

Holly Township Board of Trustees Recreation Master Plan

2014-2019 **Update Spring 2016**



op·por·tu·ni·ty

äpär't(y)oonitē-

a set of circumstances that makes it possible
to do something.

HOLLY TOWNSHIP RECREATION PLAN 2014-2019

ACKNOWLEDGEMENTS

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Bridge at The Shiawassee Pathways

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INTRODUCTION

Holly Township is a recreational wonderland overflowing with opportunities for healthy living within an active and vibrant community; located in Oakland County with over one million residents, Holly Township continues to have a rural nature. Over eighteen (18%) percent of Holly Township is owned by the State of Michigan through State Park or State Recreation Area lands. Most Holly Township residents have a view of farms, fields, forests or water from their homes.

Holly Township, with thirty-four (34) lakes and two (2) rivers, is an all season recreational paradise cherished by its residents that admire or use those assets. Our citizens have consistently supported recreational opportunities though their time and tax dollars. Holly Township residents consider Holly Township and its beauty a “sanctuary” from the busy world around us.

The Holly Township Parks Commission receives one-half (1/2) mill of taxpayer approved funding and our Zoning Master Plan, a citizen vetted document; each iteration adds more protection to preserve natural features, protect open space, perpetuate scenic beauty and promote watershed management.

The Holly Township Board of Trustees is a new provider of parks and recreational opportunities; owning one (1) established park received in 2013, and three (3) other viable pieces of land that may eventually become Township parks. The Holly Township Board of Trustees does not intend on becoming a park provider. In 2004 the Holly Township Board of Trustees leased land it owned to the Holly Township Parks Commission for a park. The Holly Township Parks Commission chose to no longer operate the property in 2013 and returned the property to the Holly Township Board of Trustees. The Holly Township Board of Trustees wanted to assure that our parks were operating under the best available practices as it recognizes the fundamental importance of recreational areas to our citizens.

The Master Plan process has been used to learn, explore and understand the wants and needs of our citizens. Holly Township is delighted to discover the existence of an accepted Master Plan model to aid in that journey. The Master Plan development process has provided a measurable appreciation for the advantages of recreation areas and trails to Township residents who use and enjoy the recreational areas and benefit from financial reward for Holly Township property owners.

From the Oakland County Parks five (5) year Trail Master Plan we discover the following- *The Land Policy Institute at Michigan State University completed a report in December 2007 entitled “Economic Valuation of Natural Resource Amenities: A Hedonic Analysis of Hillsdale and Oakland Counties”. The focus of the study was on the valuation of “green infrastructure” in Michigan. In Oakland County, the amenity values of waterways, water-bodies, recreational lands, and walkable and bikeable green infrastructure such as trails, sidewalks, bike lanes, and park paths were considered. Property sales transaction data from the county were collected and a pricing model was developed to determine the influence of green infrastructure on property values in the county. Results indicate that, consistently, across the two counties and across green infrastructure types, these assets contribute positively and significantly to property values.*

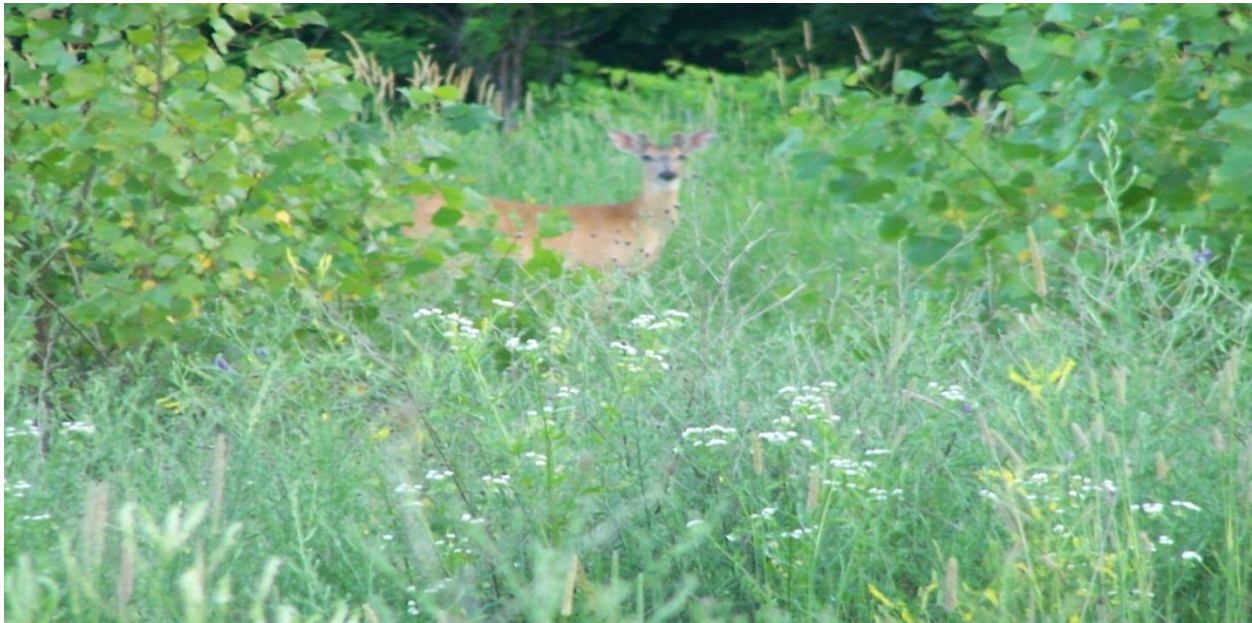
- *In the case of recreational lands in Oakland County, results suggest that recreational areas have significant impact on property values, ranging in impact from 3.1 percent capitalization for properties within 15 meters, to 3.2 percent gain for properties within 15 to 75 meters,*

2.2 percent gain for properties within 75 to 150 meters and a 2.6 percent capitalization for properties within 150 to 300 meters, compared to properties located at more than 450 meters.

- In the case of walkability and bikeability enabling green infrastructure in Oakland County, results indicate that the effect of these green infrastructure on property values were significant. Existence of these composite green assets within 100 to 500 meters appreciates property values by 4.6 percent, or \$11,785; within 500 to 1000 meters results in “green capitalization” of 2.3 percent; and within 1000 to 1500 meters results in a gain of 6.3 percent, or \$16,140, compared to properties located at more than 1500 meters away from these outdoor opportunities.*

The report goes on to indicate that green infrastructure also has broader implications. “In the New Economy, talent and innovation are sources of new local and regional economic growth. Talent tends to migrate to places with significant green infrastructure. Jobs tend to follow people, who follow green quality infrastructure.” The findings of this study suggest that green asset enhancement meets sustainability and enhances the economy simultaneously. As part of a long-term strategy, green infrastructure can be leveraged to enhance local economic viability and sustainability at the same time.

The Holly Township Board of Trustees has developed this 5-year Recreation Master Plan after undertaking a thorough process of inventory, analysis, and public input. This Recreational Master Plan is a road map for the parks and recreation decisions to be made over the next five years and possibly beyond, making Holly Township eligible for grant programs administered by the Michigan Department of Natural Resources (MDNR). The process of preparing the plan has given the Holly Township Board of Trustees a better understanding of its residents’ needs and desires for parks, recreation, and open space. The plan contains the following components:



White Tail Deer in the Shiawassee Pathways

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COMMUNITY DESCRIPTION

The Community Description is simply intended to describe the jurisdiction and focus of the recreation plan.

INVENTORY OF EXISTING RECREATIONAL OPPORTUNITES

The Recreation Inventory is a compilation of all township, village, regional, state and private parks and recreation facilities that are understood to be commonly used by Holly Township residents. Significant information was collected using the internet, phone interviews, field observations and in-house Holly Township documents.

DESCRIPTION OF THE PLANNING PROCESS

The methods that were used to assess the community's parks, recreation and open space needs.

ADMINISTRATIVE STRUCTURE AND FUNDING

The Administrative Structure and Funding section contains a description of the Holly Township government organization. Current and projected expenditures are also discussed.

GOALS AND OBJECTIVES

After a review of the various factors that led to the formation of the particular goals and objectives, such as natural and manmade features, demographic characteristics, citizen input, land use patterns, and the recreation inventory analysis overall goals were selected. This section includes a summary of non-park specific recommendations which are not developed to the point of individual site development plans, but rather outline the current understanding of park functions, opportunities, and challenges for the future.

ACTION PLAN AND CONCLUSIONS

The action plan is intended to detail the actions the Holly Township Board of Trustees wishes to take over the next 5 years in order to improve recreational opportunities for our residents and visitors. This includes the establishment of goals and guidelines to improve operations and policies and establish a baseline for capital improvements. The Township of Holly is basing its recreational improvements and service decisions on multiple criteria developed from the information gathered during the creation of this Master Plan. Each facility review also includes the capability of the land and its surrounding resources and the availability of funding.

ADDENDA

Two additions to township holdings amend the 2014-2019 plan and are reviewed in 2016.

