

HOLLY TOWNSHIP  
PLANNING COMMISSION  
Minutes of November 12, 2020 6:30 PM  
Virtual Meeting

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**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:**

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

**Others Present:**

Karin Winchester, Zoning Administrator  
Julie Connochie, Township Planner

**Members Absent:**

Mike McCanney, Commissioner

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

**Agenda Approval:**

- **Commissioner Kernen made a motion to approve the agenda as presented. Commissioner Mitchell 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.

**Minutes:**

- **Commissioner Mitchell made a motion to approve the minutes from October 6, 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.**

**Communications:** Letter dated September 25, 2020 from Beckett & Rader re: Draft Grand Blanc Master Plan.

**Old Business:** None.

**New Business:**

**1. Draft Grand Blanc Master Plan.**

The Holly Township Planner, Julie Connochie, addressed the Commission regarding the rezoning request the ability of surrounding municipalities to comment on a Master Plan; this is why the Planning Commission has been provided with the Grand Blanc Township Master Plan. The Planner has provided the Planning Commission with a short list of possible comments that the Commission may like to make. Being that the Townships are neighbors there are shared concerns like preserving rural character and protection of natural resources; open space and shared goals for the borders are of utmost importance. Outside of the natural aspects, Holly and Grand Blanc also share a industrial and commercial growth areas on both Dixie Hwy and North Holly Rd, allowing for expanding shared opportunities in medical, R&D and high tech economic development.

Commissioner Mitchell noted that Grand Blanc Township has a large amount of water infrastructure that Holly does not have and may be a shared opportunity in the future. Commissioner Mazich stated that it seems that there will be more of an avenue to work with neighboring municipalities at the Holly Township borders when considering development. The Planning Commission continued conversation regarding shared services and development along the Grand Blanc and Holly Township border. The Planner informed the Commissioners that the Master Plan for Holly Township will be coming sooner for 2021.

- **Commissioner Kerton made a motion to approve the letter submitted for Grand Blanc Township. Commissioner Mitchell supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

**2. Master Plan Refresher.**

Julie Connochie addressed the Planning Commissioners regarding the new board members and need to revisit what is in the Master Plan before going into planning for 2021. The Planner presented the legal aspects and the technical side of what a Master Plan is and what the Planning Commissioner may want to see in the next year. The Planner spoke on land use, zoning ordinance and Master Planning. The Planner identified some ideas to preserve the long-term vision for Holly Township. The Planner also presented new options and recommendations for zoning districts and zoning classifications; opportunities for more residential and commercial areas while protecting the rural nature. Julie presented some possible goals for the coming year including the technical review of the Zoning Ordinance.

Commissioner Kernen stated he would like to revisit the connectivity and trail system. The Commissioner did address the concern in engaging the public during a pandemic as is necessary for the development of a Master Plan. Commissioner Mazich did encourage her fellow Commissioners to tour the Township and review the Master Plan and Code of Ordinances prior to Master Planning sessions. The Planner reminded the Commissioners that the Board of Trustees will also be involved in the this process and will have their own ideas to offer.

**Reports:**

Commissioner Kernen addressed the Commission regarding the dust cause by the

**Public Comment:**

**Derek Burton, Fish Lake Rd**-addressed the Commissioners.

**Adjournment**

Chairman Mazich, hearing no other business; adjourned the meeting at 7:29 pm.

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Amy Hillman  
Recording Secretary