

HOLLY TOWNSHIP
PROPOSED AGENDA
PLANNING COMMISSION
July 5, 2022 6:30 PM

Holly Area Schools Board Room – Karl Richter Community Center
920 E. Baird St., Holly, Michigan 48442

CALL TO ORDER

ROLL CALL: P. Mazich R. Kerton L. Kernen G. Mitchell
D. Burton M. McCanney Kelly Fletcher

AGENDA APPROVAL

PUBLIC COMMENT – For Items on the Agenda Only.

PUBLIC HEARINGS: Rapid Holding Company LLC. (Mike Cloutier) application for Special Land Use to place a Mural Sign for the Mason Jar BBQ Structure located at 3064 Grange Hall Rd. Holly, MI 48442, Parcel Number 01-28-301-012 in the C-2: General Commercial Zoning District.

APPROVAL OF MINUTES – June 7, 2022.

COMMUNICATIONS: None.

OLD BUSINESS:

1. Riverside Village Conceptual Plan for Planning Commission Review and Comment.

NEW BUSINESS:

1. Rapid Holding Company LLC. (Mike Cloutier) application for a special land use to place a Mural Sign for the Mason Jar BBQ Structure located at 3064 Grange Hall Rd. Holly, MI 48442, Parcel Number 01-28-301-012 in the C-2: General Commercial Zoning District.

REPORTS

PUBLIC COMMENT

ADJOURNMENT

NEXT REGULAR MEETING: TUESDAY: August 16, 2022 at 6:30 p.m.

**NOTICE
HOLLY TOWNSHIP RESIDENTS**

NOTICE IS HEREBY GIVEN, that the Holly Township Planning Commission will hold a public hearing on:

DATE: JULY 5, 2022
TIME: 6:30 PM or as soon as possible thereafter.
PLACE: KARL RICHTER COMMUNITY CENTER
HOLLY AREA SCHOOLS BOARD ROOM
920 E. BAIRD ST.
HOLLY, MI 48442
PHONE: 248-634-9331 Ext. 301

The purpose of the public hearing is to consider a Special Land Use Permit by the following applicant:

Rapid Holding Company LLC. (Mike Cloutier) application for Special Land Use to place a Mural Sign for the Mason Jar BBQ Structure located at 3064 Grange Hall Rd. Holly, MI 48442, Parcel Number 01-28-301-012 in the C-2: General Commercial Zoning District.

Any person having interest is encouraged to attend the hearing or comment by letter to the Holly Township Zoning Administrator, 102 Civic Drive, Holly, MI 48442.

A copy of the Special Use application and plans may be reviewed at the Clerk's office at the Holly Township Hall 102 Civic Dr. Holly MI 48442 during regular business hours Monday, Tuesday and Thursday, 8:30 a.m. to 4:30 p.m. and Wednesday 8:30 to 6:00 p.m. except holidays.

Handicap persons needing assistance to attend or participate in this hearing are asked to contact the Township Clerk at 248-634-9331 Ext. 301 or by writing to the above-mentioned address at least 5 business days prior to the meeting.

Karin S. Winchester, Clerk/Zoning Administrator

HOLLY TOWNSHIP
PLANNING COMMISSION
Minutes of June 7, 2022, 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 6:33 PM

Pledge of Allegiance

Roll Call:

Members Present:

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

Others Present:

John Jackson, McKenna Planner
Karin Winchester, Township Clerk

Members Absent:

Derek Burton, Commissioner – arrived later

- **Commissioner Mitchell made a motion to excuse Commissioner Burton. 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 Mazich made a motion to approve the agenda as amended. Commissioner McCanney supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Public Comment: None.

Public Hearing: Charles LaMont (LaMont Farms) to operate a Farmers Market/Nursery on Parcel Number 01-28-301-012 in a C-2: General Commercial Zoning District (NE Corner of Fish Lake and Grange Hall Rd.).

- **Commissioner Kernen made a motion to open the public hearing (6:35 pm). Commissioner Mitchell supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

No Public Comment.

