

Holly Township
Planning Commission – Regular Meeting
Minutes of September 4, 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
Pat Feeney, Commissioner
AC Alrey, Commissioner
Lloyd Kernen, Commissioner
Glen Mitchell, Commissioner
Stacey Steckley, Commissioner

Others Present:

Mike Deem, Township Planner

Members Absent:

Ted Gurski, Commissioner

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

Agenda Approval:

Amend the agenda to add #4 under New Business – Chickens and Class 3 Animals.

- **Commissioner Alrey 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 6/0 vote.**

Public Comment – Agenda Items Only:

Cliff Pechota, 16490 Tucker Rd, addressed the Board.

Mark Taylor, 15566 Falk Rd, addressed the Board.

Stacy Taylor, 15566 Falk Rd, addressed the Board.

Denise Cantu, 15600 Falk Rd, addressed the Board.

Public Hearings: Amendments to Chapter 32 Zoning, Article X – Sign Ordinance.

- **Commissioner Feeney made a motion to open the public hearing on Amendments to Chapter 32 Zoning, Article X – Sign Ordinance. Commissioner Alrey supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

The Township Planner gave an overview of the current ordinance.

- **Commissioner Alrey made a motion to close the public hearing on Amendments to Chapter 32 Zoning, Article X – Sign Ordinance. Commissioner Kernen supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Approval of Minutes – July 17 and August 1, 2018.

Commissioner Mitchell requested that we add to the July 17 minutes, on page 3 under the 2nd paragraph for Lloyd Kernen’s comment regarding Holly Hills; change the first sentence from ...” when he was fighting the Holly Hills park from dumping in his wetlands” to the wording “when he was fighting the Holly Hills park from discharging water into wetlands”.

- **Commissioner Mitchell made a motion to approve the minutes of July 17, 2018, as amended. Commissioner Feeney supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**
- **Commissioner Mitchell made a motion to approve the minutes of August 1, 2018. Commissioner Feeney supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Communications: Letter dated 7-30-2018 from Beckett & Raeder re: Fenton Township Master Plan.

Old Business:

1. Holly Hills Site Plan.

There is no new information from the company, and they cancelled their appearance on the agenda. Any health, safety or welfare issues are the only things that can be investigated with Holly Hills, nothing else can prevent this from moving forward. Anyone with concerns will need to make them known to the other entities as well - Oakland County Road Commission 877-858-4804, Oakland County Water Resource Center 248-858-0958, Michigan Department of Natural Resources – Region 10 313-396-6890, the Manufactured Housing Commission 517-541-9303, Michigan Department of Health and Human Services 517-373-3740, the D.E.Q, and your State of Michigan Senators and Representatives. You must make a request to appear before the Board of the Manufactured Housing Commission by 11/7/18 to appear at the 12/12/18 10am meeting, being held at the Bureau of Construction Codes, 611 W. Ottawa, Lansing, MI 48933.

Commissioner Feeney questioned if a run-off study could be done and if Holly Hills could be responsible for paying for it to prove the water is good. The Township Planner stated that this will need to be answered by their engineers. The Planning Commission and Township Board will be writing a recommendation to the D.E.Q. regarding this.

2. Amendments to Chapter 32 Zoning, Article X – Sign Ordinance.

- **Commissioner Steckley made a motion to approve the Amendments to Chapter 32 Zoning, Article X – Sign Ordinance, as presented and recommend sending to the Township Board for Approval. Commissioner Alrey supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

New Business:

1. November 6, 2018 and January 8, 2019 Meeting Date Conflicts.

November 6, 2018 meeting will be changed to Thursday November 8, 2018.

- **Commissioner Feeney made a motion to change the November 2018 meeting date to Thursday November 8, 2018. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

January 8, 2019 meeting will be changed to Tuesday January 15, 2019.

- **Commissioner Steckley made a motion to change the January 2019 meeting date to Tuesday January 15, 2019. Commissioner Alrey supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

2. Wind Energy Ordinance.

The Township Planner, Mike Deem, reviewed the current draft of the ordinance along with things to be considered.

- **Commissioner Alrey made a motion to change the next meeting date to Wednesday August 1, 2018. Commissioner Mitchell supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

3. Request to Review Blight Ordinance – Dumpsters.

The Code Enforcer, Amy Fowlkes, would like to see about revising the language in this ordinance to be more specific so she is able to enforce it properly.

- **Commissioner Feeney made a motion to send the Township Planner Mike Deem, any specific questions or recommendations she has for him to research. Commissioner Kernan supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

4. Chickens and Class 3 Animals.

Currently, the ordinance states you must have 2.5 acres in the Township to have chickens, but the

Village only requires .5 acres for 6 chickens. They are going to match the language of the Village by changing it to .5 acres to have 6 chickens.

- **Chairman Engelberg made a motion to have the Township Planner create wording for this ordinance for 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.**

Reports:

Commissioner Mitchell reported that they are listening to the concerns regarding Holly Hills, but their hands are tied.

Commissioner Steckley reported that H.A.Y.A. is having a color run at 9 a.m. Saturday, September 8th and she is leading a Zumba warm-up beforehand.

Chairman Engelberg reported that October 2nd he will be attending a conference put on by the Michigan Township Association in Frankenmuth and welcomes other commissioners to join him. Holly Football is playing Linden, Friday night at 7pm. Regarding Holly Hills; we are listening to the concerns and looking into how we can send information to the 5 organizations mentioned tonight. The Township Board came to a decision with the Township attorney regarding the consent judgement and Holly can only provide ordinary police powers to Holly Hills, they have no other authority over the park due to the prior consent judgement on file. The Manufactured Housing Commission of Michigan has full authority over that park and you will need to contact anyone and everyone you can to help with the environmental, health and safety issues. His suggestion is to bombard the 5 offices (phone numbers provided earlier) with all the information you have regarding Holly Hills. Send letters, communications, research and anything else you have to the Governor, Congress, County Commissioners, news stations, newspapers, anywhere you can get attention. Ask anyone that is running for office related to the local area or state to help fight for this cause.

Public Comment:

Cliff Pechota, 16490 Tucker Rd, addressed the Board.

Mark Taylor, 15566 Falk Rd, addressed the Board.

Christine Martin, 106 Fairfax Ct, Holly Hills, addressed the Board.

Stacy Taylor, 15566 Falk Rd, addressed the Board.

John Yuhn, 15460 Falk Rd, addressed the Board.

Lisa Yuhn, 15460 Falk Rd, addressed the Board.

Adjournment

Chairman Engelberg, hearing no other business; adjourned the meeting at 8:31 pm.

Courtney Scian
Recording Secretary