COMMUNITY DESCRIPTION

Location-

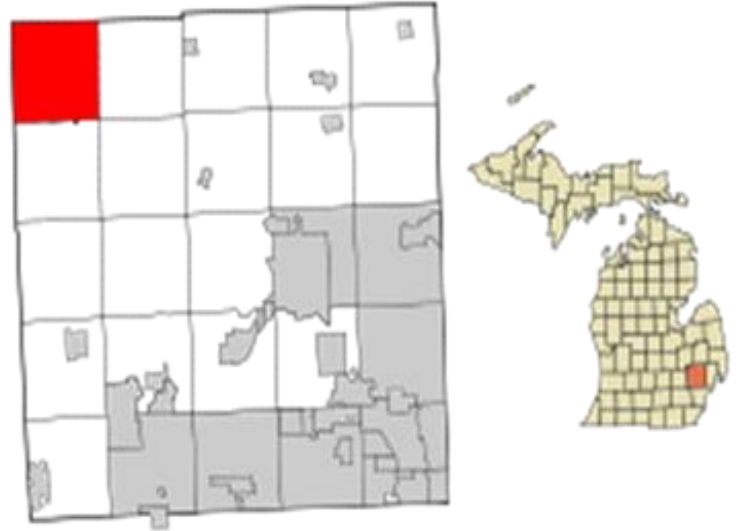
This Recreation Plan was prepared for the Township of Holly of Oakland County; located in Michigan's southeast Lower Peninsula.

Holly Township is abutted by Grand Blanc Township (Genesee County) to the north, the Township of Fenton and the City of Fenton (Genesee County) to the west, Rose Township (Oakland County) to the south, and Groveland Township (Oakland County) to the east.

Within the township borders is the Village of Holly which has its own government providing police, parks and water and sewer to its residents. The Village of Holly is an established urban village of approximately three (3) square miles. The Township of Holly is primarily a residential community and depends on the Village of Holly for most urban amenities such as local shopping, fuel and restaurants.

The Holly Township government provides elections, assessing and tax collection for both the village and the township residents.

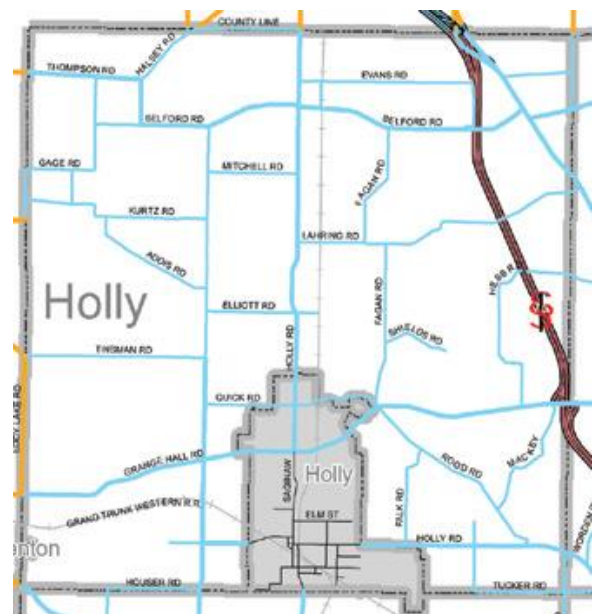
There is great collaboration opportunities and cooperation between the two Holly governments.



Accessibility-

Holly Township is easily accessible from multiple expressways and major thoroughfares; Interstate I- 75 runs through Holly Township with three (3) exits that enter the township, Dixie Highway (M1) runs through the east side and U.S. 23 is three miles to the west. There are also multiple county and local roads entering Holly Township. There are also two (2) railroads, Canadian National/Grand Trunk and CSX with lines in the township, and lines that cross inside of the Village traveling to Flint, Lansing, and Detroit including Detroit Metro Airport. Holly as a community would greatly benefit from a future rail commuter station allowing for energy saving travel to places such as Flint Bishop International Airport, a short 14 miles from Holly Township.

The accessibility, convenient location and inherent beauty made Holly Township the choice location for the Great Lakes National Veterans Cemetery, for which The Board of Trustees and the Township residents are greatly honored.



Population-

Holly Township has historically exhibited steady growth. Through well-managed planning, Holly Township's population has quadrupled without transportation gridlock or natural feature degradation. Holly Township, absent the Village of Holly, has a population of 5276 citizens over 33.5 square miles; a population density of 330 people per square mile. The Village of Holly has 6086 citizens in 3.05 square miles for a population density of 2205 per square mile. Our total ~~community~~ **township** population in 2010 was 11362 people in 4867 housing units; a significant increase from 2000 (*all above figures from 2010 census*). The recent economic downturn has stalled growth for the past five years and any specific prediction of future growth at this time is difficult. If favorable economic conditions permit a resurgence of residential and other developments in the coming decade, Holly Township is prepared.



Skiers on the Shiawassee Pathways trail

Jurisdiction and Focus

Currently Holly Township has four (4) possible recreation areas under its ownership with only one (1) of those actively managed as a park by the township. Township recreational inventory shows abundant recreational opportunities and desires in Holly Township beyond those provided. This Recreational Master Plan is the first attempt at a recreational plan providing this community with the chance to set best practices and goals from the beginning.

The jurisdiction of this plan focuses solely on Holly Township and was prepared primarily for the use of the Holly Township Board of Trustees in evaluating current and future needs for active and passive recreation within its borders. It is also intended as a regional recreation planning tool, particularly for cross-jurisdictional planning; significant efforts have been made to coordinate this plan with the plans of surrounding municipalities, and also with the plans of other recreation providers in the township. The plan is focused on all aspects of public recreation within Holly Township, including trailways, active recreation areas, passive recreation and natural areas. When used in conjunction with the Holly Township Zoning Master Plan, which includes a green infrastructure element, it assists in prioritizing opportunities to protect and preserve undeveloped or minimally developed wetlands, riparian lands, forests, woodlands, and other natural features. The Recreation Master Plan is an additional economic development tool for Holly Township and its resources.

Oakland County as a whole is densely populated with over 1,200,000 people, while Genesee County to the Northwest has over 425,000 (both 2010 U.S. census). Local businesses depend heavily on outside visitors and Holly Township is promoted as a recreational destination. The motto for Holly Township is “Up North in Oakland County” and we pride ourselves on being the nearby recreational playground for our residents, and the hundreds of thousands that surround us. Holly Township is an island in an urban sea. Holly Township was for many decades dominated by large family farms, some in the thousands of acres, which limited development. As those farms are now being broken up or sold the Township planning efforts have been focused on development that is the least disruptive to our citizens and the natural beauty of the area. The enhancement of our vast recreational resources is considered an integral part of the future of Holly Township and its citizens and supports our unique community vibrancy.



[A Working Holly Township Farm](#)

Holly Township has a long history of adopting and implementing plans for parks and recreation. A strong vision and sustained commitment by both township leaders and active community members has enabled Holly Township to dedicate considerable resources to recreation.

In the spirit of continuous improvement, Holly Township is seeking to continue the development of its recreational programs and facilities, ensuring it can satisfy not only the community's current recreational demands, but those of the future as well. This Recreation Master Plan is a critical component in the continuous improvement process, providing direction to guide community leaders toward the township resident's desired future.

While the focus of this plan is the development of parks and recreational opportunities within Holly Township, it also provides information on the larger community context, providing connections and opportunities for cooperation between the Township and other jurisdictions that may provide regional amenities for an even larger user group. Holly Township's long history of partnership and cooperation with the adjacent Townships, the Village of Holly and the Holly Area School District demonstrates the desire to protect the valuable natural resources of the area, while still providing the quality recreational experiences that both residents and visitors desire.



Weekly Cruise Nights brings hundreds of visitors into the Village Downtown District

INVENTORY OF EXISTING RECREATIONAL OPPORTUNITIES

PUBLIC RECREATION AREAS

State Parks and Recreation Areas

Holly Township has two primary state recreation properties that encompass 18% of the total Holly Township land area.

Holly State Recreation Area

Holly State Recreation area consists of 7,817 acres of land, shared with Groveland Township. Winter and summer sports are equally provided for; including camping, cross country skiing, snowmobiling, hunting, boating, fishing, hiking, horseback riding trails and disc golfing. The recreation area includes one hundred sixty-one (161) modern and semi-modern campsites and two (2) mini-cabins. The Rolston Rustic Cabin, is located within the park lands near McGinnis Road; built in 1938, the cabin is located on a small pond and is available for rent year-round. ~~The newly built~~, family-friendly cabins have private access to Wildwood Lake offering two bedrooms, a kitchen, living area and a bathroom. Larger cabins are also available; the first modern cabins with indoor plumbing. ~~The roomier cabins...water access.~~ These cabins are the result of an ongoing partnership between the Michigan Department of Natural Resources and the Michigan Department of Corrections' Prison Build Program, offering inmates the opportunity to learn building trade skills that can assist them in reintegration into society.

Beaches and shoreline ~~on McGinnis, Heron, Wildwood or Valley Lake allow for boating and fishing opportunities as well as access to~~ adjacent trails that link many recreational opportunities. The Holly-Holdridge Mountain Bike Trail was designed, and is currently maintained, by the Michigan Mountain Biking Association. These trails are some of the best in southeastern Michigan. The twenty-five (25) miles of trail is broken into various loops that accommodate all age and skill levels, from beginner to expert.

North Loop - 2.25 miles of beginner trail

West Loop - 4.75 miles of intermediate trail

East Loop (Gruber's Grinder) - 18 miles of advanced trail

Tech Loop (option on the west loop) - 1 mile of technical terrain including a 3 foot drop, log climbs, skinnies and jumps

The Holly Cloud Hoppers, a 65 member radio controlled airplane club, uses property in Holly Recreation Area for their air field.