- **Commissioner Mitchell made a motion to close the public hearing (6:37 pm). Commissioner Kernen supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Minutes:

- **Commissioner Mitchell made a motion to approve the minutes from May 3, 2022 as amended. Commissioner Kerton 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: None. LaMont Farm Market Site Plan placed under new business.

New Business:

1. **Special Land Use Application - Charles LaMont (LaMont Farms) to operate a Farmers Market/Nursery on Parcel ID Number 01-28-301-012 in a C-2: General Commercial Zoning District (NE Corner of Fish Lake and Grange Hall Rd.).**

- **Commissioner McCanney made a motion to approve Special Land Use Application - Charles LaMont to operate a Farmers Market/Nursery on Parcel Number 01-28-301-012 in a C-2: General Commercial Zoning District subject to Site Plan Approval and any other issues during site plan approval. Commissioner Kerton supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

2. **LaMont Farm Market Site Plan Application.**

- **Commissioner Mazich made a motion to approve Special Land Use Site Plan for LaMont Farms Parcel ID number 01-28-301-012 based on the reviews of planner, engineer and fire department and meeting all ordinances and all permits being pulled. Commissioner Mitchell supported the motion. A roll call vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

3. **Planner Presentation – Special Land Uses and PUD's.**

The Township Planner, John Jackson presented a slide presentation on the options provided for in the townships zoning ordinance regarding Special Land Uses and PRD's. He answered questions from the planning commission.

4. **Riverside Village Conceptual Plan for Planning Commission Review and Comment.**

Jim Eppink, Planner for Silverman Co. gave a presentation and provided the history of the past special land use approval for Riverside Village which was called Riverside Commons when it was approved. It has since expired due to the economic downturn in 2008. They are requesting approval for plans like what was previously approved which they feel are compliant with the master plan. Clerk Winchester clarified that it was compliant with the master plan at that time it was approved but is not compliant with the 2016 Master Plan that is in effect now. The Planning Commission and North Oakland County Fire Authority expressed their concerns about

the plan as presented. He said he would make revisions for the planning commission to review at their next meeting.

Reports: Clerk Winchester reported that the Michigan Renaissance Festival will be on their August Agenda and a Mural Sign Application on the July Agenda for Mason Jar BBQ.

Public Comment:

Martin Andreski, 2105 Middle Ridge, addressed the commission.

Shelby Shirole, 3829 Sloan, addressed the commission.

Adjournment:

- **Commissioner Mazich made a motion to adjourn the meeting at 8:40 pm. Commissioner Kernen supported the motion. A voice vote was taken, all those present voted yes; the motion was carried by a 7/0 vote (Commissioner Burton was present).**

Karin S. Winchester, Clerk



**J EPPINK
PARTNERS INC**

Traditional Town Planning
Landscape Architecture

9336 Sashabaw Road
Clarkston, MI 48348
248 922 0789 - t
248 922 0415 - f

RECEIVED

JUN 29 2022

HOLLY TOWNSHIP

June 28, 2022

Ms. Karin Winchester
Holly Township Planning Department
102 Civic Drive
Holly, Michigan 48442

RE: SILVERMAN COMPANIES, LLC
Riverside Village - Informational Update
Proposed Special Land Use &
Mixed-Use Site Plan

Dear Ms. Winchester:

Attached please find an updated Site Plan for *Riverside Village*, a mixed-use neighborhood proposed to be located at Grange Hall Road and Riverside Drive in Holly Township. We appreciate the opportunity to be placed on the upcoming Planning Commission agenda as an 'informational update' and look forward to sharing additional information and updates that have recently been made to the site plan.

