

Holly Township
Planning & Zoning Commission – Regular Meeting
Minutes of May 03, 2016

Call to Order: Chairman Gurski called the regular meeting of the Holly Township Planning & Zoning Commission to order at 6:30 p.m. At the Holly Township Hall, 102 Civic Drive, Holly Michigan.

Pledge of Allegiance

Roll Call

Members Present:

Ted Gurski, Chairman
Mark Cornwell, Commissioner
AC Alrey, Commissioner
Lloyd Kernen, Commissioner
Shane Mooney, Commissioner
Tony Engelberg, Commissioner

Others Present:

Karin Winchester, Zoning Administrator
John Jackson, Township Planner
Mike Deem, Township Planner

Agenda Approval

Motion made to approve the Agenda as submitted.

- **Commissioner Alrey moved to approve the Agenda as amended. Commissioner Engelberg supported the motion. A voice vote was taken; all those present voted yes. Motion carried**

Public Hearings: Text Amendments to Holly Township Code of Ordinances Chapter 32 Zoning, Article X Signs, Section 32-384 Highway Commercial Freestanding Signs.

Motion made to open the public hearings in regard to the Text Amendments to Holly Township Code of Ordinances

- **Commissioner Alrey moved to approve the opening of public hearings for the Text Amendments to Holly Township. Commissioner Engelberg supported the motion.**

Public Comments on Hearing Item: None

Motion made to close the public hearings in regard to the Text Amendments to Holly Township Code of Ordinances

- **Commissioner Mooney moved to approve the closing of public hearings for the Text Amendments to Holly Township. Commissioner Engelberg supported the motion.**

Public Comment – Agenda Items Only: None

Approval of Minutes – April 5, 2016

Commissioner Alrey would like to make a Correction/Addition to page 4, under his report. Remove his statement “Dale and Joe will be meeting with Oakland County regarding the Mainstreet Project.” His hopes are that the focus will be on getting an Economic Development committee that will be involved with the project. Also noted under New Business, Item #1 should say “Election of Officers” as opposed to “Appointment of Officers.”

Chairman Gurski noted that at the top of page 1, it states Meeting of Holly Twp Board of Trustees, and should say Planning Commission. Since Commissioner Cornwell was excused from the meeting, his name should be removed from the list of Members Present on page 1. Mr. Victor Luka Savitz name should be one word – Victor Lukasavitz. Remove the amended re-ordered listing of New Business items.

- **Commissioner Engelberg moved to amend the minutes of April 5, 2016. Commissioner Kernan supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 6/0 vote.**

Communications: None

Old Business:

1. Master Plan

John Jackson and Mike Deem, the Township Planners, addressed the board regarding the Master Plan. Information was received regarding the trail-ways so that the Master Plan can be updated accordingly. Modifications will be made to add all information to the Plan. At the next Planning Commission meeting they would like to propose that they will have a complete Master Plan document for the basics of the Parks & Rec plan and Implementation plan available for review. If everyone is comfortable with it, then it should be sent to the Township Board for approval of distribution. There will be an additional opportunity for the public to go over the plan and provide input after it’s been distributed, and after we get comments from Oakland County and surrounding communities. All comments will be gone over and taken into consideration, final comments will be taken and then the Plan can be wrapped up. There will be a series of different levels of trail-ways shown, from Safety Paths which will be major pathways along major thoroughfares. Trail-ways to connect open spaces, that will probably be for multipurpose use, and other trails within the State Parks that will show up in the Plans, but are under jurisdiction of the State Parks that will be used for ORV’s, mountain bikes...etc. Waterways, which are

relegated for kayak use and such. Each section will explain what each type of trail should be used for on the Plan. Motorized and non-motorized paths will be separated, with clear signage stating appropriate usage. The Parks & Rec Plan needs to be done by March 2017, because the next round of grant funding starts in May 2017. A comment was made that we should consider creating horse trails for this area; it should be something to look into further.

New Business:

1. Text Amendments to Holly Township Code of Ordinances Chapter 32 Zoning, Article X Signs, Section 32-384 Highway Commercial Freestanding Signs

Mike Deem, Township Planner, addressed the committee regarding sign ordinances. Currently Holly allows up to 100 sq. ft. per billboard, where the state allows around 1,200 sq. ft. per billboard. For a standard book billboard sign, the size is 672 sq. ft., which is the type of sign being considered at the I-75 and Grange Hall location. Digital signage is allowed as long as there is a static image for 10 seconds.

Motion made to postpone discussion until a further public meeting can be held for opinions on digital signage.

- **Commissioner Mooney made a motion to postpone this item until an additional public hearing is held. Motion supported by Commissioner Engelberg. A roll call vote was taken; Commissioner Kernan; No, Commissioner Engelberg; Yes, Chairman Gurski; No, Commissioner Mooney; Yes, Commissioner Alrey; No, Commissioner Cornwell; Yes. The motion failed by a 3/3 vote.**

Motion made to send this to the Township Board for approval of amended language as follows: "The sign shall not exceed 50 feet in height and not to exceed 672 square feet per side in area."

The proposed sign amendment:

- Will not affect the potential location for a Highway Commercial Freestanding Sign;
- Will not increase the number of allowed Highway Commercial Freestanding Signs; and
- Will not obstruct views to traffic

- **Commissioner Alrey motioned to send the new language to the Township Board for approval. Commissioner Kernan supported the motion. A roll call vote was taken; Commissioner Kernan; Yes, Commissioner Engelberg; No, Chairman Gurski; Yes, Commissioner Mooney; No, Commissioner Alrey; Yes, Commissioner Cornwell; Yes; the motion carried by a 4/2 vote.**

2. Presentation: Commissioner A.C. Alrey

Commissioner Alrey addressed the Board for a 22 minute presentation, on Community Engagement & Public Decision Making.

Public Comment: None

Reports:

Zoning Administrator Winchester reported that the Renaissance Festival has submitted their plan for review. A public hearing will be set for June, so that everything can get done in time.

Commissioner Mooney reported that he will need to be excused from the June meeting, due to a work conflict

Commissioner Alrey reported that he went to a Michigan Shoreline conference through MSU Extension, who covered the cost. He has a Facebook page if people are interested in joining called "Holly Township Commish." Economic development and planning information will be posted.

Commissioner Kernen reported that the Christmas in Action program went well last Saturday. 3 houses were worked on that needed assistance, one in Rose Twp, two in Holly. Help was given in the areas of painting, roofing, plumbing, electrical, and some decks were fixed as well. Overall it was a good turnout and a great thing to do to help improve the community.

Commissioner Engelberg reported he appreciates that the Board can have a good discussion. It was the first time he had encountered a split vote, and it was handled quite well with everyone participating and providing insight. A good group of people are working together to make decisions here.

Commissioner Cornwell reported that the most recent webinar on the energy audits is out now, exciting things are happening in Michigan right now and he is happy to be a part of it.

Chairman Gurski reported that he appreciates emails that provide input and opinions on topics. Also, a reminder that the Annual Clean Up Day is Saturday May 7.

Adjournment

Chairman Gurski, hearing no other business, adjourned the meeting at 8:25 pm.

Courtney Bird
Recording Secretary