~~The State MDNR is looking to expand....Trail System.~~

Seven Lakes State Park

Seven Lakes State Park is a relatively new park, opening in 1977. ~~The land was purchases...developers.~~ The 1,444 acres that make up the Seven Lakes State Park included a combination of farmland, rolling hills and forests; ~~this backdrop allows for~~ a multitude of activities for visitors; activities including trails

for hiking, mountain biking, cross country skiing and snowmobiling. The two hundred thirty (230) acres of water that give the park its name provide swimming, boating and fishing. Hunting, picnic areas, volleyball, basketball, softball, playground equipment and horseshoe pits are also available. A seventy-one (71) site campground, which opened in 1992, sits on the edge of Sand Lake and provides a private beach for campers only. Plans for expansion include acquiring property along the northern and eastern boundary line in order to round out the property line. Current facility plans include expanding the existing campground.

County Parks

There are no Oakland County parks in Holly Township. There are county parks in three of the surrounding townships.

Groveland Oaks County Park

Groveland Oaks County Park is 400 acres of park land focused towards family camping and swimming recreation with 600 modern and primitive campsites in addition to picnic areas, waterslide, and swimming beach. **Groveland Oaks** is open seasonally.

Rose Oaks County Park

Rose Oaks County Park preserves 640 acres of gently rolling open meadows and wooded uplands, including approximately 200 acres of valuable wetlands and frontage on several glacial lakes within the site. Oakland County Parks and Recreation ~~is~~ **has constructed** ~~constructing~~ natural area accessibility improvements as part of a Michigan Natural Resources Trust Fund grant at Rose Oaks County Park. Improvements include the development of universally accessible boardwalks, trails, fishing piers and a wildlife viewing platform.

Springfield Oaks County Park

Springfield Oaks County Park features 331 acres and is home to the annual Oakland County Fair, historic Ellis Barn, two outdoor arenas, **a gold course** and a Community Service Garden. A large activity center and multi-purpose room for banquets, seminars, reunions and parties are also available by reservation.

Holly Township Parks Commission

An elected board of seven Township and Village residents operates Holly Township Parks and Recreation with a voted ½ mil operating budget. The ~~park~~ **Commission** board has 1 full time director and 2 part time employees. All Holly Township Park ~~board~~ **Commission** facilities are within the Village of Holly.

Holly Township Beach

Holly Township Beach consists of two and one half (2.5) acres offering swimming, picnicking, shuffle board, sand volleyball, and playground areas. The beach is located on Bush Lake within the Village of Holly and is open seasonally.

Harvey Sorensen Park

Harvey Sorensen Park is located on the south side of East Holly Road within the Village of Holly and extends into Rose Township. Sorensen Park offers softball fields, a picnic area, nature center, and five kilometers of trails within its ninety-five acres.

There are a number of year-round events and educational programs sponsored by the Holly Township Parks ~~Department~~; **Commission**. Information is provided at the ~~Holly Township Parks and Recreation~~ office **located in Sorensen Park** (248-634-1758 or hollytwpparks@yahoo.com).

Village of Holly Parks

The Village of Holly has five local parks, totaling 20 acres, including Lakeside, Crapo, Cyclone, Water Works, and Ganshaw parks. Most parks offer picnicking and playground areas, with ball fields provided at Cyclone and fishing available at Morris Fein Arboretum. The Village of Holly also coordinates the “Run for the Dickens” road race each December, the area’s second most popular road race after Flint’s Crim Festival of Races.

Public Access Boat Launches

Public access boat launches, operated by the State of Michigan and the Village of Holly, are available throughout Holly Township.

<u>Name</u>	<u>Location</u>	<u>Restrooms</u>	<u>Parking</u>	<u>Water Acres</u>
Heron Lake	Holly Recreation Area	YES	48	132
Crotched Lake	Holly Recreation Area	NO	10	14
Dickinson Lake	Seven Lakes State Park	NO	20	44
Holdridge Lake	Holly Recreation Area	NO	10	16
Big Seven Lake	Seven Lakes State Park	YES	12	170
Bush Lake	Village of Holly	NO	10	68

School Facilities

Outdoor recreation is also available at the local schools in Holly Township on an individual basis. The Holly Area Public School District, serves five townships, with five of their seven schools within Holly Township. The outdoor athletic fields and courts are accessible to the public when not in use by classes and Holly High School has a large indoor swimming pool that is also available for public use during designated times. School facilities offering recreation opportunities include the following:

SCHOOL RECREATION AREAS

<u>Name</u>	<u>Location</u>	<u>Activity</u>
Benjamin H. Sherman Middle	Holly Township	Soccer fields, playground
Patterson Elementary	Holly Township	Playground (under expansion)

Adelphian Junior Academy (Private)	Holly Township	Playground
Holly Academy (Charter)	Holly Township	Playground
Holly Elementary	Holly Township	Updated playground
Holly High School	Holly Township	Football, soccer, tennis, trails
Karl Richter Campus	Holly Township	Soccer, indoor walking, gym, auditorium

PRIVATE RECREATION AREAS

Bramblewood

Captain's Club at Woodfield

Open to the public for a daily fee, the 18-hole "Captains Club" course at the The Captains Club at Woodfield in Grand Blanc, Michigan features all the hallmarks of Michigan golf. Designed by Raymond Floyd, the Captains Club golf course opened in 1993; part of the course is in Holly Township and borders the Woodfield Preserves recreational area.

YMCA Camp Copneconic

YMCA Camp Copneconic is a year-round camp and retreat center nestled on the shores of Lake Copneconic in Fenton, Michigan with more than one half of the camp property in Holly Township. In close proximity to Detroit and Flint, Camp Copneconic provides for convenient access to a serene natural environment among bustling metropolis. The camp slogan is "An up north feel ... that's close to home!" offering year-round camping with a full staff, in a pristine and comfortable location. Events include: Resident Camp, Day Camp, School Programs, Youth Retreats and Special Events.

Michigan Renaissance Festival

The Michigan Renaissance Festival is an interactive outdoor event that focuses on recreating the look and feel of a fictional English village called Hollygrove during the reign of Queen Elizabeth I in the latter half of the 16th Century. A large number of patrons regularly attend the festival in costume further fleshing out the streets with nobles, pirates, vikings, wizards, rogues, fairies, and an assortment of fantasy characters. The festival includes many nationally known Renaissance festival stage acts, juggling shows, sword fighting shows, lane acts, a two-hour feast performed twice daily, three full contact joust shows performed daily, and activities and games for children of all ages. The festival is owned by Mid-America Festivals.

The festival began operation in 1979 ~~on grounds...Clarkston~~ but in 1985 organizers moved the festival to Holly Township on 100 acres of property between I-75 and Dixie Highway, one mile north of the Mount Holly Ski Resort. **The property is part in Holly Township, part in Groveland Township, and to honor this fictional village, the name was changed to "Hollygrove".** Roughly 30 acres have been developed for the actual festival site with 15 acres (6.1 ha) within the "village" walls and accessible to patrons. The property includes two large parking areas, two lakes (Horton Lake and Walton Lake), and wetlands. Permanent structures and stages have been built over the years and the festival has been expanded steadily to accommodate an estimated annual attendance of 250,000 people.

Mt Holly Ski Resort

Mt Holly is nestled on the border with Holly Township in Groveland Township. Mount Holly has seven chairlifts including Southeastern Michigan's only High-Speed detachable quad, four rope tows, and two SunKid Wonder Carpets.

Mt Holly has a complete Alpine and Snowboard equipment rental, expertly groomed trails, and world-class ski and snowboard instructors. Its spacious Bavarian lodge provides two cafeterias, a fireplace room, a lounge with two additional fireplaces, and a full service ski shop.

Mt Holly has 19 trails ranging from beginner to advanced in difficulty, and two Snowboard Parks with an assortment of terrain features.

Genesys Athletic Club

As part of the Genesys Hospital campus the Genesys Athletic Club (GAC) is one mile north of the Holly Township border in Grand Blanc, Michigan. It is a members only facility that has many Holly Township residents as members.

The GAC has 75 fitness machines, over 10,000 square feet of group studios, three pools, an indoor golf center, 16,800 square feet of gymnasium space including an NBA sized basketball court, a ¼ mile indoor track, eight racquetball courts, eleven indoor tennis courts, and 3.1 miles of outdoor walking trails. The locker rooms include a whirlpool tub, cold dip, steam room and sauna.

Flint/Holly KOA

Located next to the east Holly Road exit from I-75 just outside Holly Township, this private campground offers 167 RV spots, 15 rustic cabins and 3 camping lodges. It features a pool, zipline, planned activities and proximity to Holly State Recreation Area.

Headwaters Trails

Headwaters Trails is a private, non-profit group of volunteers dedicated to the promotion of trails in Northwest Oakland County. It was established in Holly in 1995 and has continued to represent the public interest in trails, natural corridors and non-motorized recreation since then. Monthly meetings are open to the public and assistance for workdays are aided by volunteers coming from a 20 mile radius. Members attend the Trails, Water & Lands Alliance meetings organized by Oakland County Planning and Economic Development Services, and remain in touch with SE Michigan Greenways, SEMCOG and MTGA (Michigan Trails and Greenways Alliance) to coordinate planning efforts.