Several updates have been made because of the comments received from the Planning Commission, the Deputy Fire Chief, McKenna Associates, the Planning Department, and Holly Township residents. We'll review the updates in detail at the meeting and will be prepared to answer all questions, but as a highlight the following modifications have been made:

1. Residential home sites in Phase 1 have been enlarged to 55' wide so that a 10' + 10' side yard setback can be provided
2. The overall residential density within Riverside Village has been reduced to its minimum (33 residences have been removed or an 8.5% reduction in overall density from the former plan)
3. Phase 1 has been reduced by 17 homes. 128 single family homes are proposed (formally 145 Phase 1 single homes were proposed)
4. Phase 2, which will be adjacent to the existing Riverside homes, remains consistent, meeting the standards of the existing homes
5. Phase 3 has been reduced by one for-lease multi-family building (-16 residences). 208 multi-family residences are proposed (formally 224 multi-family residences were proposed)
6. Phase 3 has been redesigned to provide improved circulation patterns for traffic, parking, fire, & safety. The modified design also provides areas for snow deposit and maintenance. A large park has been added within Phase 3, as well as the

addition of a direct connection to phase 1 with a shared park at the connection point.

7. Additional updates and studies are being completed and will be submitted prior to the August public hearing, including an updated traffic study, an updated water flow study, an updated preliminary utility layout including fire hydrants placed at both sides of the multi-family buildings, discussions with Holly Schools, and confirmation of sanitary capacity with the Village of Holly.

Riverside Village aligns with the goals, objectives, and design criteria of the Rural Town Center district within the Township's Master Plan. The district calls for "a designation of small-lot, higher-density residential, affordable residential, and mixed-use residential / commercial". In addition to the mix of residential choices and retail at Grange Hall Road, several additional parks, community gardens, a playground, walking trails and sidewalks have been added to the site plan, ensuring that every small 'neighborhood with the neighborhood' will enjoy community space, preserved woodlots, trails, and connections throughout the neighborhood. Patterson Elementary School will be a short walk from the homes and retail offerings at Grange Hall Road will be accessed from the robust sidewalk system.

Riverside Village is designed to be interconnected with a porous network of streets, sidewalks, and trails. The residential phases are grouped into neighborhoods but are not segmented or parceled off from each other. Every home will be within close proximity of an open space, community park, or trail which will foster walkability, close neighborhood relationships, outdoor activities, and the spirit of Holly Township.

We are committed to working closely with you to build the best new neighborhood in northern Oakland County. We appreciate the chance to meet with the Planning Commission in July and look forward to setting a public hearing for August to continue the planning process.

Thank you. Please let me know if additional information is needed prior to the Planning Commission meeting.

Sincerely,

A handwritten signature in black ink, reading "Jim Eppink". The signature is written in a cursive, flowing style with a large initial "J".

RECEIVED

JUN 07 2022

HOLLY TOWNSHIP

HOLLY TOWNSHIP

102 Civic Drive • Holly, Michigan 48442 • Phone (248) 6349331 • Fax (248) 634-5482

APPLICATION FOR SPECIAL LAND USE**Instructions to Applicant:**

Answer each question completely. Please read the additional instructions provided for this application. Incomplete submittals will not be processed.

For Township Use Only:

Date Received: _____
File No.: _____
Administrative Fee Paid: _____
Escrow Fee Paid: _____

1) Applicant Information:

Name: RAPID HOLDING COMPANY LLC
Address: 3064 GRANGE HALL RD
City: HOLLY State: MI Zip: 48442
Phone: (Home) 248 245 6384 (Office) 800 826 3924 (Fax) _____
Interest: OWNERS OF TRAILER

2) All Parties of Interest (Title Holder, Contract Purchaser, Partners):

Name: LETISHA HUGHES, MICHAEL CLOUTIER, BUILDING OWNER
Address: 3064 GRANGE HALL RD
City: HOLLY State: MI Zip: 48442
Phone: (Home) 305 924 8128 (Office) _____ (Fax) _____
Interest: OWNERS OF MASON JAR BBQ

(If the applicant/petitioner is not the owner of record, a notarized letter of authority or Power of Attorney must be included as part of this application)

3) General Property Information and Description:

General Location: 3064 GRANGE HALL RD
Acreage: _____
Sidwell Number: 01-28-302-002

(Attach metes and bounds description where applicable)

Site Plan Application
Submitted:

Yes _____ No X

4) Zoning:

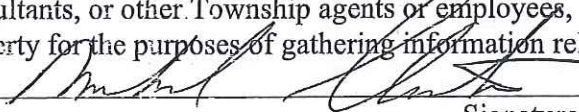
Current Zoning: C-2

5) Special Land Use Requested:

MURAL

6) Signature:

I, the undersigned, state that the foregoing answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I hereby grant permission for members of the Township Board of Trustees, Township Planning Commission and the Township's Zoning Administrator, Township consultants, or other Township agents or employees, to enter the above described property for the purposes of gathering information related to this application.

