

Holly Township
Board of Trustees – Regular Meeting
Minutes of November 20, 2019

Call to Order: Supervisor Kullis called the regular meeting of the Holly Township Board of Trustees to order at 6:30 p.m. Located at the Karl Richter campus, Holly Area Schools Board Room, 920 E. Baird St, Holly Michigan.

Pledge of Allegiance

Roll Call:

Members Present:

George Kullis, Supervisor
Mark Freeman, Treasurer
Pat Feeney, Trustee
Karin Winchester, Clerk
Steve Ruth, Trustee

CONSENT AGENDA:

1. Agenda Approval.
2. Approval of Regular Meeting Minutes – October 16, 2019.
3. Approval of Financial Statement – October 2019.
4. Approval of Bills for Payment – November 2019.
5. Receipt of Routine Reports:
 - A. N.O.C.F.A. Minutes – October 2019.
 - B. Planning Commission Minutes – not available.
 - C. Building Permits – October 2019.
 - D. Treasurer’s Annual and Quarterly Report – none.
6. Communications:
 - A. email received November 13, 2019 from CISMA re: CISMA Steering Committee.

Agenda Approval:

- **Clerk Winchester made a motion to approve the Consent Agenda. Trustee Ruth supported the motion. A roll call vote was taken; Kullis: yes, Winchester: yes, Freeman: no, Feeney: no, Ruth: yes; motion carried 3/2.**

Public Hearings: 2020 Community Development Block Grant Application.

- **Clerk Winchester made a motion to open the Public Hearing. Supervisor Kullis supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

No Public Comments.

- **Clerk Winchester made a motion to close the Public Hearing. Treasurer Freeman supported the motion. A voice vote was taken; all those present voted yes; motion**

carried 5/0.

Presentation:

1. Road Commission for Oakland County on North Holly Road Paving and Kurtz Rd.

Brad Knight from the RCOC presented to the Board of Trustees regarding the request for matching funds from Holly Township for the North Holly Road and Kurtz Road Bridge projects.

2. Oakland County Planning re: Farmstead Master Plan-postponed.

Reports:

Trustee Feeney requested information regarding the Holly Hills MHC; had building permits been issued or denied. The Clerk informed the Board that no permits had been approved or denied for the Holly Hills MHC. Trustee Feeney requested an update as to the status of the policies and procedures presentation; Supervisor Kullis stated that the presentation is scheduled for the January meeting.

Treasurer Freeman reported that the winter tax roll has been completed and taxes would be mailed out on December 1, 2019.

Clerk Winchester reported on the November NOCFA meeting and that the annual audit had been completed.

Supervisor Kullis reported that he had attended the SEMCOG General Assembly and would be meeting with representatives from SEMCOG regarding various benefits of membership. Supervisor Kullis reported that the new audio-visual equipment had been installed but that there were various obstacles that the HAS IT Department would need to address. Supervisor Kullis informed the Board that he had a WWAM crew the previous weekend and had performed various cleanup around the Township. Supervisor Kullis explained that he had provided each member with a letter from Senator Ruth Johnson regarding legislation for Housing Impact Studies and would like feedback from local governments.

Public Comment on Agenda Items Only:

- Fred Hensler, 6462 Club Court- addressed the board.
- Ashley Stanley, 6490 Sommerset Ct- addressed the board.
- Mike Reynolds, 6475 Weyburn Ct- addressed the board.
- Douglas Butler, 11100 Woodfield Pkwy-addressed the board.
- Ed Bush, 11095 Woodfield Prkwy- addressed the board.
- Sandra Carlson, 6160 Woodburn Ct- addressed the board.
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- Kelly Fletcher, 6075 Grange Hall Rd- addressed the board.
- Tony Engelberg, 115 Cogshall St- addressed the board.
- Fred Hensler, 6462 Club Court- addressed the board.
- Stacy Taylor, 15566 Falk Rd- addressed the board.

- Jason Knudson, 11180 Strathmore Ct- addressed the board.
- Kathy Reynolds, 6475 Weyburn Ct- addressed the board.
- Susan Popham, 6444 Woodburn- addressed the board.
- Ed Bush, 11095 Woodfield Prkwy- addressed the board.

Old Business: None.