Headwaters Trails has as its overall purposes:

- Development of non-motorized land and water trails;
- Connecting points of historical, cultural and natural interest;
- Providing linkages with neighboring communities;
- Establishing close-by opportunities for healthful exercise; and
- Aiding in attracting economic development by enhancing the area's quality of life.

As a 501(C)3 Headwaters Trails can mobilize private support for activities endorsed by local municipalities. In this respect it has obtained a planning grant for land trails from SE Michigan Greenways; a signage grant from Saginaw Bay WIN for the Shiawassee River Heritage Water Trail; an REI

grant for development of a trail-head for that trail; a Mott grant matched by the Village of Holly to construct a pedestrian bridge to the canoe/kayak access point in that trail-head; and a National Geographic grant, matched by Holly Township, to construct a pedestrian bridge over the Shiawassee at a point where the land trail and the water trail intersect. Headwaters Trails has also privately raised money to purchase an acre of river frontage in Holly Township on Fish Lake Road, a key access point to the Shiawassee River.

Headwaters Trails intends to continue its productive relationship with Holly Township in the creation of a network of land trails: north toward Grand Blanc, northwest to Seven Lakes State Park and on to Fenton in Genesee County, south into Rose Township where links to County Parks exist, and east to Holly State Recreation Area and the Holly-Holdridge Mountain Biking Trails. Holly Township is strategically located as the hub for these trails. Initial planning steps have occurred and the full establishment of biking, hiking, walking, horseback riding, cross-country skiing and nature observation pathways will become more viable when included in this Master Plan.

North Oakland Headwaters Land Conservancy (NOHLC)

NOHLC is a non-profit, accredited land conservancy serving the headwaters of four major rivers, which includes Holly Township containing the main stem of the Shiawassee River and the **Swartz** Creek tributary to the Flint River. It collaborates with local municipalities to preserve nature and water quality for future generations. Through strategic land acquisition it makes access to key sites possible with the aid of easements and land purchases. NOHLC intends to continue to work with Holly Township to accomplish the purposes outlined in this Master Plan. **It currently owns three sites in the township.**

Lost Lake Nature Preserve

The Southeast Michigan Land Conservancy in cooperation with the Six Rivers Land Conservancy recently acquired 538 acres in total, 353 acres of which lie in Holly Township. The preserve includes mature forests and a variety of wetlands, a rare prairie remnant, and two lakes. Slack Lake (52 acres) and Bloat Lake (7 acres) are kettle lakes; part of a larger complex ecosystem that includes the property's wetlands and emergent/submergent marshes. To date, 175 plant species have been identified within the Lost Lake Nature Preserve.

The preserve management planning process includes multiple public trail systems and education with demonstration projects and research. The public access to the preserve will be from Holly Township. Holly Township has been working with both the Grand Blanc Township government and the Southeast Michigan Land Conservancy to coordinate future plans for this property.



A Holly Township wetland area

HOLLY TOWNSHIP BOARD OF TRUSTEES RECREATION AREAS

The Holly Township Board of Trustees has chosen to create recreation areas within the township in addition to the parks provided by the Holly Township Park Commission. **These four sites are the primary focus of this Recreational Master Plan document.** Each is strategically located throughout the township. All decisions regarding each of the following properties will be made by the elected Holly Township Board of Trustees. The Holly Township Board of Trustees has remained committed to expanding recreational opportunities and promoting healthy lifestyles for our residents.

Holly Heritage Farmstead

This fifteen (15) acre property was purchased by Holly Township in 2003 and lies in the middle of the township (section 16), a beautiful site that deserves and requires protection. On the property are two farmhouses (1890's north and 1850's south) and a post and beam barn, also from the 1800's. The property has 800 feet of frontage on Swartz Creek and ½ mile of road frontage on North Holly Road, a major north/south connector between the Village of Holly and I-75. At the time of the purchase, the Holly Township Board of Trustees also indicated the wish to build a future township hall complex on a part of the property. The 1850's south house was the site of early Holly Township government offices.



The North House (1890's)



Post and Beam Barn at Holly Farmstead

This a multi-purpose piece of property. Presently the property is managed through the Holly Township Board of Trustees by the Holly Heritage Farmstead Foundation, a 501(C)3 non-profit group of volunteers. **This property** has two primary elements, displaying the life of Holly farm families in the 1800's and preserving the importance of farming to future generations.



The Greek Revival South House (1850's) awaits its exterior renovation



The Holly Heritage Farmstead Foundation promotes numerous activities throughout the year. The biggest is Plow Days during the 3rd weekend in May. During this festival, area antique tractor clubs not

only get to show off their tractors **along with a draft horse team**, but also to use them to prepare the north field for planting, **along with a draft horse team**.



Antique Saw Demonstration

The plowed fields are then planted with corn and pumpkins to be used during our annual Hollyween celebration. Multiple types of antique farm equipment are used and demonstrated along with weaving,

rope making, maple syrup making, bee management, chickens with eggs, and ice cream made on-site. It is a wonderful, well attended annual event.



Hay Wagon ride during Plow Days

Fall brings an antique car, truck and tractor show as a compliment to the weekly car cruise in the Village downtown. Throughout the year the property is used by local groups.



The Farmstead is also home to the Holly Community Garden and Food Bank garden. The garden plots are sold out each year with the number of plots increasing annually. The Farmstead provides all of the water to the community gardeners and food bank garden. Area farmers and greenhouses supply much

of the fertilizer and plants for the Food Bank garden; this section of the garden is devoted to donating food to area food banks and in 2013 donated 4409 pounds of food locally. The Food Bank Garden is operated by volunteers and assisted by the Oakland County WWAM through the Holly Heritage Farmstead Foundation.



The Community Garden ready for picking

The volunteers worked in cooperation with a local bee keeper whom provided a hive to germinate pollinate the plants and will allow the gardeners to keep all of the honey. Soybeans were grown that will be used to produce tofu to help assure a protein source for vegetarians. A Farmer's Market is planned for next year.

Shiawassee Pathways

This 20 acre parcel was donated to the Holly Township Board of Trustees and lies on the south central part of the township in section 33. This property has over 1300 feet of frontage on the Shiawassee River and is a wilderness area. Holly Township rebuilt a bridge that crosses the Shiawassee River for the exclusive use of walking and biking. The bridge was a major component of a proposed Holly Township trail system. This area is also used for fishing, bird and wildlife watching and dog walking.



Winter Walkers Crossing the Shiawassee River

Holly Township has been expanding and improving the trail with the eventual hope of connecting the Village of Holly with Seven Lakes State Park.



Shiawassee Pathways Trail Under Construction (2010)

Woodfield Preserves

This 80 acre property is under the control of the Holly Township Board of Trustees as a part of a friendly settlement of a land development lawsuit. It sits on the northeast corner of the township in Section 01. The surrounding property is densely populated by a new condominium project. The Holly Township Board of Trustees has the option of conveying the property to a land conservancy or retaining the parcel. The property can only be used for passive activities like hiking and picnicking and includes a mix of wetland and deciduous forest.

South Holly Township Recreation Area

This 10 acre parcel was donated to the Holly Township Board of Trustees in 2009. It sits on the southwest corner of Holly Township in Section 31. No determination for this property has been agreed to by the Holly Township Board of Trustees. The property is currently the subject of pending litigation. The property presently has some buildings that may require demolition, however the barn is in good repair.



Private Open Space

Along with the private recreational facilities listed above, Holly Township through the planning process and the Zoning Master Plan, continues to require private open space in all new residential developments to further preserve natural features and provide opportunities for passive leisure pursuits and aesthetic appeal to new neighborhoods. The recent Riverside and Woodfield developments have been built with multiple neighborhood parks. All future developments will be held to the same high standards.

DESCRIPTION OF THE PLANNING PROCESS

An essential task in the Recreational Master Plan process is to determine the current and future needs of the community, serving as the basis for the development of the plan. This task was accomplished using several methods.

A review of our community profile tells us who we are. The recreational inventory tells us what we currently offer. Multiple sources of community input have told us what we need to become.

Our “clean slate” approach allowed us to examine the community’s recreational needs from a fresh perspective. Along with positive resident feedback to our elected officials the following gives us confidence to move forward with recreational opportunity growth and enhancement. The communities support for recreational land was understood when Holly Township voters voted in the affirmative the Holly Township Park Commission millage.

During our Zoning Master Plan public hearings support is continued support for more green spaces and our Zoning Master Plan reflects that sentiment (see addendum).

We also have citizen volunteers that spend countless hours assuring that recreational programs are successful in Holly Township. Our parks and private recreation areas are often crowded and their high volume of usage shows their value to the greater Holly area.

Parks and recreation opportunities are an important factor in creating a high quality of life. Further, in order to be eligible for several major sources of funding, both private and public, for recreation improvements, our community must have a parks and recreation master plan approved by the Michigan Department of Natural Resources (MDNR) covering a five year time period. This plan satisfies that requirement and includes two Addenda bringing the opportunities and challenges up to date.