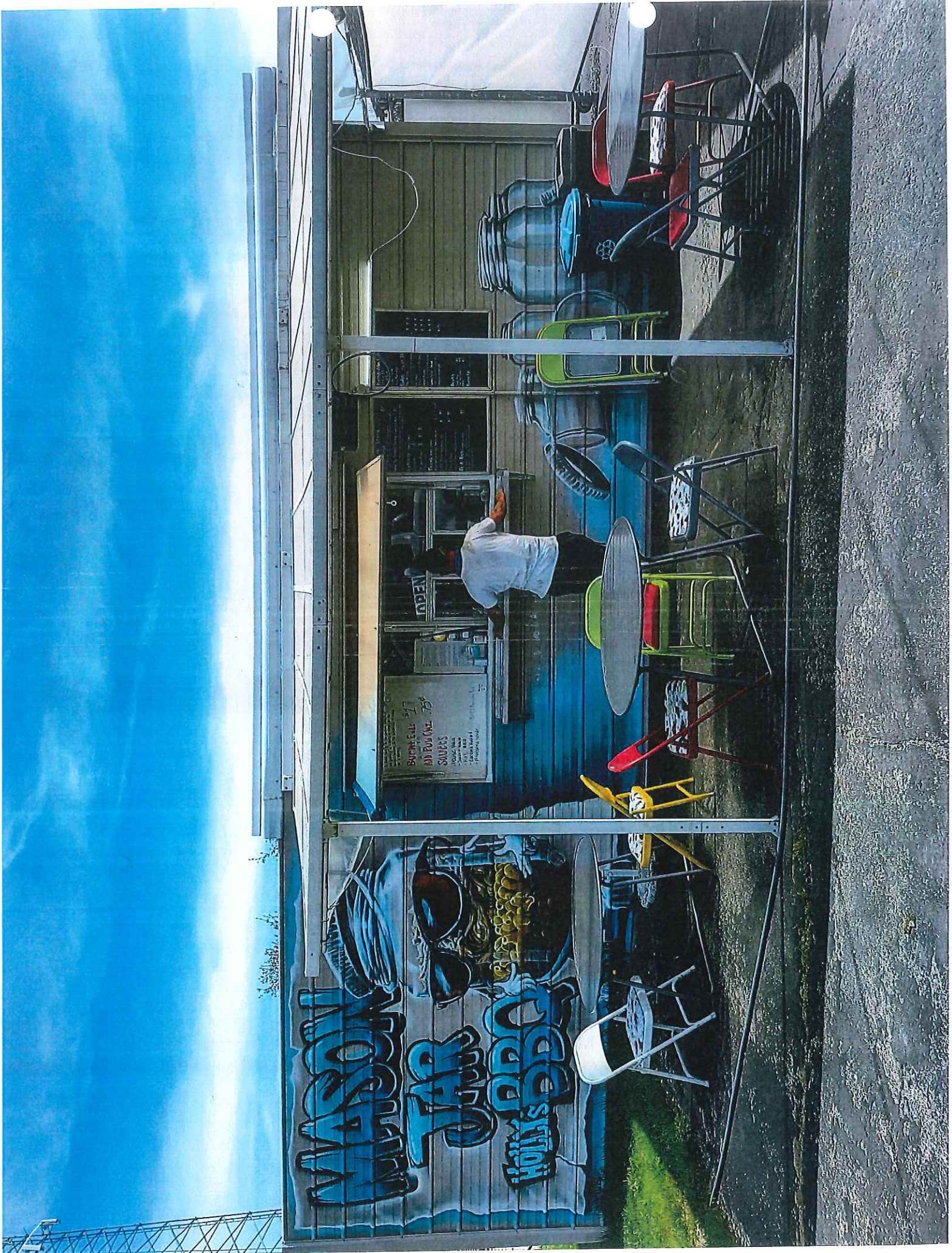


Signature of Applicant

6.7.22
Date

Instructions to Applicant:

