

Holly Township
Planning Commission – Regular Meeting
Minutes of September 03, 2019

Call to Order: Chairman Engelberg called the regular meeting of the Holly Township Planning Commission to order at 6:36 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
Pam Mazich, Commissioner
Glen Mitchell, Commissioner
Ray Kerton, Commissioner
Pat Feeney, Commissioner
Stacey Steckley, Commissioner
Lloyd Kernen, Commissioner

Others Present:

Doug Plachcinski, Planner
Karin Winchester, Clerk

Members Absent:

Agenda Approval:

- **Commissioner Kernen made a motion to approve the agenda. 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: N.A.

Public Hearings:

- 1. Proposed Amendments to Holly Township Zoning Ordinance Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations Section 32-143; Seasonal Sales.**
 - **Commissioner Steckley made a motion to open the public hearing for the Proposed Amendments to Holly Township Zoning Ordinance Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations Section 32-143; Seasonal Sales. Commissioner Kernen supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Doug Plachcinski, Township Planner, gave an overview of how the ordinance wording stands currently, copy included in the Boards packets.

- **Commissioner Mazich made a motion to close the public hearing for the Proposed Amendments to Holly Township Zoning Ordinance Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations Section 32-143; Seasonal Sales. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

2. Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-168; Agritourism.

- **Commissioner Mitchell made a motion to open the public hearing for the Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-168; Agritourism. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

This would be a way to enhance opportunities for existing and future operations while preserving what the residents of the area want to see. This would include agricultural and horticulture related products and uses, farm markets, event barns, petting zoos, cider mills...etc.

- **Commissioner Steckley made a motion to close the public hearing for the Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-168; Agritourism. Commissioner Kerton supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

3. Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-169; Special Events.

- **Commissioner Kernen made a motion to open the public hearing for the Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-169; Special Events. Commissioner Kerton supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

This would be for outdoor occurrences of noteworthy happenings or accessory use. This would include things like grand openings, sidewalk sales, corporate or religious festivals, 5k's...etc. They would be capped at 5 consecutive days, unless otherwise approved.

- **Commissioner Mazich made a motion to close the public hearing for the Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-169; Special Events. Commissioner Kernen supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

4. Proposed Code of Ordinance Amendment Chapter 32 Zoning, Article IV Supplementary Regulations, Delete Section 32-145 Maintenance of Animals (Class I and Class II).

- **Commissioner Steckley made a motion to open the public hearing for the Proposed Code of Ordinance Amendment Chapter 32 Zoning, Article IV Supplementary Regulations, Delete Section 32-145 Maintenance of Animals (Class I and Class II). Commissioner Mitchell supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**
- **Commissioner Kernen made a motion to close the public hearing for the Proposed Code of Ordinance Amendment Chapter 32 Zoning, Article IV Supplementary Regulations, Delete Section 32-145 Maintenance of Animals (Class I and Class II). Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Approval of Minutes – August 06, 2019.

- **Commissioner Steckley made a motion to approve the minutes. Commissioner Kernen 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. Proposed Amendments to Holly Township Zoning Ordinance Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations Section 32-143; Seasonal Sales.**
 - **Commissioner Kerton made a motion to approve the Proposed Amendments to Holly Township Zoning Ordinance Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations Section 32-143; Seasonal Sales with the condition of adding language for 15 business days being given afterwards for clean-up, removal and restoration of the site. Commissioner Steckley supported the motion. A roll call vote was taken, all those present voted yes; with the exception of Chairman Engelberg, the motion carried by a 6/1 vote.**
- 2. Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-168; Agritourism.**
 - **Commissioner Steckley made a motion to table the Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-168; Agritourism in an effort to work with Farm Bureau to get more public engagement. Commissioner Feeney supported the motion. Motion withdrawn.**

- **Commissioner Kernen made a motion to approve the Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-168; Agritourism. Commissioner Kerton supported the motion. A roll call vote was taken, Chairman Engelberg; no, Commissioner Feeney; no, Commissioner Steckley; no, Commissioner Mazich; no, Commissioner Kerton; yes, Commissioner Kernen; yes, Commissioner Mitchell; yes, the motion failed by a 4/3 vote.**
- **Commissioner Feeney made a motion to table the Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-168; Agritourism in an effort to work with Farm Bureau, the Planners, and to get more public engagement. Commissioner Mitchell supported the motion. Chairman Engelberg; yes, Commissioner Feeney; yes, Commissioner Steckley; yes, Commissioner Mazich; yes, Commissioner Kerton; no, Commissioner Kernen; no, Commissioner Mitchell; yes, the motion carried by a 5/2 vote.**

Commissioner Mazich, Commissioner Steckley and Commissioner Mitchell will be on a committee to discuss this further.

3. Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-169; Special Events.

- **Commissioner Steckley made a motion to approve the Proposed Amendments to Holly Township Code of Ordinances Chapter 32-Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-169; Special Events as amended, with the addition of removing the names of specific events and using special events activation criteria instead. Commissioner Feeney supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

New Business:

1. Proposed Code of Ordinance Amendment Chapter 32 Zoning, Article IV Supplementary Regulations, Delete Section 32-145 Maintenance of Animals (Class I and Class II).

This is to remove it from the Zoning Ordinance and add it into the General Ordinance.

- **Commissioner Steckley made a motion to approve the Proposed Code of Ordinance Amendment Chapter 32 Zoning, Article IV Supplementary Regulations, Delete Section 32-145 Maintenance of Animals (Class I and Class II). Commissioner Mazich supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Reports:

Commissioner Mitchell stated he thinks that more people might attend the Right to Farm class if it was offered later in the day or evening and/or not held on a Monday.

Commissioner Steckley stated that the Holly Days event is this weekend, everyone is invited to come out and support it. The farm market lot at Grange Hall Rd seems like it should become a permanent structure at this point, which she thinks is a good thing.

Chairman Engelberg stated he agreed with Stacey regarding the lot becoming a permanent structure. The Right to Farm class was very beneficial and also enjoyable. They had great representation from Holly Township in attendance.

Public Comment:

Denise Lamont, 3005 Grange Hall Rd, addressed the Board.
Doug Plachcinski, Township Planner, addressed the Board.

Adjournment

Chairman Engelberg, hearing no other business; adjourned the meeting at 9:09 pm.

Courtney Scian
Recording Secretary