

Holly Township
Planning Commission – Regular Virtual Meeting
Minutes of June 2, 2020

Call to Order: Commissioner Mazich called the regular meeting of the Holly Township Planning Commission to order at 6:40 p.m. At the Karl Richter Community Center, Holly Area Schools Board Room, 920 E. Baird St, Holly Michigan.

Pledge of Allegiance

Roll Call:

Members Present:

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

Others Present:

Karin Winchester, Zoning Administrator
Julie Connochie, Township Planner

Agenda Approval:

- **Commissioner Kernen made a motion to approve the agenda as presented. Commissioner McCanney supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Public Comment: on agenda items only

Mary Andrews, 1 E. Laneden- addressed the board regarding the Agritourism Ordinance.

Public Hearing:

- **Commissioner Kernen made a motion to open the Public Hearing at 6:46pm. Commissioner Mitchell supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Mike Andrews, 1 E. Laneden- addressed the board. Mr. Andrews is concerned with the affect of the Agritourism Ordinance on private roads, stating that this ordinance could prove to be a burden for private road landowners and the overuse of private roads. Mr. Andrews suggested approval for public roads and not private roads.

- **Commissioner Mazich made a motion to close the Public Hearing at 6:49pm. Commissioner Mitchell supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Minutes:

The Commissioners discussed a necessary change to the May minutes to reflect the meeting was held virtually.

- **Commissioner Mitchell made a motion to approve the minutes from May 5th, 2020 as amended to show as a virtual meeting. Commissioner Kerton supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Old Business: None.

New Business:

1. Seasonal Sales Application – Charlie Lamont at Fish Lake and Grange Hall Rd.

The Holly Township Planner explained to the Commission that Charles LaMont is requesting a one-year permit (365 days); currently the Seasonal Sales Ordinance allows 150 days per calendar year. Mr. LaMont does intend this to be a permanent location and intends to present a site plan for approval, in the meantime he is requesting a one-year permit to allow his site plan to be compiled. The Planner discussed the preliminary plan with the Commission, it is the opinion of the Planner that all criteria have been met. The parcel has two points of ingress and egress allowing for smooth traffic flow and the use is within character of the Township and ordinance. Julie Connochie, the Holly Township Planner recommended approval by the Commission.

Charlie LaMont from LaMont Farms, addressed the Commission stating that his engineers are currently working on a permanent site plan that will address parking, traffic flow, flood plains and any other concerns.

- **Commissioner Kerton made a motion to approve the 365 day permit as presented. Commissioner Kernan supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

2. Proposed Code of Ordinance Amendment to Chapter 32 Zoning, Section 32-6 Definitions and Chapter 32 Zoning, Article Iv Supplementary Regulations, Add Section 32-168 Agritourism.

Julie Connochie, the Holly Township Planner, explained to the Commissioners that the attorney had concerns with the ordinance as it had been presented to her and made some changes; clarifying definitions so there was no ambiguity, created separate tables for use.

The Commissioners discussed the possible need for private road enforcement and whom can access a private road. The Planner stated they may want to insert special use standards and request a requirement to access from a public road, not a private road. Currently, Holly Township does not provide enforcement of private road agreements. The Planner stated that the goal of zoning ordinances is to strike balance, focusing on public health and safety while protecting property rights. The Planner recommended approval of the ordinance and to forward to the Board of Trustees for approval with the amendment for requirement to access from public roads.

- **Commissioner Mitchell made a motion to approve recommendation of the Proposed Code of Ordinance Amendment to Chapter 32 Zoning, Section 32-6 Definitions and Chapter 32 Zoning, Article Iv Supplementary Regulations, Add Section 32-168 Agritourism with additional requirements for all uses to front or access from a public road. Commissioner Kerton supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Reports: none.

Public Comment:

Matt Kernan, 5286 E. Holly Rd- addressed the Board.

Adjournment

Chairman Mazich, hearing no other business; adjourned the meeting at 7:49 pm.

Amy Hillman
Recording Secretary