- 1) All applications must be accompanied by a site plan prepared in accordance with Chapter 32 Article 2 of the Holly Township Code of Ordinances.
- 2) For a special use application to be considered, fourteen (14) copies of the application, site plan and legal description must be submitted four (4) weeks prior to a regularly scheduled Planning Commission meeting.
- 3) Applications must be submitted with the application fees as set by resolution "Res 2008-02".
- 4) The Township Planning Commission will review the proposed use in terms of the standards stated within Chapter 32 Article 2. The applicant may provide a narrative describing the conformance of the proposed special use to the Holly Township Code of Ordinances, particularly in response to the Basis of Determinations set forth in Section 32-33(c).
- 5) Discussions with the Township Planner as it concerns the proposed special land use and its conformity with the Township Master Land Use Plan, are suggested prior to submitting a formal petition to the Planning Commission.





picture for mason jar bbq mural

Michael Cloutier <rapid248@gmail.com>

Wed 4/27/2022 4:20 PM

To: Karin Winchester <clerk@hollytownship.org>

📎 1 attachments (4 MB)

IMG_20220427_161055788_HDR.jpg;


Hello attached is the picture for the Mural.
The size is 10ft long by 7 ft high.
Thank you

32-388 OF SIGN ORDINANCE

signs and other internally illuminated signs shall be equipped with a photocell and automatic dimmer, and a cut sheet for the sign must be submitted to the township at the time of permit application showing compliance with these requirements.

- (e) *Off-premises directional signs.* Off-premises directional signs directing vehicular traffic may be permitted in all districts subject to the review of the zoning administrator and the following standards:

- (1) No more than two signs per use shall be permitted.
- (2) The size of an off-premises directional sign shall not exceed eight square feet in size.
- (3) The height of an off-premises directional sign shall be no less than three feet nor exceed six feet. However, a greater height may be permitted at the discretion of the zoning administrator to accommodate vehicular visibility to avoid obstruction to visibility.
- (4) Illumination shall not be permitted.
- (5) Proof shall be supplied by the applicant that all appropriate standards of the Road Commission for Oakland County are met. Permission of the property owner where the proposed sign is to be located must be provided.

-  (f) *Mural sign.* When a mural or graphic includes identification of an establishment or specific services, goods or products, or a representation of the types of services, goods or products provided on the site, the mural area will count towards the total permitted wall sign area. Murals are subject to special land use approval based upon a recommendation from the planning commission and the following standards:

- (1) No mural may be placed on any building or structure that includes nonconforming signs.
- (2) Only one wall, facade, or surface of a building or structure may be used for a mural.
- (3) A wall, facade, or surface that is used for a mural pertaining to the business on which it is located shall be counted as one sign. A mural will count towards the total wall signage allowed for the business; however, the planning commission in its sole discretion may permit murals of larger size. Larger murals shall be permitted when determined to demonstrate at least one of the following:
 - a. Accentuates the historic features of the building.
 - b. Masks an unattractive building facade.
 - c. Creates an aesthetically pleasing amenity.
 - d. Superior in aesthetics to an attached wall sign.
- (4) The owner of record of the building or structure on which the proposed mural is to be placed shall, in writing, consent to the placement of said mural on the property, and shall agree to restore the wall, facade or surface upon which the mural is placed to its prior existing

condition if and at such time the mural is not maintained by the applicant. The permit application shall include a statement detailing the applicant's plans for the maintenance of the mural.

(5) In the review of a special land use the planning commission shall grant approval only if the following criteria are met:

- a. The placing of the proposed mural at the location selected by the applicant would not constitute a significant traffic safety hazard.
- b. Neither the mural, nor the placement of the mural, would endanger the public health, safety, or general welfare.
- c. Neither the mural, nor the placement of the mural, would be injurious to the use and enjoyment of other property in the immediate vicinity of the proposed location.

