January Commission meeting.

- **Commissioner Engelberg made a motion to set a public hearing for the Woodlands Ordinance at the next Planning Commission meeting on January 3, 2016. Commissioner Steckley supported the motion. A voice vote was taken; all those present voted yes; with the exception of Lloyd Kernen who abstained, the motion carried by a 4/1 vote.**

2. Parking Ordinance.

An amended parking ordinance has been submitted by McKenna & Associates. They have reviewed existing standards and removed minimum requirements, while adding a recommended minimum and maximum requirement. They want to be able to utilize the area while keeping it functional. Storm water will be considered when developing parking lots. New definitions have been added, along with provisions for shared parking and uses overlapping. As an example of shared parking; a church parking lot is typically used one day per week, and could be shared with other events on off days. The intent of the ordinance is to get developers thinking about environmental concerns before building.

A waiver will be included for uses like Shannon Distribution, requiring them to have permeable pavement, which might not be beneficial for all developers. Standards for impervious materials should be set up and a maintenance plan should be required to be provided. A native vegetation use plan and requirements should also be set up, as well as the removal of exotic and invasive species. An environmentally friendly approach should be taken towards pavement and parking lots where possible. Reducing parking lot space size to 9" x 18", while also reducing amounts of pavement required for parking lots.

Recommend holding off on the Parking Ordinance until the February meeting.

- **Commissioner Engelberg made a motion to set a public hearing for February 07, 2017 at the Planning Commission meeting, in regards to the Parking Ordinance. Commissioner Mooney supported the motion. A roll call vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

Public Comment:

Brian Aubuchon, Holly Lanes Bowling Alley Owner, addressed the Board.

Reports:

Commissioner Alrey, (who just entered the meeting, 8:55pm) stated that he has been nominated to the MSU AgBioResearch State Council. There is a wine tasting event with a Professor from the Michigan State University Medical School in Flint on Friday, and would like to openly invite anyone. Congratulations to Tony Engelberg for winning Man of the Year.

Commissioner Kernan stated that the bike lanes don't seem to be very safe yet. He's been cutoff while turning into businesses. Can the Village paint the white lines on Maple St. as well, since they were widened and intended for that purpose? It would be nice to use them as such.

Commissioner Mooney questioned if the meetings would be moving to the North Oakland Fire Hall for 2017. That conversation is on hold for now until we know more.

Adjournment

Chairman Gurski, hearing no other business; adjourned the meeting at 9:15 pm.

Courtney Bird
Recording Secretary