

Holly Township
Planning Commission – Regular Meeting
Minutes of September 5, 2023

CALL TO ORDER: Commissioner Mazich called the regular meeting of the Holly Township Planning Commission to order at 6:30 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
Kelly Fletcher

Others Present

Karin Winchester, Township Clerk
Joe Nawrocki, Trilogy Health
Alexis Farrell, Twp Planner, McKenna & Associates
Jim Eppink, Planner for Silverman
Deputy Chief Doug Smith, NOCFA
Assistance Chief Matt Weil, NOCFA

AGENDA APPROVAL

- **Motion by Mitchell to approve the agenda as presented. Supported by Matson. A voice vote was taken. All those present voted yes. The motion was carried 7/0.**

PUBLIC COMMENT (for agenda item only):

Martin Andreski, 2105 Middle Ridge Dr., addressed the board.

PUBLIC HEARINGS

1. Special Land Use Application from Trilogy Health Services 303 N. Hurstbourne Parkway, Suite 200, Louisville KY 40222 to operate a convalescent home on parts of Parcels Number 01-25-101-013 and 01-25-101-014 in in a RM -1: Multiple-Family Residential District.

- **Motion by Commissioner Mazich to open the public hearing at 6:42 p.m.** Supported by Burton. A voice vote was taken. All those present voted yes. The **motion was carried 7/0.**

No Public Comment.

- **Motion by Commissioner Mazich to close the public hearing at 6:43 p.m.** Supported by Burton. A voice vote was taken. All those present voted yes. The **motion was carried 7/0.**

APPROVAL OF MINUTES: August 1, 2023

- **Motion by Burton to approve minutes of August 1, 2023 as presented. Supported by Mitchell. A voice vote was taken. All those present voted yes. The motion was carried 7/0.**

COMMUNICATIONS: None.

OLD BUSINESS

1. Master Plan Review/Update

Alexis Farrell, McKenna & Associates, stated that the public survey was extended as requested by the board. Additional responses and map pins were received. There is sufficient data to create a draft plan to be brought to the board at a future meeting.

NEW BUSINESS

1. Special Land Use Application from Trilogy Health Services 303 N. Hurstbourne Parkway, Suite 200, Louisville KY 40222 to operate a convalescent home on parts of Parcels Number 01-25-101-013 and 01-25-101-014 in in a RM -1: Multiple-Family Residential District.

Joe Nawrocki, Director of Development, Trilogy Health Services, presented an updated Special Land Use Application. Mr. Nawrocki addressed the following site plan concerns noted in the plan review: traffic, trees, fencing, recreation, pathways, and colors. The fire authority (N.O.C.F.A.) addressed modifications for efficient access. The commission asked for clarification on when and how Phase II, the independent living villas, would be constructed.

- **Motion by Mitchell to approve the Special Land Use Application from Trilogy Health Services 303 N. Hurstbourne Parkway, Suite 200, Louisville KY 40222 to operate a convalescent home on parts of Parcels Number 01-25-101-013 and 01-25-101-014 in in a RM -1: Multiple-Family Residential District. Supported by Burton. A roll-call vote was taken: Mazich; yes, Kerton; yes, Matson; no, Mitchell; yes, Burton; yes, McCanney; no, Fletcher; no. The motion was carried 4/3.**
2. Site Plan Application from Trilogy Health Services 303 N. Hurstbourne Parkway, Suite 200, Louisville KY 40222 for parts of Parcels Number 01-25-101-013 and 01-25-101-014.
- **Motion by Mitchell to postpone the Site Plan Application from Trilogy Health Services 303 N. Hurstbourne Parkway, Suite 200, Louisville KY 40222 to operate a convalescent home on parts of Parcels Number 01-25-101-013 and 01-25-101-014 in in a RM -1: Multiple-Family Residential District. Supported by Burton. A roll-call vote was taken. All present voted yes. The motion was carried 7/0.**
3. Riverside Village Conceptual Plan for Planning Commission Review and Comment

Jim Eppink, representing the developer, Silverman, opened the dialog by presenting a concept plan that included 273 total residential units comprised of single-family residential homes, townhomes, and apartments. The developer also proposes commercial businesses along Grange Hall Rd. The board expressed concerns about density, traffic, and congestion. The fire authority (N.O.C.F.A.) stated that the proposed 3-story apartment buildings would require them

to purchase a ladder truck and sufficient water supply for the department has not yet been certified.

The Commission Took No Action.

REPORTS: No reports from the board or Commissioner.

PUBLIC COMMENT:

Nathan Irby, 3837 Sloan Dr., addressed the board.

Josh Murphy, 103 Battle Alley, addressed the board.

Martin Andreski, 2105 Middle Ridge Dr., addressed the board.

ADJOURNMENT

Commissioner Mazich adjourned the meeting at 9:14 pm.

Diane M. Hill, Recording Secretary

Karin S. Winchester, Clerk