We undertook three major planning tasks:

- 1) A review of our community profile which told us who we are.
- 2) An inventory of existing recreational facilities which told us what we currently offer.
- 3) **Assembling** multiple sources of community input which told us what we need to become.
 - A June 2013 mailed survey to residents
 - A December 2013 Planning Commission hearing
 - A Public Hearing on July 12, 2014
 - Adoption by the Township Board May 20, 2015
 - 2015 Additions to township holdings necessitating a revised plan
 - A January 2016 visioning session with McKenna Associates
 - Review by the Holly Township Planning Commission , March 1, 2016
 - Request for draft plan review from neighboring municipalities
 - A 30 day comment period from March 2, 2016 to March 31, 2016 ____
 - A public hearing on March ____, 2016
 - Adoption by Holly Township Board April ____, 2016

Because we have no park history, our “clean slate” approach allowed us to examine the community’s recreational needs from a fresh perspective. Along with positive resident feedback to our elected

officials, the following **summary** gives us confidence to move forward with recreational opportunity growth and enhancement.

We knew and understood the community's support for recreational land **as evidenced** by Holly Township voters who support in the affirmative the Holly Township Park Commission millage. **Three other sources of evidence encouraged the township of Holly to propose this Master Plan: constant support for greenspace in our Zoning Master plan hearings; countless hours of citizen volunteers who assure that recreational programs are successful; and the high volume of usage in our existing recreational facilities.**



Many Wild Turkey flocks thrive in Holly Township

Public input

A questionnaire was developed to help us gauge the needs as expressed by our citizens. Three hundred total surveys were created; two hundred and fifty were randomly placed in summer tax bills (June 2013) for township residents. The additional fifty copies were made available in the office and at some public meetings.

Of the 300 created 49 were returned. The respondents were primarily taxpayers as those are the citizens that most commonly have contact with the township office and attend township meetings. All

were returned anonymously. Those 49 represented 102 residents. The male/female split was nearly even at 50 males and 52 females. The ages of the respondent residents reflected an aging population.

10 or younger-	12%
10-17	1.5%
18-29	6%
30-49	24.5%
50-65	28.8%
65+	27.2%

Although all are township residents, from the households that responded 29% lived in the Village of Holly and 71% lived in the surrounding township.

QUESTION-Which initiatives should Holly Township prioritize for future implementation? Check all that apply.

Percentages reflect survey responses-

- 1st- 55.1% Non-motorized trails
 - 2nd- 51.0% Develop and improve existing facilities
 - 3rd-34.6% Develop more active recreation (canoeing, fishing, etc) opportunities
 - 4th-32.6% Develop more passive recreation (hiking, picnicking, etc) opportunities
 - 5th- 30.6% Natural areas preservation
 - 6th-28.5% Develop more indoor recreation facilities (recreation center, active field complex, etc.)
 - 7th-22.4% Acquire waterfront land for water-based recreation
 - 8th-20.4 % Acquire land for future recreational development
 - 9th- 16.3% Nature and historical programming
- Other (please specify): NONE

QUESTION-If you checked non-motorized trails above, what initiatives should Holly Township be investing in as a priority? Check all that apply.

Percentages reflect survey responses-

- 1st-81.4% A "park to park" bike and walking trail network

2nd-77.7% Improved trails in our parks

3rd-55.5% Nature trails

4th-29.6% Funding local trail projects that connect schools and neighborhoods

5th-14.8% Equestrian trails

5th-14.8% Mountain bike trails

Other (please specify):NONE

QUESTION-Indicate which of the following activities you or your family engage in. Check all that apply.

18.3 % Baseball

18.3% Basketball

48.9% Bicycling – Road 4th

28.5% Bicycling - Mountain

46.9% Camping 5th-tie

42.8% Canoeing/Kayaking 7th

20.4% Children's Special Events

22.4% Cultural/Historical Programs

14.2% Dance

12.2% Day Camp

8.1% Dirt Biking/Jump Courses

8.1% Disabled Persons Programming

16.3% Disc Golf

20.4% Dog Park - Off Leash

44.8% Fishing 6th

22.4% Fitness Classes

14.2% Football

46.9% Gardening 5th-tie

10.2%	Geocaching	
28.5%	Golfing	
20.4%	Health & Wellness Classes	
59.1%	Hiking/Walking	1st
14.2%	Horseback Riding	
30.6%	Hunting	
14.2%	Ice Skating/Hockey	
16.3%	Natural Area Stewardship	
26.5%	Nature Programs	
36.7%	Picnicking	8th-tie
36.7%	Playgrounds	8th-tie
22.4%	Recreation Center	
6.1%	Rowing	
28.5%	Running/Jogging	
20.4%	Roller Skating or Blading	
16.3%	School-based Programs	
18.3%	Senior Programs	
8.1%	Skateboarding	
14.2%	Skiing - Cross Country	
26.5%	Sledding	
8.1%	Soccer	
18.3%	Softball	
4.0%	Sports Tournaments	
51.0%	Swimming – Pool	3rd
55.1%	Swimming – Lake	2nd
16.3%	Tennis	

- 4.0% Ultimate Frisbee
- 12.2% Volleyball
- 14.2% Volunteering
- 32.6% Water Park
- 4.0% None

Other (please specify):

- 2.0% Snowmobiling

QUESTION- Within the past 12 months how often have you and your family used the recreational areas within Holly Township?

Some answered multiple times for multiple people which distorted the percentages-

- 20.4% Once or twice
- 18.3% 3-6 times
- 55.1% More than 6 times
- 22.4% Haven't visited within the past year

Aerial view of Holly Heritage Farmstead



Comments- *Some surveys were returned with written comments.*

“Snowmobiles and ATV specific trails. Nothing else allowed-example non-motorized- and no hunting in these designated areas.”

“The completion of a Linden, Fenton, Holly bike/hike path to include 7 Lakes S.P. +other public areas would be a nice addition.”

“I feel going into great debt is not good at this time”

“We need more opportunities for SENIORS!! We need something like the Loose Center in Linden. Our seniors have little opportunities such as transportation or activities unless one lives at the Woodlands. It is very sad that we no longer have a Senior Center & Bus!!! Help!!!”

“We would very much like to see the present Township properties developed for use over the acquisition of properties for future development. A real draw would be multi-use trails similar to those near Milford/Kensington Metropark areas in order to let families walk/bike locally over having to drive to other areas for trails”

“We use Holly Rec, Seven Lakes & Holdridge Trail which I believe are all state land. I’m sure you are looking at minimizing duplication of what is already being offered through State of Mi.”

“I feel it would benefit Holly Twp to add sidewalks. I walk a lot where I live and every time a car comes by it scares me. I also bike and see a lot of others biking and it’s dangerous without sidewalks”

“Develop Fish Lake Landing on the Shiawassee”

“Complete Streets” should be considered on any road improvements. Dark Skies ordinance so we can see the sky!”

“Pave Tinsman Rd. (Fish Lake to Petts) or Eddy Lake to Iroquois. Based on traffic Oakland may pay (need to submit).”

“Please, Please consider in investing in a community rec & ed center- the Holly High pool is insufficient for families w/young children”

“Weed management of Bush Lake-Clean up the drain area on south side/north side Bush Lake weir. Canoe take out at Fish Lake Road. Up grade Bush Lake boat launch-safety getting boats in and out of water”

“I would like to ride my snowmachine in the village (responsibly)”

“I feel special interest groups have a much louder voice than the ordinary citizen. The facilities available should be conducive to everyone’s use, not a specific age or group”

“Fix all the sidewalks so they are safe to walk. Could be a combined effort / city.”

“Make pool more available to older people offering water aerobics, arthritis activities in pool etc. year round!”



Holly Heritage Farmstead Barn after heavy snow

What the survey results indicate-

1. Although more than 50% of the survey respondents were over the age of 50 there was no drop off in the number of activities listed between the age groups. Our residents continue to use and enjoy recreational opportunities throughout their lifetimes. This is a great sign for the well-being of our active “senior” population.
2. A pleasant finding is that 55% of the respondents have used recreational areas within Holly Township more than 6 times in the past year. More than 75% used them at some time during the past year. Those figures suggest that the Holly Township lifestyle includes physical activity in the township and confirms the value placed on those resources.
3. Outdoor recreation seems to be the clear choice of our respondents with the development of additional indoor recreation coming in 6th place in our initiatives question.
4. Non-motorized trails were an overwhelming first place with 55% approval. Of that 55% that wanted more non-motorized trails 81% wanted a park to park trail. This is certainly in part because of the long distance one must drive from Holly to use an improved walking/biking trail. Most Holly Township paved roads are very busy and the remaining dirt roads are not conducive to comfortable walking/biking activities.
5. There is certainly room for improvement within our existing parks for better trails as 77% made that a priority. The same has been indicated to us in public comments.
6. Improvement of our existing facilities was 2nd with 51% and this Master Plan process has us moving forward with some of those improvements.
7. When we asked what activity they engage in hiking/walking was first with 59% support. Fourth place was road bike riding with 48% support which remains consistent with the request for further trail improvements.
8. Second and third place were swimming activities, both indoors (51%) and outdoors (55%). There are 34 lakes in Holly Township so those answers are not surprising (fishing was sixth place with 44%). However, when asked if we should acquire additional land for water-based activities only 22% answered in the affirmative which indicates those needs are being met at this time.

PRESENTATIONS

A preliminary presentation was made and a discussion was held at the Holly Township Board of Trustees meeting on July 17, 2013. Input was taken from the trustees and citizens in attendance.

