

Holly Township  
Planning & Zoning Commission – Regular Meeting  
Minutes of July 05, 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  
Tony Engelberg, Commissioner  
Shane Mooney, Commissioner  
Stacey Steckley, Commissioner

**Others Present:**

Karin Winchester, Zoning Administrator  
Mike Deem, Township Planner

**Members Absent:**

Lloyd Kernen, Commissioner

Motion made to excuse the absence of Lloyd Kernen, Commissioner.

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

**Agenda Approval**

Motion made to approve the Agenda as submitted.

- **Commissioner Cornwell 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:** Consider a Special Land Use Permit Amendment Application by the Michigan Renaissance Festival to operate a Festival on parcel number 01-12-476-002, 01-12-401-003 in an AGRE Zoning District.

Motion made to open the Public Hearing.

- **Commissioner Cornwell moved to Open the Public Hearing. Commissioner Alrey supported the motion. A voice vote was taken; all those present voted yes. Motion carried.**

**Public Comment** – Mike Deem, the Township Planner, addressed the Commission regarding the Renaissance Festivals Special Land Use Permit application. He stated that the Renaissance Festival has been asked to re-submit for approval permits each year, instead of every three years. As a result, meetings between Holly and Groveland have been had to discuss any issues. The Renaissance Festival is asking for additional parking along Lahring Rd, and wants new signage along Dixie Hwy to better direct traffic. A Specific Land Use Permit has special conditions that need to be met, 30 conditions in this case, and a Site Plan Approval is required as well.

Mr. and Mrs. Charlie Gross, 6499 Lahring Rd, addressed the Commission with his concerns, stating that he does not want these people parking next to his property. People lined up to get into the Renaissance Festival think he is trying to cut in line. In addition, he cannot get out of his driveway to go to church on Sundays because people will not let him out. The water on their property is staying 2-3 days after it rains, since the trees have been cleared.

George Bowren, 6415 Holdridge Rd, addressed the Commission. He questioned why they aren't required to use a silt fence, which is normally required to be put in, so there is proper drainage and soil erosion is avoided. Rain water run-off will cause flooding from Dixie Hwy onto I-75, which could flood additional properties. They are outgrowing the area they have, and are completely surrounded by wetlands.

Chairman Gurski read a letter that was received from Leon and Velberia Woods, 6539 Lahring Rd, as to why they oppose the parking expansion of the Renaissance Festival.

Scott Saul, 6425 Holdridge Rd, addressed the Commission. He stated that the Renaissance Festival had already cleared between 40-50 acres of trees for parking. Trees were being left in the trail ways, and they are not cleaning up after themselves. He also stated that some break-ins have occurred already due to the missing trees.

Judy Bowren, 6415 Holdridge Rd, addressed the Commission to ask how many parking spaces are needed, because it's already too crowded as it is.

David Gillespie, 6359 Lahring Rd, addressed the Commission. He stated people are not going to walk down Holdridge Rd; they will be walking down Lahring Rd to Dixie Highway; which is too busy for walking traffic. He thinks the Renaissance Festival is getting too big for Holly.

Charles Gross, 6401 Lahring Rd, addressed the Commission. He questioned how soil erosion is going to be dealt with. With 200,000 plus cars each weekend, it is too much traffic for the dirt roads to handle without improvements being made. Paving needs to be done, the addition of a sewer and drainage system.

Ken Hoover, 6397 Holdridge Rd, addressed the Commission. He moved to Holly to be "Up North in Oakland County." The addition of this road would be right next to his property, on a

dead end street. If that road is added, there will be extra traffic and people walking down the road, which takes away from the Motto of Holly, and the reason he chose to live here.

Motion made to close the Comments for the Public Hearing.

- **Commissioner Engelberg moved to close the Public Comments for Public Hearing. Commissioner Alrey supported the motion. A voice vote was taken; all those present voted yes. Motion carried.**

### **Approval of Minutes – June 07, 2016**

Motion made to approve the June 07, 2016 minutes as submitted.

- **Commissioner Engelberg moved to approve the minutes of June 07, 2016. Commissioner Cornwell 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**

Any questions should be submitted to Mike Deem, Township Planner.

Commissioner Cornwell stated he loves the list of Action Plan Items; it's very extensive and inclusive. He is impressed with McKenna's review and site plan review, and is glad we are staying up on technology moving forward.

Mike Deem, the Township Planner, addressed the board regarding the Master Plan. The Action Plan Items will develop the work plan going forward. The goal is to address everything within 5 years, so that we can create smart growth strategies. There is still plenty of time to provide input, comments and feedback.

Chairman Gurski stated the Action list items came from all the public comments and feedback. It would be nice if we could get a PDF of this document on the website, so that the Public could fill it out and provide feedback. If you would like a copy to fill out, provide your email address to Clerk Winchester or Mike Deem, Township Planner. Encourage your friends and neighbors to fill the form out as well.

Commissioner Mooney stated he would like to see a checkbox added to the form so that people can fill it out online, after it's posted to the website. He stated it would be a good idea to clarify the difference between short and long term action items.

Commissioner Engelberg stated that the Action Plan Items is an excellent check list, and that it would be nice to get the publics feedback on these items.

