

Holly Township
Planning Commission – Regular Meeting
Minutes of August 1, 2023

CALL TO ORDER: Commissioner Mazich called the regular meeting of the Holly Township Planning Commission to order at 6:31 p.m. Located at the Karl Richter Campus, Holly Area Schools Board Room, 920 E. Baird St, Holly, Michigan 48442.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present

Pam Mazich
Ray Kerton
Ryan Matson
Glen Mitchell
Derek Burton
Mike McCanney

Others Present

Karin Winchester, Township Clerk
Alexis Farrell, McKenna & Associates

Members Absent

Kelly Fletcher

- **Motion by Mitchell to excuse Kelly Fletcher. Supported by Burton. The motion was carried by a 6/0 voice vote.**

AGENDA APPROVAL

- **Motion by Burton to approve the agenda as presented. Supported by Matson. The motion was carried by a 6/0 voice vote.**

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PUBLIC COMMENT: None.

PUBLIC HEARINGS

1. Special Land Use Application from Joshua Cheff to operate a Campground on N. Holly Rd., on Parcel Number 01-04-200-007 in the AGRE District per Holly Township Zoning Ordinance, Section 32-148.

- **Motion by Burton to open the public hearing at 6:40 pm. Supported by Matson. The motion was carried by a 6/0 voice vote.**

Alexis Farrell, McKenna & Associates, presented an overview of their review of the special land use application.

The following individuals addressed the board with their comments against the Special Land Use during the public hearing:

- Derek Sommer, 2015 N. Holly Rd.

- Kyle & Carolyn Clarke, 3211 Belford Rd.
- Jeff Mumper, 11319 Ravenswood
- Jennifer Harvala, 3154 Ray Rd.
- Lesa Neuwirth, 3240 Ray Rd.
- Judy Brewer, 4035 Evans Rd.
- Scott Freimark, 11277 N. Holly Rd.
- Karen & Mitchell Gray, 3376 Ray Rd.
- Patrick Edwards, 3352 Ray Rd.
- Janet Nelson, 4007 Belford Rd.
- Jamie Wascher, 11309 Ravenswood
- Corwin Armstead, 3251 Ray Rd.
- Lisa Steigerwald, 3382 Ray Rd.
- Tom Metz, 3402 Ray Rd.
- Terry Schaible, 11463 N. Holly Rd.
- Scott Dennis, 11311 Great Barrington

- **Motion by Mazich to close the public hearing at 7:22 pm. Supported by Burton. The motion was carried by a 6/0 voice vote.**

APPROVAL OF MINUTES: July 6, 2023.

- **Motion by Matson to approve the minutes of July 6, 2023 as presented. Supported by Mitchell. The motion was carried by a 6/0 voice vote.**

COMMUNICATIONS: None.

OLD BUSINESS

1. Master Plan Review/Update.

Alexis Farrell, McKenna & Associates, updated the board members regarding the number of surveys received. The board asked to re-open the surveys until Aug 31 to get additional responses. The survey link will be posted on the Township website, and paper surveys will be available at the Township Hall and Library.

- Stakeholder meetings are being scheduled
- After the surveys are closed on Aug. 31:
 - McKenna & Associates will compile the data for the board
 - The board has the option of holding public meetings (at an additional cost)

NEW BUSINESS

1. Special Land Use Application from Joshua Cheff to operate a Campground on N. Holly Rd., on Parcel Number 01-04-200-007 in the AGRE District per Holly Township Zoning Ordinance, Section 32-148.

Alexis Farrell, McKenna & Associates, stated that the application complies with regulations and addressed the concerns presented by residents in writing and during the public hearing.

- **Motion by Mazich to postpone action on the Special Land Use Permit application from Joshua Cheff to operate and Campground on the unaddressed parcel on N Holly Road, Parcel Number 01-04-200-007 in the AGRE District per Holly Township Zoning Ordinance, Section 32-148 for 6 months from today’s date to allow the applicant to submit the following additional information for consideration: a complete site plan with additional information on wetlands, buffers, fencing, and property encroachments, a traffic study, revised plan for the Fire Department to meet the access requirement, a wetlands delineation survey, parking plan, lighting plan and a property valuations study showing the on the effect on property values. Supported by Mitchell. The motion was carried by a 6/0 roll call vote.**

REPORTS: None.

PUBLIC COMMENT

The following individuals addressed the board with their comments:

- John Neuwirth, 3240 Ray Rd.
- Gretchen Summer, 11105 N. Holly Rd.
- Patrick Edwards, 3325 Ray Rd.
- Jennifer Harvala, 3154 Ray Rd.
- Judy Brewer, 4035 Evans Rd.
- Theresa Schaible, 11463 N. Holly Rd.
- Karen Gray, 3376 Ray Rd.
- Tom Metz, 3342 Ray Rd.
- Lesa Neuwirth, 3240 Ray Rd.
- Doug Smith, NOCFA
- Matt Weil, NOCFA

ADJOURNMENT

Commissioner Mazich adjourned the meeting at 8:58 pm.

Diane M. Hill, Recording Secretary

Karin S. Winchester, Clerk