

Holly Township
Planning Commission – Regular Meeting
Minutes of October 01, 2019

Call to Order: Chairman Engelberg called the regular meeting of the Holly Township Planning Commission to order at 6:32 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

Members Absent:

Agenda Approval:

Move up New Business to before Old Business for the audience here for the public hearings.

- **Chairman Engelberg made a motion to approve the agenda as amended. Commissioner Steckley supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Public Comment – Agenda Items Only:

Sandra Carlson, 6450 Woodburn Ct
Susan Popham, 6444 Woodburn Ct

Public Hearings:

- 1. Request for Rezoning for Dean Morales Parcel ID 01-01-176-005 from AGRE to C2 (Commercial Center).**

- **Commissioner Steckley made a motion to open the public hearing for Request for**

Rezoning for Dean Morales Parcel ID 01-01-176-005 from AGRE to C2 (Commercial Center). Commissioner Kernan 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 the parcel specs, as well as items the Commission should consider in addition to adhering to the Township Master Plan.

- **Commissioner Mazich made a motion to close the public hearing for Request for Rezoning for Dean Morales Parcel ID 01-01-176-005 from AGRE to C2 (Commercial Center). Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

2. Request for Special Land Use Permit for Dean Morales Parcel ID 01-01-176-005 for on Parcel ID 01-01-176-005.

- **Commissioner Kernan made a motion to open the public hearing for Request for Special Land Use Permit for Dean Morales Parcel ID 01-01-176-005 for on Parcel ID 01-01-176-005. Commissioner Mitchell 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 criteria and questions to consider which are used to determine whether they can allow a Special Land Use.

- **Commissioner Mazich made a motion to close the public hearing for Request for Special Land Use Permit for Dean Morales Parcel ID 01-01-176-005 for on Parcel ID 01-01-176-005. Commissioner Mitchell supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Approval of Minutes – September 03, 2019.

- **Commissioner Steckley made a motion to approve the minutes. Commissioner Kerton supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Communications: None.

New Business:

1. Request for Rezoning from Dean Morales Parcel ID 01-01-176-005 from AGRE to C2 (Commercial Center).

Doug Plachcinski, Township Planner, addressed questions and issues brought up during the public hearing. He explained what the Master Plan described as future uses for this particular area. The parcel would have to undergo this same procedure with the Planning Commission if it was ever sold again or given up. This approval does not mean that any use of C2 can automatically be put on that parcel at a later date unless going through this entire process again.

- **Commissioner Mazich made a motion to approve the Request for Rezoning from Dean Morales Parcel ID 01-01-176-005 from AGRE to C2 (Commercial Center) and favorably recommends to the Township Board. Commissioner Steckley supported the motion. A roll call vote was taken, Commissioner Steckley; yes, Commissioner Mazich; yes, Commissioner Kerton; yes, Commissioner Mitchell; yes, Chairman Engelberg; yes, Commissioner Feeney; no, Commissioner Kern; no, the motion carried by a 5/2 vote.**

2. Request for a Special Land Use Permit from Dean Morales for a Nursery/ Landscape/ Retail/ Contractors Yard on Parcel ID 01-01-176-005.

Doug Plachcinski, Township Planner, addressed the criteria and procedures required for approving the request and additional standards that the Commission should consider. Dean Morales addressed some questions and issues brought up during discussions.

- **Commissioner Mitchell made a motion to approve the Request for a Special Land Use Permit from Dean Morales for a Nursery/ Landscape/ Retail/ Contractors Yard on Parcel ID 01-01-176-005, removing the word “retail” from the verbiage and adding that it is contingent upon approval from the Township Board. Commissioner Steckley supported the motion. A roll call vote was taken, Commissioner Steckley; yes, Commissioner Mazich; yes, Commissioner Kerton; yes, Commissioner Mitchell; yes, Chairman Engelberg; yes, Commissioner Feeney; no, Commissioner Kern; no, the motion carried by a 5/2 vote.**

3. Site Plan Approval for Dean Morales for a Nursery/ Landscape/ Retail/ Contractors Yard on Parcel ID 01-01-176-005.

Doug Plachcinski, Township Planner, gave an overview of the Site Plan and the criteria they go through to approve such requests. He would like them to supply dumpster enclosure details that meet the zoning ordinance requirements before approval.

- **Commissioner Steckley made a motion to approve the Site Plan Approval for Dean Morales for a Nursery/ Landscape/ Retail/ Contractors Yard on Parcel ID 01-01-176-005, removing the word “retail” from the verbiage, adding dumpster enclosure details, and that it is contingent upon approval from the Township Board. Commissioner Kerton supported the motion. A roll call vote was taken, Commissioner Steckley; yes, Commissioner Mazich; yes, Commissioner Kerton; yes, Commissioner Mitchell; yes, Chairman Engelberg; yes, Commissioner Feeney; no, Commissioner Kern; no, the motion carried by a 5/2 vote.**

Old Business:

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

Doug Plachcinski, Township Planner, will gather more information for this amendment regarding the Master Plan as well as any information on guidelines, and current inventory of large parcels/farms and bring it to the meeting next month for review.

Reports:

Commissioner Feeny stated there is a bad pattern forming where misinformation has been given out to the Boards and the citizens. This needs to be resolved and communication needs to improve. The Seasonal Sales did not pass at the Township Board meeting because of the number of day allowable – 150 vs the originally proposed 120. This will be on the agenda again for the next meeting.

Commissioner Mazich stated that they can't always blame the Township for the site plan misinformation. Sometimes citizens come in and aren't always completely clear with their descriptions of what they want to do. It needs review by the administration, then to go back to the Planner to see if more details are needed, then it should go back to the citizen for any final updates necessary.

Commissioner Kernan stated there is confusion as to who is telling the truth for this request for approval – the applicant or the admin, but there is no admin present tonight to ask. It needs to be worked on going forward.

Commissioner Steckley stated they need to fix how this seems to consistently happen.

Commissioner Mitchell stated he is not sure what they can do to resolve the miscommunication.

Chairman Engelberg stated they need to investigate Sober Living home ordinances for future talks before any issues come before us.

Public Comment:

Angie Lemon, 116 College St, addressed the Board.

Adjournment

Chairman Engelberg, hearing no other business; adjourned the meeting at 10:00 pm.

Courtney Scian
Recording Secretary