

HOLLY TOWNSHIP  
PLANNING COMMISSION  
Minutes of September 3, 2020 6:30 PM  
Virtual Meeting

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**Call to Order:** Commissioner Mazich called the regular meeting of the Holly Township Planning Commission to order at 6:34 p.m. on via Electronic Zoom Meeting.

**Pledge of Allegiance**

**Roll Call:**

**Members Present:**

Pam Mazich, Commissioner  
Ray Kerton, Commissioner  
Pat Feeney, Commissioner  
Glen Mitchell, Commissioner  
Mike McCanney, Commissioner  
Kelly Fletcher, Commissioner

**Others Present:**

Karin Winchester, Zoning Administrator  
Julie Connochie, Township Planner

**Members Absent:**

Lloyd Kernen, Commissioner

- **Commissioner Mitchell made a motion to excuse Commissioner Lloyd Kernen from the meeting. Commissioner Fletcher supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

**Agenda Approval:**

- **Commissioner Mitchell made a motion to approve the agenda as presented. Commissioner Kerton supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

**Public Comment: on agenda items only**

None.

**Public Hearing: Michigan Renaissance Festival to Operate a Festival and other Events on Parcel Number 01-12-476-002 in an AGRE Zoning District.**

- **Commissioner Mazich made a motion to open the public hearing at 6:36 pm. Commissioner Mitchell supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Sherlynn Everly, 314 Hadley St- addressed the Board. Ms. Everly stated that she hoped that the Board could work things out so that the MRF continue to be the shining light they are in the Holly community.

- **Commissioner Mazich made a motion to close the public hearing at 6:38 pm. Commissioner Mitchell supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

**Minutes:**

- **Commissioner Mitchell made a motion to approve the minutes from July 7, 2020 as presented. Commissioner Fletcher supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

**Old Business:** None.

**New Business:**

- 1. Michigan Renaissance Festival to Operate a Festival and other Events on Parcel Number 01-12-476-002 in an AGRE Zoning District.**

The Holly Township Planner, Julie Connochie, addressed the Commission regarding the history of the Michigan Renaissance Festival. Currently, the MRF does not plan to open for the 2020 season due to the COVID concerns. However, the site plan approval and the special land use approval does allow the MRF to conduct other special events on the property; 5K runs, car shows, weddings, etc. Each year the MRF brings revised plans to the Planning Commission for approval before opening the festival.

Ms. Connochie made a short presentation to the Planning Commissioners on the approval process for the MRF site plan and special land use approval that are specific to the MRF site. This year is like the submission from last year aside from a few exceptions because of the current climate. This year they are proposing that their approval be extended for two seasons to allow them to perform any special events and the MRF until August of 2022. This would be a one-time special accommodation and should be stated within the motion. The Planner presented the proposed site plan to the Planning Commissioners. The Planner recommended approval of the site plan and special land use with the following conditions:

- a. Administrative approval for non-Michigan Renaissance Festival events on site
- b. MRF will review the parking plan with Holly Twp. for effectiveness
- c. Comply with and obtain approval with fire and building departments and Oakland County required permitting prior to operations
- d. Provide an up to date spread sheet of the booth owners' names and contact information
- e. Provide changeable copy signs
- f. Any significant changes will require a site plan review and approval prior to operations
- g. Approval will be in effect until August 2022 (one-time extension)

Zoning Administrator Winchester stated that she had met with representatives of the MRF; Kathy would like to submit next year after August 1 for the approval of the 2022 MRF. This allows the festival to be a year ahead and allow for any alterations to the site plan. MRF Director Kathy Parker

stated that she felt the submission the year before would work better for everyone. The Commissioners discussed this idea and when the submission should be made. All parties agreed that October would be a good month for submission for approval of the following year festival.

- **Commissioner Kerton made a motion to approve Michigan Renaissance Festival to Operate a Festival and other Events on Parcel Number 01-12-476-002 in an AGRE Zoning District with the recommendations on page 10 of the Planner review until August 1, 2022. Commissioner Mitchell supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 5/1 vote.**

**Reports:**

Zoning Administrator Karin Winchester stated that the Planner has presented the Zoning Technical Review and she wanted to explain the hold up with it coming back to the Planning Commission. The Zoning Administrator and the Code Enforcement Officer would like to review the document prior to the submission to the Planning Commission.

**Public Comment: none.**

**Adjournment**

Chairman Mazich, hearing no other business; adjourned the meeting at 7:11 pm.

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Amy Hillman  
Recording Secretary