**New Business:**

**1. Consider a Special Land Use Permit Amendment Application by the Michigan Renaissance Festival to operate a Festival on parcel number 01-12-476-002, 01-12-401-003 in an AGRE Zoning District.**

Mike Deem, the Township Planner, addressed the Commission. He stated that his firm, McKenna Associates, does not recommend approving the Special Land Use. The parking impact on Dixie Highway and Lahring Roads is too great. There is a lack of drainage and sewage lines, which would further impact the dirt roads.

Commissioner Cornwell questioned if next year, when a site plan is approved, if everyone is going to be given ample time to review and approve this. His biggest concern is what if there are Emergency Service issues? How will they get access into and out of the Festival? The citizens should be the main concern. He asked Kathy Parker from the Renaissance Festival how she accounts for parking spaces available. Kathy Parker stated they will be using a clicker this year. Mike Deem, Township Planner, stated that had they done the requested Parking Study, this would provide all the answers to everyone's questions, as to how many cars can adequately fit, terrain/road conditions, population at Festival vs. needed parking spaces...etc.

Commissioner Mooney stated that they are asking for 3,896 additional parking spots to be added, but noted that they are installing a cell tower, which will also take up additional parking spots. The Renaissance Festival has a contract with Mt. Holly, to provide bus services for parking overflow. He is wondering if they are over projecting parking spaces vs. amount of people. He is concerned about MDOT issues, as Kathy Parker from the Renaissance Festival stated they could direct all traffic to enter/exit from 1 exit off of I-75, either Dixie Hwy or Grange Hall Rd. Commissioner Mooney stated there are no traffic lights near the Dixie Hwy exit in Grand Blanc, therefore you'd be blocking traffic into and out of the Captain's Club and the shopping center.

Commissioner Engelberg stated that the items requested to be updated on the Site Plan Review for the Renaissance Festival still have not been taken care of, and it would be irresponsible of the Board to approve the Special Land Use Permit.

Commissioner Alrey stated that there has not been enough information submitted from the Renaissance Festival, and their check lists are incomplete; therefore he does not feel comfortable approving the Special Land Use Permit.

Commissioner Steckley stated there has not been enough information submitted from the Renaissance Festival, and their check lists have not been completed as requested; therefore she cannot approve the Special Land Use Permit. She asked Kathy Parker from the Renaissance Festival if

the Soil Erosion study that was requested had been completed; Kathy stated - No it had not.

Chairman Gurski asked Kathy Parker from the Renaissance Festival if any items had been checked off the list since their last contact on 6/1/16. Mike Deem, the Township Planner, stated they had not received any information that items had been taken care of from the check list.

Motion made Not to approve a Special Land Use Permit Amendment Application by the Michigan Renaissance Festival to operate a Festival on parcel number 01-12-476-002, 01-12-401-003 in an AGRE Zoning District. The Township Planners have recommended to not approve this request, due to the lack of information received from the Renaissance Festival which was requested to be addressed and supposed to be returned to the Planners and Commission for approval.

- **Commissioner Engelberg made a motion to Not approve a Special Land Use Permit Amendment Application by the Michigan Renaissance Festival to operate a Festival on parcel number 01-12-476-002, 01-12-401-003 in an AGRE Zoning District. Motion supported by Commissioner Cornwell. A roll call vote was taken; All present voted yes. The motion carried by a 6/0 vote.**

## 2. Ordinance Proposals

This includes the Woodlands Protection and Updating sign Ordinance to include Clear Cutting information. Regarding the Sign Amendment Ordinance, can the Township Planner take a look at this information? Mike Deem, the Township Planner stated that lots of input can be involved. The Associate Planner would do the first review at a cheaper cost. Regarding the Woodlands Ordinance, he can get into the information and provide a lower cost version without any extras, such as mapping, trees...etc. Commissioner Alrey stated he is concerned with adding money to the Township Planners contract for this.

Chairman Gurski stated that the Commission would give direction to the Planners on what information they would like to see included. Commissioner Mooney stated that they need to consider what the residents want, and that more money might need to be spent to find this out. In addition, we need to make the changes the Supreme Court has required. Commissioner Cornwell stated that there are more pressing issues they should look at instead of this ordinance, which require spending money.

Motion made to postpone the Tree Cutting Ordinance and Sign Amendments until further discussion is had at the next meeting in August.

- **Commissioner Cornwell made a motion to postpone the Ordinance proposal for Tree Cutting and Sign Amendments until the August meeting. Motion supported by Commissioner Steckley. A voice vote was taken; All present voted yes. The motion carried by a 6/0 vote.**

**Public Comment:** Mrs. Charlie Gross, 6499 Lahring Rd, addressed the Commission regarding

Emergency Services being able to gain access through the Renaissance Festival traffic.

A public group discussion was had regarding how to move forward with the parking plan, how this plan will be implemented or enforced, how to make sure the Renaissance Festival complies with the requested demands, how Holly will maintain the “Up North in Oakland County” feel with the tree cutting ordinances.

### **Reports:**

Chairman Gurski stated that he is checking into Grant proposals for Holly Township, to see if there is any money available to assist with any trails projects. Approximately \$8,000 is available, he is looking into how to secure these funds.

Commissioner Alrey reported that there is a Heritage conference on Dixie Highway, which includes a historical presentation, that citizens are encouraged to attend.

Commissioner Mooney stated he only had a question – Is there any way to follow up with the Township on the Renaissance Festivals progress? Clerk Winchester stated that they would definitely follow up in the next round of their review.

### **Adjournment**

Chairman Gurski, hearing no other business; adjourned the meeting at 9:15 pm.

---

Courtney Bird  
Recording Secretary