

Holly Township
Planning Commission – Regular Meeting
Minutes of December 3, 2019

Call to Order: Chairman Engelberg called the regular meeting of the Holly Township Planning Commission to order at 6:33 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
Ray Kerton, Commissioner
Pat Feeney, Commissioner
Stacey Steckley, Commissioner
Lloyd Kernan, Commissioner

Others Present:

Doug Plachcinski, Planner

Members Absent:

Glen Mitchell, Commissioner

- **Commissioner Mazich made a motion to excuse Commissioner Mitchell. 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:

- **Commissioner Kernan made a motion to approve the agenda. Commissioner Mazich 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: none.

Minutes:

- **Commissioner Kernan made a motion to approve the minutes from October 1, 2019. Chairman Engelberg supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 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, informed the Commissioners of the changes in the new draft of the proposed ordinance; distance, lot size, special land use permitting, hours of operation and applications.

The Commissioners further discussed the option of separating the event barn and winery classification to its own separate ordinance, autonomous from the proposed ordinance.

- **Commissioner Steckley made a motion to approve the Holly Township Code of Ordinances Chapter 32 Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-168 Agritourism with an amendment to remove Event Barns and Wineries. Chairman Engelberg supported the motion. A roll call vote was taken; Kernen, no; Mazich, no; Steckley, yes; Kerton, no; Feeney, no; Engelberg, yes; the motion failed by a 2/4 vote.**

The Commissioners continued discussion regarding Event Barns and Wineries, Township Master Plan and new ordinances. Commissioner Steckley expressed concern with site plan approvals and special land use applications. The Planner explained that additional standards can be addressed during the special land use permit application approval process. The Planner did also specify that the Commission could deny a Special Land Use permit with grounds; denial must be based upon fact, the Township Master Plan and Zoning.

The Chair entertained a motion.

- **Commissioner Mazich made a motion to approve the Holly Township Code of Ordinances Chapter 32 Zoning, Section 32-6 Definitions and Article IV Supplementary Regulations, Add Section 32-168 Agritourism with all uses as stated. Commissioner Kerton supported the motion. A roll call vote was taken; Feeney, yes; Mazich, yes; Kernen, yes; Engelberg, yes; Kerton, yes; Steckley, no; the motion passed by a 5/1 vote.**

Reports:

Commissioner Feeney stated that during the previous Board of Trustees meeting, rezoning for Dean Morales failed by a 4/1 vote; Mr. Morales does still have options. Commissioner Feeney also apologized to the Township Planner for his lecture.

Commissioner Steckley addressed the need for improved communication between the Commissioners, the Planner and the Holly Township offices.

Chairman Engelberg stated that next month would be the Board elections. Commissioner Engelberg will not be seeking reappointment to the Planning Commission when his term expires but would like to continue as the Chairman.

The Township Planner Doug Plachcinski presented the Planning and Zoning Work Tasks for the coming year. The Township Board of Trustees has approved the work items; the general and zoning ordinances will be reviewed for technical merits as an entire document. The Township will also be addressing the update of the Master Plan.

Public Comment:

Janet Walworth, 6410 Woodburne Ct, addressed the Board.

Adjournment

Chairman Engelberg, hearing no other business; adjourned the meeting at 7:54 pm.

Amy Hillman
Recording Secretary