

HOLLY TOWNSHIP
PROPOSED AGENDA
PLANNING COMMISSION

January 23, 2024 at 6:30 PM
Holly Area Schools Board Room – Karl Richter Community Center
920 E. Baird St., Holly, Michigan 48442

CALL TO ORDER – PLEDGE OF ALLEGIANCE

ROLL CALL: Pam Mazich Ray Kerton Ryan Matson Glen Mitchell
 Steve Ruth Mike McCanney Kelly Fletcher

AGENDA APPROVAL

PUBLIC COMMENT – For Items on the Agenda Only.

PUBLIC HEARINGS:

Special Land Use Application from Trilogy Health Services 303 N. Hurstbourne Parkway, Suite 200, Louisville KY 40222 for a Planned Development that will consist of a convalescent home and independent living housing on part of Parcels Number 01-25-101-013 and 01-25-101-014 in in a RM -1: Multiple-Family Residential District.

APPROVAL OF MINUTES – December 5, 2023.

COMMUNICATIONS: None.

OLD BUSINESS:

1. Master Plan Review/Update.

NEW BUSINESS:

1. Special Land Use Application from Trilogy Health Services 303 N. Hurstbourne Parkway, Suite 200, Louisville KY 40222 for a Planned Development that will consist of a convalescent home and independent living housing on part Parcels Number 01-25-101-013 and 01-25-101-014 in in a RM -1: Multiple-Family Residential District.
2. 2023 Annual Planning Commission Report.
3. Election of Officers – Chair, Vice Chair and Secretary.

REPORTS

PUBLIC COMMENT

ADJOURNMENT

Public Hearing Rules – see other side

RULES FOR PUBLIC PARTICIPATION

Welcome to this public hearing. We appreciate your taking the time to present your opinions. Everyone will be given an opportunity to speak. In order for us to have an effective public hearing, we ask that you abide by the following rules:

1. Please wait for the Chairperson to acknowledge you before you speak.
2. Begin by stating your name and address.
3. Give us your comments, opinions, and concerns. Each speaker will have **3 minutes** to present during the public hearing.
4. Do not talk or interrupt while another person is speaking at the microphone.
5. The **commission does not respond directly to questions** during a public hearing. This is because the purpose of the public hearing is to provide time for the public to speak, not for the commission to discuss or debate the item at hand.
6. Please be respectful of the board, the applicant, and your neighbors.

Again, thank you for attending.

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

CALL TO ORDER: Commissioner Matson 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 (arrived at 6:54pm)
Kelly Fletcher

Others Present

Karin Winchester, Township Clerk
Alexis Farrell, McKenna & Associates
Nani Wolf, McKenna & Associates

Members Absent: None.

AGENDA APPROVAL

Commissioner Matson asked to add the following items to the agenda under New Business: Item #2 - Rural Town Center, and Item #3 – January meeting date.

- **Motion by Commissioner Mitchell to approve the agenda as amended. Supported by Commissioner Burton. A roll call vote was taken. All present voted yes. The motion carried 6/0.**

PUBLIC COMMENT (on agenda items only) – None.

PUBLIC HEARINGS: None.

APPROVAL OF MINUTES – November 7, 2023.

- **Motion by Commissioner Mitchell to approve the minutes of November 7, 2023 as presented. Supported by Commissioner Mazich. A voice vote was taken. All present voted yes. The motion was carried 6/0.**

COMMUNICATIONS: None.

OLD BUSINESS

1. Master Plan Review/Update – presented by Alexis Farrell, McKenna & Associates.

Ms. Farrell told the board that McKenna & Assoc. has made revisions in the housing goals based upon feedback at the last Planning Commission meeting. A draft plan will be presented to the Planning Commission at the January meeting.

NEW BUSINESS

1. Transportation Workshop – presented by Alexis Farrell, McKenna & Associates.
 - Survey data showed that transportation was ranked lower on citizen concerns than recreational space and conservation of natural beauty.
 - Aging population – recommend walking paths and multi-modal trails for close-in areas for an aging population that cannot drive.
 - Congestion and crashes - reviewed traffic/crash statistics from SEMCOG at specific locations that the board requested.
 - Complete streets – examples were presented that take into consideration traffic issues such as: clearance for farm equipment, mowed areas to improve lines of sight, how to mitigate impact of traffic stopped by trains, RR crossing improvements, complete sidewalk network, development of trails.

Other comments - the board expressed concern regarding the boundaries of the sending and receiving zones stating that abrupt changes in density could cause disputes during the zoning approval process. McKenna and Associates will present options to mitigate density concerns at boundaries.

2. Rural Town Center

Commissioner Matson asked whether board members thought that parameters should be set for density in the Master Plan area designated “Rural Town Center.”

There was agreement that lot sizes and setbacks should be more clearly defined. McKenna and Associates will incorporate minimums and maximums in the revised draft plan.

3. January Meeting Date.

January 16 was proposed for the January meeting. The board agreed by consensus to approve that date.

Clerk Winchester will send all notifications.

REPORTS

Commissioner Kerton:

The fire department ISO rating determines the cost of homeowners insurance. Areas further than five miles from the station have higher ratings which increase insurance costs for residents. Doug Smith, NOCFA, also stated that traffic congestion in the receiving areas can impact response times (ex:

Grange Hall/Fish Lake Rd). He suggested that the Master Plan should include potential sites for a future fire station.

