

Holly Township  
Planning & Zoning Commission – Regular Meeting  
Minutes of June 07, 2016

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**Call to Order:** Vice Chairman Kernen 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:**

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

**Others Present:**

Karin Winchester, Zoning Administrator  
Mike Deem, Township Planner

**Members Absent:**

Ted Gurski, Chairman

- **Commissioner Engelberg moved to excuse the absence of Ted Gurski, Chairman. Commissioner Cornwell supported the motion. A voice vote was taken; all those present voted yes. Motion carried**

**Agenda Approval**

Vice Chairman Kernen asked to add an item to the agenda, for the township planners – McKenna, to review the proposal for the Text Amendments to the Sign Ordinance. Motion made to approve the Agenda as submitted.

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

**Public Hearings:** None

**Public Comment – Agenda Items Only:** Katy Leoni, Owner of Holly Disposal, located at Holdridge Rd and Dixie Highway; addressed the board. Ms. Leoni is in talks with the State and County to sell her property; as a possible new ORV Park area. They are located in a Single Family zoned area, rather than being Commercial Industrial. If this deal does not go through, she is concerned she cannot sell her property to another industry, even though the rest of that area is zoned as Commercial Industrial. They are currently working through the Reclamation process.

## **Approval of Minutes – May 03, 2016**

- **Commissioner Alrey moved to approve the minutes of May 03, 2016. Commissioner Engelberg supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

**Communications:** None

### **Old Business:**

#### **1. Master Plan**

Mike Deem, the Township Planner, addressed the board regarding the Master Plan. The last couple chapters have been added to the package, which everyone has seen before. No changes have been made from the previous version to the version given today. Suggested the Commissioners go through the items in the last few pages, to determine which items are short term goals and which are long term goals. The Planning sheets have been supplied by the Michigan Association of Planning. Note that the package includes how much work the staff has already put into the Renaissance Festival updates, and what still needs to be done. There are two types of zoning approvals done; Special Land Use and Site Plan. Special Land Use is used in certain locations such as Renaissance Festival, so when traffic issues come up, Holly has the authority to tell them they have to do X, Y, Z. This is important to consider, because they are looking to expand their parking to Lahring Road. Regarding the Site Plan review, the Zoning and Enabling Act is where Holly gets all their authority for zoning issues, along with the local zoning ordinance. Site Plan reviews are done after a proposal is made to the township, but before developing starts. The reason they are done, is to make sure that characteristics of the town are being protected. The process of a site plan review is as follows; an application would be turned into the township, Karin Winchester distributes the plans to the Planning Consultant, then to the building officials and authorities. Then the township Planners will review everything, make any suggested changes, make sure that all standards and conditions have been met and then submit to the Planning Commission for their review.

### **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. The Supreme Court ruled that you can't regulate what the message is on signs, they must be content neutral, but can limit the days they are used; such as yard signs.

Motion made to request a full review of proposal to the sign ordinance, done by the township planners – McKenna Associates.

- **Commissioner Engelberg made a motion to request a full review of the proposal to the sign ordinance done by the township planners – McKenna Associates. Motion supported by Commissioner Mooney. A roll call vote was taken; All present voted yes. The motion carried by a 5/0 vote.**

## 2. Clear Cutting Ordinance

An ordinance would need to include what type of trees are allowed to be cut and how many can be cut. Someone would have to show the township what types they are removing, why, and what the alternatives are. Commissioner Engelberg stated it should be notated what specific size signs are allowed to be put up, in any future language. Commissioner Cornwell stated that you could be changing the hydrology of the land by clear cutting, but that people are entitled to their land. The community stated in the public comments they would like to protect the natural characteristics of the land in the township. Zoning Administrator, Karin Winchester, stated they could get a proposal from McKenna & Associates, the Township Planners, if necessary. Commissioner Engelberg stated he would like the Planners to notate how to enforce these methods.

Motion made to get a proposal done by the township planners, in staying with our “Up North in Oakland County” mission, to review a Clear Cutting ordinance for Woodland Protection.

- **Commissioner Alrey made a motion to request a full review of the Clear Cutting ordinance for Woodland Protection. Motion supported by Commissioner Cornwell. A roll call vote was taken; All present voted yes. The motion carried by a 5/0 vote.**

**Public Comment:** None

### Reports:

Commissioner Alrey reported that there is a Mainstreet Oakland Event being held in Battle Alley on Tuesday, June 14, at 9am. Everyone is invited to attend the award ceremony for Holly’s Downtown Development Authority, in recognition of the National Mainstreet program.

Commissioner Engelberg reported that the Village Planning Commission meeting is being held at the Holly School Board Chambers on June 22; at 7pm. Discussion will include the possible rezoning of Maple St to approximately the Karl Richter area, into a commercial residential, or residential commercial mixed use area. The Village wants the Board to approve this change, so there are no longer any residential requirements for that area, and a house could be turned into a business.

Commissioner Cornwell reported that he likes the new bike lane addition in town and is excited to see how it works out for everyone, despite some initial confusion.

**Adjournment**

Vice Chair Commissioner Kernen, hearing no other business; adjourned the meeting at 7:35 pm.

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Courtney Bird  
Recording Secretary