

Holly Township
Planning Commission – Regular Meeting
Minutes of January 12, 2015

Call to Order: Chairman Gurski called the January 12, 2015 regular meeting of the Holly Township Planning Commission to order at 6:33p.m. At the Holly Township Hall, 102 Civic Drive, Holly Michigan.

Pledge of Allegiance

Roll Call

Members Present:

Ted Gurski, Chairman
Lloyd Kernen, Commissioner
AC Alrey, Commissioner
Mark Cornwell, Commissioner
Tony Engelberg, Commissioner
Mark McHalpine, Commissioner

Also Present

Karin Winchester, Clerk
John Jackson, McKenna Associates Township Planner
Nicole Arnold, President, Chamber of Commerce

Agenda Approval:

- **Commissioner Engelberg moved to approve the Agenda as written. Commissioner Alrey supported the motion. A voice vote was taken; all present voted yes; the motion carried by a 6/0 vote.**

Public Hearing: None

Public Comment:

Approval of Minutes: December 8, 2014

- **Commissioner Engelberg moved to approve the minutes of December 8, 2014 as corrected. Commissioner Kernen 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: None.

New Business:

- General Discussion and Planning.

John Jackson, McKenna Associates, said that one of the things he was asked to do, was to review the Master Plan. He showed the Planning Commission a slide show presentation. The plan included discussing with the Planning Commission and other township representatives, identifying opportunities and trends. He presented some statistics such as the estimation of new residential households by 2040 in Holly Township, would be +152 households. Currently, about 50% of the households in Holly Township, do not have children living in the house.

The approach entailed key issues, engaging the public, sustainability, emphasis on implementation and building capacity. Environment and economical sustainability will be crucial. Diving in further, he spoke on the importance of keeping consistency in the characteristics of the Township and focusing on open space, natural features, whether there were neighborhoods or subdivisions, the I-75 Enterprise District and rural corridors. The peoples' expectations need to be considered for implementation. He questioned if there should be incentives for focusing on preservation and maintaining open space and natural features along the road ways. John talked about sustaining the environment and engaging people by having them come to meetings, meet face to face, go online or attend a township hall meeting.

The next step is to maintain the current plan and create an addendum over a 6-9 month time span to update specific areas and focus on key issues. Moving in this direction, the Planning Commission would form a sub-committee, start work on trail ways, start work on zoning text amendments, develop an economic development strategy and environmental.

John showed several photos and diagrams of similar concentrated areas like Cherry Hill Village to show the idea of the scope for the forward moving plans.

Commissioner McHalpine spoke on the original concept for Pulte with one side being smaller format housing with smaller lots while the situation across the street was to be larger houses and wider lots with more open spots.

Clerk Winchester stated that all of the lots between Grange Hall and Academy had sold over the summer, 196 lots; he was on the table to secure a builder by then and they are still working on that. Currently, there is someone who wants to purchase the 73 lots in Riverside 5A on the North side and they are negotiating the terms of the development agreement but it is getting close to a tax sale. Riverside Commons, with special use, has expired but that has been marketed for years. 269 possible lots in the next 2-3 years.

John stated that another issue to be addressed in the trail ways plan. He also stated that the area at

Grange Hall and I-75, the land use will need to be confronted there to determine what needs to happen here. Addressing the emerging sectors, focus on energy issues and the environment and the roll that it will play are extremely important.

Commissioner Alrey asked for clarification on the Grange Hall map near I-75. He also asked where the ORV vehicle park was proposed for, which ended up being there in the I-75/Grange Hall area.

John said that the future land use plan needs to be looked at. It needs to be determined what the residents want to see in these areas. The map is color coordinated, the areas in red, it could take 30-40 years to absorb. The Township needs to take some action on short order where the Master Plan is looked at and it is verbalized that the Master Plan is still applicable and still appropriate for Holly Township; then continue to work on the segments by priorities. His recommendation is to get the updated Master Plan in 6-9 months, then move on to specific projects with time frames. Groups and organizations out there will contribute funds to help accomplish some tasks, like trail paths etc. In March he would like to have a drafted issues plan. Come back in April with a revised plan and in that same time start drafting some implementing for those issues. Then get public engagement and start moving through to the adoption process.

Commissioner Cornwell asked if it made sense to go back before the board to request an extension on the Master Plan. John said that it would not be an action, it would be reviewing the Master Plan and discovering it is still sufficient during the next year while the changes are being made. The tweak would be an addendum to the current Master Plan.

Commissioner Engelberg stated that technically based on the presentation, the Commission has reviewed the plan already. He stated that he is glad that the Commission has met their minimum standards and they are ready to raise the bar.

Chairman Gurski stated that changes are going to happen to the Master Plan, he asked if those changes had to go to Fenton Township, Groveland Township and the County and do they have to go all at the same time.

John stated that it would be a 2015 Addendum to the Holly Township Master Plan that would be inclusive of the status of the unbuilt subdivision etc. They may need 90 days for reviewing. Using the resources available, Plans and the tools available will help the Commission continue to make forward progress. The key is making the focus on things relevant to the Master Plan. He suggested subcommittees for Trail Ways, Text Amendments, Economic Development, Environment and even the annual report to the Township Board.

Chairman Gurski referenced the Master Plan map with zoning. He asked what the proposal for the dark blue areas on the map. John stated that he would suggest identifying the area to be

developed first, then around it would be the lowest density area. It has to grow in a logical way.

Commissioner Alrey asked if it would make sense to do it in stages. He communicated that with meeting with people and talking to people an action needs to happen, as that is how it will get done. He also asked what kind of zoning logistics would fall under. Logistics would be under industrial.

Commissioner Cornwell asked about getting the FERC information back.

Commissioner Engelberg and John discussed how the percentage of growth was determined in the presentation.

John said that he would be back with a draft next month.

Commissioner Alrey stated that all of his comments were in the minutes, all six categories are in there and he appreciated the completeness.

Public Comment: None

Reports:

Commissioner Cornwell spoke about the first Community Forum and putting together the topics. A list of topics is being put together and a workshop with Consumers on Energy Conservation, Septic Systems, Solar Energy, Wind Energy and other educational forums are available. He suggested the Fire Hall as a possible meeting place. And said that he would present it to the Board at the next Board of Trustees meeting.

Commissioner Engelberg reported that he resigned from the Village Planning Commission and further dial in his focus in the Township Planning Commission. He spoke briefly on upcoming events at the Community Center including movies to be shown.

Commissioner Alrey said that when "committee" was brought up, he likes to review back to Article 3 section 1 when it speaks about the background of the representatives in the commission, he believes they are covered in topics such as Agricultural, Natural Resources, Recreation, Public Health, Education, Government, Commerce and Transportation Industries. He would like to pass around a sheet to get an idea where each Commissioners strong experience in these structures.

Chairman Gurski stated that one thing the Commission may have noticed was that Jim Clark is no longer at the table as his term had expired and the Supervisor was still reviewing some interested candidates.

Adjournment

Chairman Gurski, hearing no other business, adjourned the meeting at 8:11 pm.