

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