

HOLLY TOWNSHIP
PLANNING COMMISSION
Minutes of September 7, 2021, 6:30 PM
Holly Area School Board Room - KRCC Community Center
920 E. Baird St., Holly, MI 48442

Call to Order: Chairwoman Mazich called the regular meeting of the Holly Township Planning Commission to order at 6:36 PM

Pledge of Allegiance

Roll Call:

Members Present:

Pam Mazich, Commissioner
Lloyd Kernen, Commissioner
Ray Kerton, Commissioner
Glen Mitchell, Commissioner
Kelly Fletcher, Commissioner
Mike McCanney, Commissioner
Derek Burton, Commissioner

Others Present:

Jamie Gorenflo, McKenna Planner
Karin Winchester, Township Clerk

Agenda Approval:

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

Public Comment: On Agenda Items Only.

None

Public Hearing: Shannon Precision Fasteners, LLC. (Edwin Lumm) to operate a Manufacturing Plant on Parcel Number 01-01-301-054 in an L-1: Limited Industrial Zoning District.

- **Commissioner Mitchell made a motion to open the public hearing. Commissioner Burton supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Lila Ball, didn't provide an address, wanted to confirm that her son's letter had been received by the commissioners. Commissioner Mazich confirmed that the letter had been received by the commissioners and a copy had been included in their packet.

- **Commissioner Mitchell made a motion to close the public hearing. Commissioner Burton supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Minutes:

Correction to meeting minutes from July 6, 2021, Kerton's vote was no

- **Commissioner Mitchell made a motion to approve the minutes from July 6, 2021 with corrections. Commissioner Kerton supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Communications: None.

Old Business: None.

New Business:

- 1. Shannon Precision Fasteners, LLC. (Edwin Lumm) Special Land Use Application to operate a Manufacturing Plant on Parcel Number 01-01-301-054 in an L-1: Limited Industrial Zoning District.**

Comments

Kevin Johnson - representative for the owner made a presentation, 285 N. Alloy Dr., Fenton, MI 48430 - long term project, moving into Phase II of project started in 2018. Have worked in conjunction with Township prior to the purchase of the property and the development of it since that time.

Jamie Gorenflo - McKenna Planner - presentation - reviewed the report included in the Commissioner's agenda packet dated August 3, 2021. Planner's report supports the approval of the Special Land Use application.

Mazich - Stated that she had driven to the property, noted the homes in the area on Belford Rd. Appreciated their desire to keep the space green over berms or walls being built. Asked why the facility is so close to the road. Kevin responded that if they had pushed to the back of the property then it would have likely been clear cut, also mentioned the utilities needing to be brought to the property. Mazich noted the facility is nice, clean and well maintained. What is the status of the permits? Kevin, some have been issued. Have you done the review with the Fire Chief? Kevin, yes.

McCanney - Questions about last time Master Plan was reviewed to confirm that the project falls in line with previous changes. Noted that the project is appropriate for that space, and no previous zoning changes were made with the last update in 2016. Addressed residential area, trees and amount of light casted off from the building and project as a whole.

Mitchell - Wanted to know if the company planned to stay in the community long term. Owner stated yes. Noted that the first phase of the project had been successful, and that the owner was easy to work with.

Fletcher - Is the building open 24 hours? Owner responded, yes, but the third shift is for maintenance only, not currently a production shift.

Burton - Is the lighting plan and fixtures the same as the previous project. Kevin: Yes.

- **Commissioner Kernen moved to approve the Special Land Use Application to operate a Manufacturing Plant on Parcel Number 01-01-301-054 in an L-1: Limited Industrial Zoning District. Commissioner Mitchell supported. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

2. Shannon Precision Fasteners, LLC. (Edwin Lumm) Site Plan Application for Manufacturing Plant on Parcel Number 01-01-301-054 in an L-1: Limited Industrial Zoning District.

Comments:

James Gorenflo - McKenna Planner - presentation - reviewed the report included in the Commissioner's agenda packet dated August 3, 2021. Considerable time was spent discussing the trees and vegetation, the lighting, and the parking lots. Planner's report supports the approval of the Site Plan Application conditional on the recommendations 1. Special Land Use, 2. Revisions to Landscaping Plans, 3. Provision for pedestrian pathway and 4. Review and approval from other departments.

Burton - Question re: pedestrian pathway, and if it is intended to be a long term goal

Kernen - Question re: secondary drive for emergency. Kevin noted that all season stone drive installed would be preferred to asphalt.

Mazich - Design and the corridor, and long term development of the area. Kevin - LEED certified materials. Building will be approximately the same size as the current building. Request of a final landscaping plan to the board after the walk through with the Township and Planners.

Mitchell - Supports landscaping either by removing and replacing or maintaining existing. Reminded the Commissioners of the tree ordinance. Sidewalk installed at a later date, but needing to be on the plans. James - noted that it can be part of the future plans, and a future requirement for the owner to install.

McCanney - Preference for landscaping

Commissioner Mitchell moved to approve the Site Plan Application for Manufacturing Plant on Parcel Number 01-01-301-054 in an L-1: Limited Industrial Zoning District with the conditions that the second driveway installation as an all seasons drive be approved by the fire authority, township planner with township staff and officials to approve the landscaping plan and other site plan adjustments

Friendly amendment to the motion made by Mazich.

- **Commissioner Mitchell moved to approve the Site Plan Application for Manufacturing Plant on Parcel Number 01-01-301-054 in an L-1: Limited Industrial Zoning District contingent on the concerns outlined by the Fire Department, Planners, and Engineers Reports be addressed and added to the Final Site Plan Submission. Commissioner Kerton supported. A roll call vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Reports: Burton - update regarding the rezoning decision made at the last Planning Meeting was upheld by the Township Board.

Public Comment: None

Adjournment:

- **Commissioner Mitchell made a motion to adjourn the meeting. Commissioner Mazich supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote. 8:20 pm.**

Karin S. Winchester, Clerk