A presentation was made at the Holly Township Planning Commission meeting on December 9, 2013 and input was taken from members, professional staff and citizens in **the audience**.

These first two presentations helped lay the framework for this document.

The completed document in a draft form was presented to the Holly Township Board of Trustees on May 12, 2015 in a public meeting **and adopted by an unanimous vote**.

With the acquisition of two properties covered in Addendum 1 and Addendum 2, this Recreation Plan is being updated and review by township and neighboring recreation providers is being sought.

~~THERE WILL BE MORE PRESENTATIONS MADE—LEAVE ROOM HERE AS THEY ARE COMPLETED—RW~~



Antique Tractors on display during Plow Days at the Holly Heritage Farmstead

TOWNSHIP ADMINISTRATION AND FUNDING

Holly Township is administered by an elected five (5) member township board and operates on one (1) mill of taxpayer funding. We have a part-time Supervisor, a full-time Clerk and Treasurer, and two (2) trustees. Our in-office staff includes a full-time deputy clerk, a full-time deputy treasurer, and a part-time code enforcement officer. The Holly Township Board of Trustees contracts all assessing and

building inspections. Each elected official has statutory duties that they perform independently, although there is great collegiality and cordiality within the office. All five (5) board members have an equal vote on all matters.

Holly Township was chosen by Detroit News as the “most effective” government in Wayne, Oakland, and Macomb counties.

Holly Township’s finances have historically been well managed. Even through the most recent economic downturn, Holly Township continued to grow its fund balance. Although over 25% of the land in Holly Township is not taxed at the regular rate (state land, federal cemetery, or local park/school/government land) we remain committed to expanding recreational opportunities.

Recreational facilities itemized for Holly Township in this plan are under the direct supervision of the township board. There is no specific line item for recreation within the township budget as this is the first year of the plan. ~~and all~~ Expenses will be ~~are~~ taken from the general fund and new considerations for recreational funding will be addressed during the next budget/fiscal year. The action plans described in this Master Plan will guide budget considerations. Approval of this Master Plan will enable Holly Township to apply for public and private grants to accomplish our goals and objectives.

The Holly Township Board of Trustees has chosen to provide additional recreational areas in our community where the need and public interest exists. Three of our four potential recreational areas were gifts to the township. Those who cherish the “Holly Township” lifestyle understand the value of public land and recreational opportunities and support this decision.

GOALS AND OBJECTIVES

GUIDING PRINCIPALS

The following guiding principles were used for developing our goals-

- To insist on a communal attention to quality
- To enhance existing parks and facilities to create new opportunities
- To expand the existing park system within finite and purposeful parameters
- To protect the natural beauty of Holly Township
- To provide health and wellness opportunities
- To provide safe places for children and families to play
- To develop recreational areas in collaboration with our partners

OVERALL GOALS

Goals become irrelevant if they are unobtainable. Our goals are guidelines that we must use as we explore our new mission of becoming recreation providers. Each overall goal does not stand alone. They must be considered en masse to create the basis of effective decision making.

As we expand and develop our existing recreational parcels, or add others, this will become the standard that future decisions must be evaluated against. These goals reflect the community input we received and are consistent with the capabilities of the Holly Township government and the desires of our citizens.

Meet the needs of our aging population and encourage activity

- Review the myriad physical challenges of our aging demographic; issues like low vision, hearing loss, what many refer to as their “bad knee”.
- Use inclusive design and visually connect spaces for people with failing hearing.
- Pay attention to the small details that provide additional comfort to those with a disability. Acknowledge that the greatest source of disability in America today is not accident, but aging.

Provide recreational areas that are of the highest quality, preserve open space and history and are well maintained and accessible to all residents and visitors

There is great pride in Holly Township by its citizens as evidenced by their own homes and businesses
Why not the best?

- Assure that each decision reflects that it is the best we can do using local history elements in design and improvements; we are “Historic Holly”.
- Update areas as needed by using a constant review process against these goals, implement standardization of signage, trails, benches and waste receptacles.
- Analyze and improve accessibility constantly while maintaining, improving and fully utilizing existing areas before expansion.

Create a healthy community by providing elements that promote and encourage active lifestyles

- Increase non-motorized transportation connections between parks, historical sites, schools, business districts and neighborhoods as reflected in our survey.
- Develop programs that promote walking, running and cycling activities.
- Collaborate with the Holly Schools, the Village of Holly of the other public and private park providers
- Include and consider the ages of all users. “Start em’ young and keep em’ busy” is a good philosophy.
- Promote and cross-promote *all* recreational opportunities

Create non-motorized physical connections between all recreational providers

“Survey says” our Number One goal....

- Use Shiawassee River trail concept to create water and walking trail connections
- Park to park trails will encourage use of both trails and parks
- Coordinate with the Road Commission of Oakland County (RCOC), the Michigan Department of Transportation (MDOT) and other non-park providers

- Recreational inventory showed myriad providers, both public and private.



This utility right of way is a part of a proposed trail to Seven Lakes State Park

Create recreational opportunities that promote our business districts

- Make connections with business owners to help them to help us.
- Quantify recreational financial impact on community.
- Coordinate with business friendly groups (DDA, Chamber, Kiwanis) to cross promote.
- Don't just ask them for donations, include business owners in decision making.

Create realistic funding sources for Master Plan goals

Capital improvements will continue to be necessary, donations and grants are realistic options. We must assure that we are knowledgeable of and take advantage of all opportunities.

- Recognize these new responsibilities during budget hearings.
- A cost recovery policy must be written and implemented.
- Be resilient if denied. Try, try again.
- There must be full cost recovery for private events. Fees need to be evaluated to ensure costs are reflective of the value of the experience. Costs include preparation for the event, utilities, cost of cleanup and any repairs.
- Look for partners in and outside of Holly.

Use existing community resources efficiently and demonstrate fiscal responsibility

- Identify, pursue, nurture and implement opportunities for collaboration.

- Evaluate cost effective opportunities for residents.
- Share desired services and facilities while minimizing duplication and competition.
- Continue to work with volunteer groups for operation of facilities when practical.
- Use newsletters and other communications to disseminate factual information.

Recreational opportunities need to be available in all seasons

- Assure that as we develop plans and facilities that they are used throughout the year.
- Winter happens in Michigan; help our citizens embrace it and play outdoors in every season
- There are many benefits to winter recreation that must be supported and recognized.
Many summer activities can still be enjoyed year around, celebrate them together. Winter isn't just cold-Snow and ice can be a delight!



Snowshoeing in the Holly Heritage Farmstead alongside the banks of the Swartz Creek

Work with Oakland County Parks to add Holly Oaks Park

- Meet with Oakland County Parks to express interest.
- Be certain that the park does not compete with existing facilities.
- Get community input and support.
- Coordinate with Village of Holly government and officials, and Holly Township Park Commission.
- Dream big and be creative.
- Look for cooperative funding opportunities.
- Assure that our park is different in both concept and execution from those around us.
- Consider “linear” park concept for land and water trails.



Aerial view of Swartz Creek running through Holly Township

ACTION PLANS

By using the comprehensive planning process of trend identification, open houses, public meetings and surveys, Holly Township has established a framework for the Action Plan. The Action Plan describes site specific recommendations for enhancements and improvements to our recreational areas that are consistent with our goals, capabilities and principles. The timing of these projects may be influenced, altered or eliminated depending on economic conditions, available funding and/or grant awards. The spirit and intent of the project priorities are well defined and well intentioned.

Along with the success of recreational properties, Holly Township residents and the financial advantages to property owners, there is a significant economic impact on the community by visitors who travel to the area to use its many attractions. This awareness should result in the allocation of resources to market, manage and maintain these areas at the highest possible level.

Given several conditions as detailed below and our citizen feedback, the most appropriate role for Holly Township is to serve as a facilitator, and not a direct provider, of programs and services.

Those conditions include the following:

1. The willingness of others to organize and produce programs and services including the well-staffed Holly Township Park Commission and our large and well organized volunteer groups. We wish to provide the space and resources for special events, programs and services provided by others.
2. Continuing to provide the special niche recreational areas that are otherwise not available to our residents. We must continue to search for those opportunities that both fulfill a need, but also add value. Competing with other area parks, both public and private, serves no purpose to the community as a whole. Our intent is to complement existing facilities.
3. Holly Township is relatively recent park provider. Our oldest township owned recreation area has been under our management for less than one (1) year. While we continue to build the knowledge and skills to move forward we must remain deliberate in our actions.
4. The rural nature of the Townships four (4) properties makes them ideal for activities which are self-directed such as running, walking, gardening and spending time outdoors. Connecting them with trails and shared-use paths would add great value.
5. Resources should be allocated at the highest possible level to ensure that core programs and services are produced at a level which builds on their ability to attract users from other communities, which results in a positive economic impact on the community and creates a “pride in place” for our residents.

Of the four Holly Township owned properties discussed in this Master Plan document one (1) is an established park, although new to us, and one other has begun development as recreational area and is ready for expansion and improvement. The following are specific to the listed properties.



ACTION PLAN 1

Holly Heritage Farmstead-

Holly Township continues to improve the facilities on this parcel. The exterior work on the North house has been completed (new roof and paint). The barn exterior has also been painted and the new roof is on.