(Ord. No. 50, § 9.7, 11-17-1992; Ord. of 7-27-2004, § II; Ord. of 1-16-2007(4), § 1; Ord. of 7-22-2008(2), § 1; Ord. of 9-19-2018(1), § 1)



MCKENNA

June 28, 2022

Planning Commission
Holly Township
102 Civic Drive
Holly, MI 48442

Subject: Mason Jar BBQ Mural Sign – Special Use Review #1
Location: 3064 Grange Hall Road, Holly, MI
Zoning: C-2 General Commercial

We have reviewed the Special Land Use Application materials, dated June 7, 2022, for the continued use of their mural “sign” that is painted across the front of their establishment. A mural is listed in the Zoning Code as a “miscellaneous permitted sign” under the sign ordinance but requires a Special Land Use approval from the Planning Commission because of its unique nature.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

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STANDARDS FOR SIGNS

Intent of Section 32-381. Signs:

The sign regulations in this article are intended to balance the public and private interests. The purpose of this article is to promote a safe, well-maintained, vibrant, and attractive community while accommodating the need for signs to inform, direct, identify, advertise, advocate, promote, endorse, and otherwise communicate information. To that end, the regulations of this article allow for a variety of sign types and sizes.

The definition of a "mural sign" is as follows: When a mural or graphic includes identification of an establishment or specific services, goods or products, or a representation of the types of services, goods or products provided on the site, the mural area will count towards the total permitted wall sign area. In this case, the applicant would be allowed a sign measuring "One square foot for each lineal foot of building frontage not to exceed a total of 100 square feet" per the Zoning Code. The building façade is 29 feet long, so a 29 square foot sign would be permitted by right. The existing mural covers the entire front façade of the building, which totals approximately 261 square feet which includes the window openings.

SPECIAL USE STANDARDS

Below are the criteria and standards for which the Township considers special land use application for "mural signs":

1. No mural may be placed on any building or structure that includes nonconforming signs.

There are no other permanent or nonconforming signs present at this location. The only identification sign for their business is the mural.

2. Only one wall, facade, or surface of a building or structure may be used for a mural.

The mural is located only on the front façade of the building facing Grange Hall Road. The rest of the building remains signage and graphics free.

3. A wall, facade, or surface that is used for a mural pertaining to the business on which it is located shall be counted as one sign. A mural will count towards the total wall signage allowed for the business; however, the planning commission in its sole discretion may permit murals of larger size. Larger murals shall be permitted when determined to demonstrate at least one of the following:

- a. Accentuates the historic features of the building.
- b. Masks an unattractive building facade.
- c. Creates an aesthetically pleasing amenity.
- d. Superior in aesthetics to an attached wall sign.

While the mural does not accentuate any historical feature of the existing building (it's not Historic), an argument could be made that it does "mask and unattractive façade", does "create an aesthetically pleasing amenity", and is "superior in aesthetics to a (traditional) wall sign". While beauty may be in the eye of the beholder, the mural identifies the business and the type of goods sold there. It also provides a bit of levity with their "Mason" Jar caricature with sunglasses.

4. The owner of record of the building or structure on which the proposed mural is to be placed shall, in writing, consent to the placement of said mural on the property, and shall agree to restore the wall, facade



or surface upon which the mural is placed to its prior existing condition if and at such time the mural is not maintained by the applicant. The permit application shall include a statement detailing the applicant's plans for the maintenance of the mural.

The mural was installed on the side of the building with the property Owner's verbal consent. Formal written consent from the property Owner shall be provided, along with written assurance and agreement the mural will be maintained. If the building's use or ownership changes, the mural must be removed, or the Special Land Use must be re-approved. This Special Use doesn't not run with the land and is not transferrable.

RECOMMENDATION

We believe the intent and specifics of the Zoning Code requirements for this Special Land Use have been or can be met with the provision of the outstanding documentation. If the Planning Commission in its sole discretion determines that a mural of this size meets the standards and intent of the Code, then we recommend and support approval of their Special Land Use request.

Respectfully Submitted,

McKENNA

John Jackson, AICP, NCI
President

R. James Gorenflo, ASLA
Principal Planner