New Business:

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

The Holly Township Planner addressed the Board presenting an altered request with conditions. The Planner explained that State Law allows the owner to add conditions to their submitted request; if adopted, the conditions run with the parcel, not the owner. Mr. Morales offered 20 exclusions and an additional 6 conditions in an attempt to address the neighbors' concerns.

- **Clerk Winchester made a motion based on the fact that the rezoning complies with our Master Plan and Zoning Ordinance, the recommendation for rezoning from AGRE to C2 from the Planner and the Planning Commission, and the rezoning conditions offered by the owner Dean Morales, I motion to approve the rezoning for Parcel # I -01-01-176-005 from AGRE to C2 to the following conditions:**

Uses excluded from the rezoning are as follows:

- 1. Planned shopping centers under and over 50,000 square feet of gross floor area.**
- 2. Retail businesses which supply commodities such as groceries, meats, dairy products, baked goods, drugs, gifts and notions, or hardware, including convenience stores.**
- 3. Personal service establishments such as repair shops for watches, small appliances, shoes, beauty and barbershops.**
- 4. Laundry and dry-cleaning pickup stations.**
- 5. Professional offices of doctors, dentists, veterinarians, lawyers, architects, engineers, and other similar professions.**
- 6. Financial and business service establishments, banks, credit unions, insurance offices.**
- 7. Municipal and utility buildings.**
- 8. Eating and drinking establishments, excluding drive-in or drive-through restaurants.**
- 9. Automobile service stations.**
- 10. Laundry or dry-cleaning customer outlets and laundromats. Dry cleaning or laundry plants serving more than one customer outlet shall be prohibited.**
- 11. Assembly, as defined in section 32-6.**
- 12. Health and fitness clubs.**
- 13. Eating and drinking establishments including drive-in or drive-through restaurants.**
- 14. Funeral homes.**
- 15. Movie theaters or an assembly, as defined in section 32-6.**

16. **Indoor and outdoor commercial recreation including bowling, outdoor skating rinks and similar uses.**
17. **Outdoor sales, such as new and used car sales, nurseries and garden sales, and building material, subject to the provisions of section 32-153.**
18. **Automobile service stations, automobile washes, and automobile repair.**
19. **Hotels and motels.**
20. **Self-storage facility subject to the provisions of section 32-152.**

Additional Conditions are as follows:

1. **The development will maintain, at minimum, the requirement of setbacks per Section 32-104.**
2. **There will be no outdoor construction or repairs between the hours of 10:00 pm and 7:00 am except for emergencies per Holly Township Noise Ordinance.**
3. **Nursery stock shall be planted and maintained in above-ground containers. If in-ground nursery planting is desired, it shall be done as an amendment to the Site Plan and Special Use Permit Conditions and shall be approved by the Planning Commission.**
4. **Comply with Non-Single-Family Residential Tree and Woodlands Ordinance section 32-204.**
5. **Maintain existing natural property line buffers consistent with section 32-192.**
6. **Comply with all township ordinances.**

No support for the motion. Motion died.

- **Trustee Feeney moved to deny the request for rezoning for Dean Morales Parcel ID 01-01-176-005 from AGRE to C2, due to the property not being off of Dixie Highway. Trustee Ruth supported the motion. A roll call vote was taken; Ruth: yes, Freeman: yes, Kullis: yes, Feeney: yes, Winchester: no; motion carried 4/1.**

2. Dangerous Building Show Cause Hearing-6054 Clover Dr.

Code Enforcement Officer Amy Hillman informed the board that the Dangerous Buildings Order had expired for 6054 Clover Dr on October 14, 2019. Mr. Sushko had been informed that a show-cause hearing would take place before the Board of Trustees. Mr. Sushko began the removal of his roof materials earlier in the week; a building permit has been obtained for the project. The Holly Township Dangerous Buildings Ordinance allows the Board to modify the order, allowing an additional 60 days for the completion of the roof installation.

- **Clerk Winchester moved approve the modification of the Dangerous Buildings order to allow an additional 60 days for the completion of 6054 Clover Dr. Supervisor Kullis supported the motion. A roll call vote was taken; Winchester: yes, Feeney: yes, Kullis: yes, Freeman: yes, Ruth: no; motion carried 4/1.**

3. North Holly Road Paving.

The board discussed the \$375,000 matching funds that are being requested of the Township by the Road Commission of Oakland County.