The barn foundation and basement, a former milking parlor and livestock area, will require substantial work. The Holly Township Board of Trustees applied for private grants in 2013 to perform some of the barn foundation repairs.

The South house and its two accessory buildings will be beginning their exterior renovations in 2014 and the Holly Township Board of Trustees is expected to allocate funds for the next fiscal year to complete some of those improvements.

The Holly Heritage Farmstead also provides the only public use space on the Swartz Creek, even though 6 miles of the river runs through Holly Township.

The Farmstead Park, community gardens, and north field growing area have been so well received that we must turn citizens away. Big events such as "Plow Days" create congestion as display areas are competing with parking places.

Barn Restoration -

Step 1 (this year) the first project will be the reconstruction of the foundation. Both age and poor design caused the failure of the barn foundation on the west side. The new foundation work must be completed before we can move forward with any other work on the building. We have discovered that finding qualified barn restoration contractors in our immediate area is a tedious task. Central Michigan has provided us with contractors skilled in this work. The barn will be jacked up and the front ramp removed. A new stone foundation, matching the original, will be installed and the barn will be reset on the repaired foundation. The ramp will then be reconstructed.

Holly Township has discussed the foundation project with Barn Works Inc., visited the barn and is fully capable of completing the work. The price was firm as of 11-1-13.

Cost- \$20,850.00

Step 2 (future) will be to straighten the barn on each axis. High winds, heavy hay loads, the collapsing foundation and water infiltration have all caused the barn to sit upon its foundation in a slightly twisted and leaning manner. Although at this time this is not a fatal problem for the building it will only worsen with time and ultimately could cause the building to shift off of the foundation. We have found an individual that understands barn dynamics and has the expertise to correct them. This work cannot be done until the foundation deficiencies (step 1 above) are addressed. There are also beams and braces within the barn structure that may require repair and/or replacement.

Cost- to be determined

Step 3 (future) we wish to replace all of the flooring in the barn. We have conceptualized a unique approach to the performance of this goal.

There are dead and dying Ash trees throughout Holly Township. Many were majestic monarch trees that towered over the surrounding land. We are considering a program where we would harvest the lumber from the dead Holly Township Ash trees. We would be able to provide the tree owner with a tax deduction. The tops and branches would be left for the property owner to use as firewood. If they did not need the wood we are certain there are others we could find that would be glad to cut and load the firewood. The trunk sections would be cut into lumber and kiln dried and then cut in to flooring. We are aware of a mill in Lapeer that performs this service for a very reasonable price.

All of the replacement flooring in the historic barn would have come from Holly Township trees, as did the entire barn when it was originally built. This concept would create increased citizen involvement in the barn, bring positive attention to the project and would be done in a sustainable manner. We hope this becomes an attractive answer to a future concern.

Cost- To be determined

Complete exterior restoration of the 1850'S Greek Revival South House

Step 1 (this year) there are 9 layers of roofing on the house, the original cedar roof covered by multiple asphalt shingles. It would appear that the 150 year old house has never had a layer of roofing removed, they have just been added onto as needed. This is creating a significant structural load on the framing, the home still has its original roof boards that have gaps to allow the original cedar shingles to breathe. The entire house needs to be stripped of shingles, re-decked, properly flashed and reroofed. There are many Holly area contractors capable of performing this work.

Expected cost \$15,000.00

Step 2 the outside of the home has been covered with a fiberboard siding. When inspected the clapboards underneath appear to be in reasonable shape, the siding may have been the result of the owners avoiding the task of painting. Most of the original trim is still on the house however some needs replacement. Much of the siding can be removed from the ground allowing us to use volunteer labor to remove it. Currently the extent to which the clapboards will need replacement is unknown though all of the clapboards and trim will also have to be sanded, primed and painted.

Cost- unknown until proper assessment can be completed.

Step 3 The back of the home is in very poor shape and was converted into a garage. It is built in a post and beam type construction. This area could be converted into an interpretive center to help explain the mission of the park and create an introduction to its history.

Cost- \$10,000.00

Expand Farmstead property

Step 1 There is an approximately 6 acre piece of landlocked property on the northeast side of the Holly Heritage Farmstead with 1200 feet frontage on the Swartz Creek. This property is presently only accessible from the Farmstead property. The property is primarily floodplain and would make a sensible and needed addition to the Farmstead.

Cost-would need appraisal at time of purchase

Create Farmstead loop trail

Step 1 The present park configuration allows for a one mile perimeter trail that would be self-contained and safe for walking and be consistent with the Township goals. It would pass alongside three historic buildings and beside the only public space on the Swartz Creek before going around a wetland on the north property line. If the park were to expand with the property purchase mentioned above there would be additional water frontage to walk along. Most of the trail route is clear of trees. The primary cost is engineering the trail and its construction. It would be a lovely and well used asset.

Engineer and built Farmstead Loop Trail

Cost-to be determined

Beyond those specific needs addressed above the following must remain on any list of future plans and improvements for the Farmstead.

1. Continued maintenance of historic buildings
2. Restore the outhouse and chicken coop near the South House
3. Provide signage, trash receptacles, and benches
4. Make park handicapped accessible
5. Create dedicated parking area
6. Add permanent bathroom facilities
7. Install energy efficient heat and lighting to allow year around use
8. Restore windows on both houses
9. Expand community/food bank garden as needed
10. Develop on-site farmers market



ACTION PLAN 2

Shiawassee Pathways-

This 20 acre property is a pathway crossing where a biking/hiking trail intersects the Shiawassee River. Construction of a walking/biking trail system has begun with the hope to connect the Village of Holly, the Adelpian Junior Academy, the Holly Academy Charter School and Patterson Elementary School with Seven Lakes State Park. There is also a “water trail” for canoeists and kayakers on the Shiawassee River between the Village of Holly and the City of Fenton; they converge in this beautiful spot.

Holly Township, in part with a Kodak Greenways Grant and in association with the Headwaters Trail group, rebuilt the pathway bridge across the Shiawassee River.

In 2013 the Holly Township Board of Trustees applied for a private grant to improve the existing trail. The Township would like to have a trail crossing and be able to expand the area to have “trails within trails”. The Village of Holly was gifted an additional 16.5 acres of adjacent land; their property has an additional 1000 feet of Shiawassee River frontage. The Township of Holly would like to collaborate with the Village of Holly to expand the trail system on their property and share a recreational resource.

Improve Existing Trail

Step 1 There is approximately 1000 feet of existing trail on the parcel. It has never been properly topped with gravel or blacktop and has overgrown with weeds since its establishment. The bridge crossing the Shiawassee River splits the property and trail into two halves, from the north and south property lines the trail will have to be vehicle accessible for bridge maintenance and access for emergency and fire vehicles. Additionally, the Village of Holly has underground water and sewer infrastructure crossing the property. The bridge is not meant to carry any vehicular traffic and has boulder bollards for protection.

Gravel and/or blacktop trail-

Cost- to be determined

Engineer and finish South trail loop

Step 2 On the southeast side of the property the Village of Holly owns the adjacent 16.5 acres. With cooperation the Township and the Village of Holly could jointly build an additional 2500 feet of trail of which 1000 feet would be running alongside the Shiawassee River. This south loop trail would then cut through a combined field and forest area to return to the main trail.

Cost- to be determined

Create multi-use play area

Step 3 On the north side of this property is a 2.5 acre area that is flat and treeless. This land was used by the developer that donated the land to us for a spoils area during site excavation. It was filled, leveled and replanted before the Township received possession. This parcel is easily accessible and sits on the border of the Village of Holly and a large subdivision, the remainder of the Shiawassee Pathways property is untouched and in its natural state. Many recreational activities require a level area and when used in combination with the above improvements makes this area a multi-use property close to thousands of residents.

It will need to re-graded and replanted as necessary. A fence may be needed to keep out vehicles and create a safer play environment for users. This will establish the area for multiple recreational uses.

Cost- to be determined

Beyond those specific needs addressed above the following must remain on any list of future plans and improvements for the Shiawassee Pathways Recreation Area.

1. Create dedicated parking area for walking trail users and kayakers/canoists
2. Provide signage, trash receptacles and benches
3. A picnic area would be well used on this property

Looking west down the Shiawassee River from the Shiawassee Pathways





ACTION PLAN 3

Park to park walking/biking trail

This is a concept based upon citizen input. The citizen survey made non-motorized trails a clear high priority and a park to park trail seems to be to number one recreational opportunity wanted by Holly Township citizens. It will be a massive undertaking. One proposed route would connect all of the schools (public, private and charter), Sorensen Park (Holly Township Park Commission), Holly Recreation Area and Seven Lakes State Park (State of Michigan), Rose Hill Center (private), Great Lakes Veteran Cemetery (Federal government), Holly Heritage Farmstead and Shiawassee Pathways (Holly Township Board of Trustees) with the Village of Holly and its businesses.

This concept would also be done in combination with the Shiawassee Water Trail that begins in Holly and being developed through to Lake Huron.

