

HOLLY TOWNSHIP
PLANNING COMMISSION
Minutes of October 6, 2020 6:30 PM
Virtual Meeting

Call to Order: Vice Chairman Mitchell called the regular meeting of the Holly Township Planning Commission to order at 6:30 p.m. on via Electronic Zoom Meeting.

Pledge of Allegiance

Roll Call:

Members Present:

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

Others Present:

Karin Winchester, Zoning Administrator
Julie Connochie, Township Planner

Members Absent:

Pam Mazich, Commissioner

- **Commissioner Kerton made a motion to excuse Commissioner Pam Mazich from the meeting. Commissioner Fletcher supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Agenda Approval:

- **Commissioner Kerton made a motion to approve the agenda as presented. Commissioner Fletcher supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Public Comment: on agenda items only

None.

Commissioner Lloyd Kernen joined at 6:33 pm.

PUBLIC HEARING: Lon and Melody Marshall Rezoning Application to Rezone from AGRE (Minimum Lot Size 5 Acres) to Rural Estate (Minimum Lot Size 2.5 Acres) for 13205 Oyster Lake Rd., Holly MI 48442, Parcel ID # I 01-18-100-029.

- **Commissioner Kerton made a motion to open the public hearing. Commissioner Kernan supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

None appearing.

- **Commissioner Fletcher made a motion to close the public hearing. Commissioner Kernan supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Minutes:

- **Commissioner Kerton made a motion to approve the minutes from September 3, 2020 as presented. Commissioner Fletcher supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Old Business: None.

New Business:

- 1. Lon and Melody Marshall Rezoning Application to Rezone from AGRE (Minimum Lot Size 5 Acres) to Rural Estate (Minimum Lot Size 2.5 Acres) for 13205 Oyster Lake Rd., Holly MI 48442, Parcel ID # I 01-18-100-029.**

The Holly Township Planner, Julie Connochie, addressed the Commission regarding the rezoning request changing from AGRE to RE; currently the parcel for the single-family home is non-conforming for its AGRE zoning. Allowing for the rezoning will bring the homestead parcel into compliance with the Zoning Ordinances for Holly Township, the area in question is intended for single-family residential. Ms. Connochie informed the Commissioners that the rezoning request is consistent with the Master Plan and the Land Use map for Holly Township, however, it will not fully comply with zoning standards due to lot width requirements but rezoning will bring it into further compliance. Based on these factors, the Holly township Planner does recommend approval for the rezoning request.

Lon and Melody Marshall addressed the Commissioners explaining the history of the lot split to build a home for his or her parents, the land has since been repurchased with the intent to split into different parcels to allow access to the creek. The rezoning request is the first step in the land split process.

Further discussion was had among the Commissioners and the applicants regarding the lot split and administrative process.

- **Commissioner Kerton made a motion to recommend approval of the Lon and Melody Marshall Rezoning Application to Rezone from AGRE (Minimum Lot Size 5 Acres) to Rural Estate (Minimum Lot Size 2.5 Acres) for 13205 Oyster Lake Rd., Holly MI 48442, Parcel ID # I 01-18-100-029 at the September 2020 Board of Trustees meeting. Commissioner Kernan supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Reports:

Ray Kerton reported to the Commission that North Holly was almost open and there would be a ribbon cutting for the road on October 15, 2020.

Public Comment: none.

Adjournment

Vice Chairman Mitchell, hearing no other business; adjourned the meeting at 6:53 pm.

Amy Hillman
Recording Secretary