- **Supervisor Kullis made a motion to table the issue until a formal opinion could be**

provided by the Supervisor and Treasurer. Treasurer Freeman supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.

4. Kurtz Road Bridge.

- **Supervisor Kullis made a motion to table the issue until a formal opinion could be provided by the Supervisor and Treasurer. Treasurer Freeman supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

5. Roof Repair.

The board reviewed edited roof bids that had been requested for the roof repair at the Township Hall. Clerk Winchester informed the board that she would abstain from this vote being that she is related to Robert Hillman of Hillman Roofing.

- **Trustee Ruth made a motion to approve the bid from Hillman Roofing. Supervisor Kullis supported the motion. A roll call vote was taken; Ruth: yes, Freeman: no, Kullis: yes, Feeney: no, Winchester: abstain. Motion tied 2/2.**
- **Trustee Ruth made a motion to approve the bid from TTHP Construction. Treasurer Freeman supported the motion. A roll call vote was taken; Ruth: yes, Freeman: yes, Kullis: yes, Feeney: yes, Winchester: abstain. Motion carried 4/0.**

New Business:

1. Planning and Zoning Work Tasks Proposal

The Township Planner addressed the board regarding the annual report from the Planning Commission to the Township Board of Trustees. The Planner addressed the need to update the Master Plan as well as how the Zoning aligns with the Master Plan; a committee would need to be formed. The estimated timeframe for this process is 2 years. The implementation requires approval. The Planner also seeks approval of the technical review of the General and Zoning Ordinances; streamlining verbiage, etc.

- **Supervisor Kullis made a motion to approve the Planning and Zoning Work Task Proposal. Trustee Feeney supported the motion. A roll call vote was taken; all those present voted yes. Motion carried 5/0.**

2. Proposal for Well Hydrants for Fire Services.

The board has been provided with the bid for well hydrants for NOCFA. Four bids had been requested, only one was received. Two hydrants have been budgeted; one at Nelson Scott and Fagan Road, another near the Belford Road Consumers Substation.

- **Clerk Winchester made a motion to approve the proposal for two fire protection well hydrants by CE Layman & Sons. Treasurer Freeman supported the motion. A roll call vote was taken; all those present voted yes. Motion carried 5/0.**

3. Holly Area Youth Assistance Member-Proposed Resolution 2019-25.

As a member of HAYA, the Board of Trustees needs to approve the new member Leslie Osmon.

- **Trustee Ruth made a motion to approve the Holly Area Youth Assistance Member Leslie Osmon-Proposed Resolution 2019-25. Clerk Winchester supported the motion. A voice vote was taken; all those present voted yes. Motion carried 5/0.**

4. 2020 CDBG Application-Proposed Resolution 2019-26.

- **Trustee Ruth made a motion to approve the 2020 CDBG Application-Proposed Resolution 2019-26. Clerk Winchester supported the motion. A roll call vote was taken; all those present voted yes. Motion carried 5/0.**

5. Recording Secretary

Clerk Winchester informed the board that Courtney Scian is currently on maternity leave. It is the Clerk's recommendation that Amy Hillman perform the interim secretary duties with the same terms. Clerk Winchester will abstain from the vote as she is related to Amy N. Hillman.

- **Trustee Ruth made a motion to approve Amy Hillman as the interim Recording Secretary. Treasurer Freeman supported the motion. A roll call vote was taken; Feeney: yes, Kullis: yes, Freeman: yes, Ruth: yes, Winchester: abstain. Motion carried 4/0.**

Public Comment:

Mary Blanchard, 3444 Old Creek Dr- addressed the board.
Dale Zimmer, 11154 Strathmore Ct- addressed the board.
Tony Engelberg, 115 Cogshall St- addressed the board.
Stacy Taylor, 15566 Falk Rd- addressed the board.
Richard Kinnamon, 4151 Stonebridge- addressed the board.

Adjournment

Supervisor Kullis, hearing no other business, adjourned the meeting at 9:24 pm.

Amy N. Hillman
Recording Secretary

Karin S. Winchester, Clerk