1. Determine funding sources for park to park trail
2. Contact all park providers to begin collaboration efforts
3. Begin public input process for this specific item-letters, public meetings and open houses
4. Combine with water trails to make Holly a multi-trail type community
5. Map out possible routes that show Holly's best side
6. Hire engineering firm
7. Work with Road Commission for Oakland County for road crossings and permits
8. Develop plan for affected property owners on the connections between parks
9. Gain public acceptance and support by expressing positives for property owners and community
10. Develop Fish Lake Road Canoe access area with dedicated put in/out area and parking
11. Purchase land on west side of Holly Township for take-out point for kayak/canoes
12. This may be Advocate for "our" Holly Oaks County Park- a longitudinal park.

ADDENDUM 1- Fall 2015, SHIAWASSEE PATHWAYS

INVENTORY OF EXISTING RECREATIONAL OPPORTUNITIES-PUBLIC RECREATION AREAS- HOLLY TOWNSHIP BOARD OF TRUSTEES RECREATION AREAS and ACTION PLAN

Shiawassee Pathways



Holly Township's ongoing commitment to expanding recreational opportunities for our residents has again been fulfilled by continued land purchases.

A property west of our existing Shiawassee Pathways Recreation Area was listed for sale by the longtime family owners. Holly Township in collaboration with the non-profit group Headwaters Trails Inc. purchased the 13.73 acre property. Our newest addition has over 1000 feet of frontage on the Shiawassee River and when combined with our existing Shiawassee Pathways property we have placed nearly 35 acres and one-half a mile of river frontage forever in the public trust.

This extraordinary property has retained its wild and natural appearance, yet is surrounded by the densely populated Village of Holly and Holly Townships still growing but already multitudinous single family housing district. When combined with the Village of Hollis adjacent land this area has substantial potential for providing our resident an easily accessed and useable recreational resource.

Our partnership with Headwaters Trails Inc. has two facets. Firstly, they already own a 1½ acre parcel of land across the river from this parcel with road frontage on Fish Lake Road that they are intending to use for the creation of a public canoe/kayak landing and parking area. Our dearth of north/south roads that cross the Shiawassee River makes each opportunity for river ingress and egress significant.



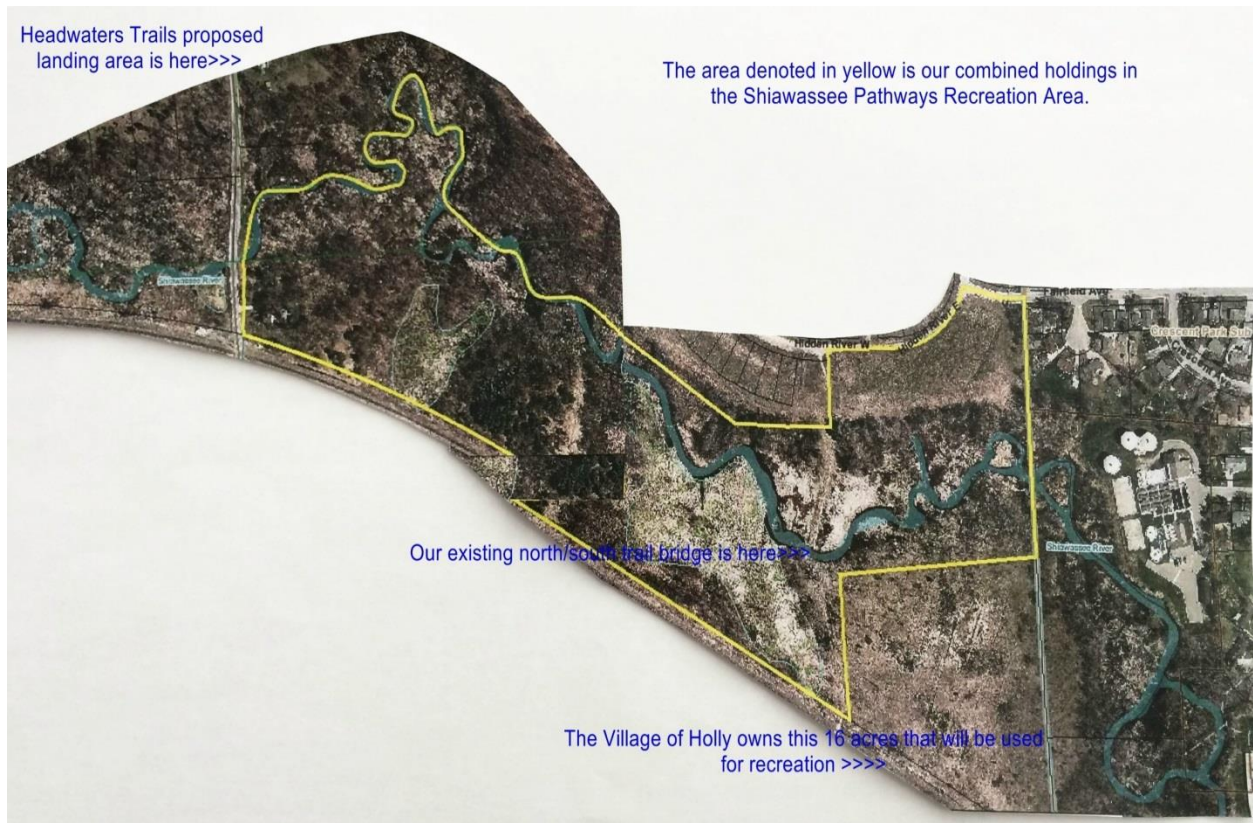
Secondly, the property also included a lovely 1910 era bungalow and 2 garages with frontage on Fish Lake Road that abuts their proposed landing property. Headwaters Trails Inc., although a well-established asset to the Holly community, has no permanent base of operations. Holly Township has facilitated an agreement with Headwater Trails Inc. to allow them to purchase the buildings and approximately one acre of the land to assist

them in fulfilling their mission. Headwaters Trails Inc. will be looking for grants to help with their purchase of the home, garages and +/- one acre of property. They have already provided the township with a significant down payment. The home will be used as a meeting area and with an established kitchen and toilet and shower facilities on site is a compliment to the landing project. The 2 garages can be used for the storage and distribution of rental canoes and kayaks and with the direct river frontage provides an extraordinary opportunity for expansion while providing a safe and secure area for the storage of the equipment. The one acre of property that will be under the ownership of Headwaters Trails is full of mature hardwoods and will create a lovely well shaded area for picnicking.



The addition of this property, and our continued partnership with Headwaters Trails Inc., reinforces our commitment to Action Plan 2 and expands the possibilities for this area. Not only do we still wish to create a north-south walking/biking trail as already denoted within this section, but we now have land holdings that would permit an intersecting east-west trail that would follow the Shiawassee River.

The original Action Plan for this area remains unchanged, but our purchase of this additional property has created exciting new opportunities for the execution of those plans.



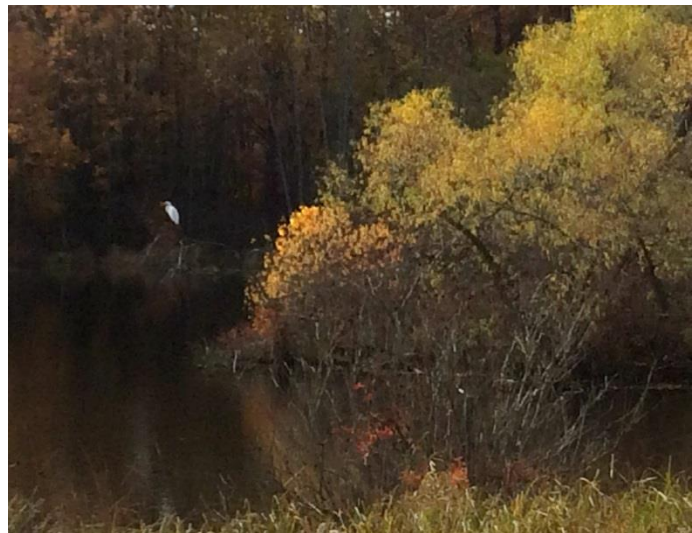
ADDENDUM- Fall 2015, LAND PURCHASE

INVENTORY OF EXISTING RECREATIONAL OPPORTUNITIES-PUBLIC RECREATION AREAS HOLLY TOWNSHIP BOARD OF TRUSTEES RECREATION AREAS



Through two separate land purchases Holly Township has obtained this newly acquired 49 acres of land on the south boundary of the township. This property borders the Village of Holly on the east and Rose Township on the south. There is one house on the property that we will ultimately remove. Otherwise the property is undeveloped and was formerly rolling farmland. It does include some water resources on a pond and has a small apple orchard.

It is lovely to walk through and is filled with wildlife, particularly birds around the pond. Holly Township has already expressed its dedication in this document to a hiking/biking system of trails within the township. This property is particularly well suited to become a southernmost trailhead for our trail system and its purchase confirms the seriousness of our obligation to trail planning and construction. With our evolving collaborative relationships with the municipalities that surround this property we collectively remain committed to the success of this plan.



APPENDIX CONTENTS

- ✓ Holly Township Recreation Areas Map
- ✓ Holly Township Master Plan Goals and Policies (14 pages)
- ✓ Survey to Determine Public Input
- ✓ Notice of Availability of Draft Plan for Public Review and Comment
- ✓ Notice for Public Meeting
- ✓ Minutes of Public Meeting
- ✓ Resolution of Adoption by Holly Township Board
- ✓ Copy of Letter to Oakland County Planning and Economic Development
- ✓ Copy of Letter to SEMCOG