No other reports were presented.

PUBLIC COMMENT – For Any Comments.

George Kullis, 601 E. Maple St., addressed the commission.

John Neuwirth, 3240 Ray Rd., addressed the commission.

Lisa Neuwirth, 3240 Ray Rd., addressed the commission.

Angela Corliss, 3086 Quick Rd., addressed the commission.

Sue Julian, 3555 Rattalee Lake Rd., addressed the commission.

Mary Blanchard, 3444 Old Creek Dr., addressed the commission.

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

- **Commissioner Burton Motion by to allow Mr. Andreski an additional 2 minutes to address the board. Seconded by Commissioner Mitchell. The motion was carried 7/0.**

Anna Matson, 15091 Western Valley, addressed the commission.

ADJOURNMENT

Commissioner Matson adjourned the meeting at 8:39 p.m.

Diane M. Hill, Recording Secretary

Karin S. Winchester, Clerk



January 16, 2024

Planning Commission
Holly Township
102 Civic Drive
Holly, MI 48442

Subject: 2024 Master Plan Draft

Dear Planning Commissioners:

After many months of collaboration with residents, Township staff, and yourselves, we are excited to present to you the 2024 Holly Township Master Plan Draft. At the meeting on January 23rd, we will ask that you recommend to the Township Board that this draft be released for distribution as part of the state law-required 63 day public review period. Below is a list of the major changes we've made during this master plan update:

- Added public input summary
- Added housing analysis
- Added a range of min. and max density for the Rural Town Center
- Added a new goal about preserving the quality of existing single-family housing
- Added in descriptions of age-in-place housing (for clarity)
- Modified the housing goals based on Planning Commission comments (done at Dec. 2023 meeting)
- Added a statement that housing density should be gradated outward - the interiors of large sites should be denser than the exterior for large developments, and substantial plant buffers should be included along property boundaries
- Updated demographics section
- Updated existing land use map and section
- *Appendix to be compiled before Township Board meeting*

Should you recommend that the Township Board distribute this draft plan, we will submit materials and ask that they consider it at their next meeting on February 21st, 2024. We look forward to answering any of your questions at the meeting on January 23rd.

Respectfully submitted,

McKENNA

Alexis Farrell
Assistant Planner

Cc: John Jackson, AICP, President

HOLLY TOWNSHIP

102 Civic Drive • Holly, Michigan 48442 • Phone (248) 634-9331 • 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: Joe Nawrocki
Address: 303 N Hurstbourne Parkway, Suite 200
City: Louisville State: KY Zip: 40222
Phone: (Home) _____ (Office) 616 216 0019 (Fax) _____
Interest: Director of Development for Trilogy Health Services

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

Name: Trilogy Health Services, LLC.
Address: 303 N Hurstbourne Parkway, Suite 200
City: Louisville State: KY Zip: 40222
Phone: (Home) _____ (Office) 616 216 0019 (Fax) _____
Interest: Land developer and operator of proposed site

(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: Located on the east side of Fish Lake Road, approximately 850 feet north of Grange Hall Road
Acreage: 13.7 acres
Sidwell Number: _____
Legal Description: Proposed parcel will be made up of parts from two parcels: 01-25-101-013 and 01-25-101-014

(Attach metes and bounds description where applicable)

Site Plan Application
Submitted:

Yes X No _____

4) Zoning:

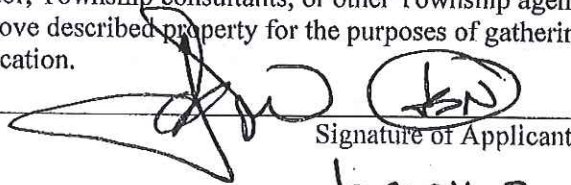
Current Zoning: RM-1

5) Special Land Use Requested:

Per Township Code Section 32-162.d - allow the site to be used as a planned development option.

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

12.20.23

Date

JOSEPH B. NAWROCKI

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.



December 20, 2023

To: Members of the Holly Township Planning Commission and McKenna Associates (Planner)
From: Joseph Nawrocki- Director of Development of Trilogy Health Services

Re: Trilogy Health Services – New Senior Living and Future Independent Living Villas P.D. Application

History of this Project (thus far in 2023):

Trilogy Health Services seeks approval by Holly Township, Michigan and all ensuing governmental agencies as a *Planned Development*, per the attached Site Plan dated 12-20-23 (P.D. Submittal to Holly Planning Commission).

We have reviewed the Holly Township Zoning Ordinance considering the straight zoning with McKenna & Associates in detail. We simply cannot satisfy the zoning ordinance for a variety of setback and building height reasons, thus the basis for the Planned Development approach. Over the past nine months we have had many online meetings with Township Zoning Administrator Karin Winchester and Planning Consultant in McKenna Associates on our proposed project and site layout. We have presented the project to the Planning Commission our vision and basis of our design/layout most recently at the Special Land Use hearing in September of 2023, where approval was granted by a 4-3 vote. Our new P.D. request is a “continuation” of this same project, proposed on the current land parcel that we have under contract with Buzz Silverman and two of his LLC’s.

When we approached buying this property in early 2023, we found a perfect match for our prototype (Village Center) senior living facility that also allowed us to offer future independent villas on the back (east) side. We prepared a site plan submission to the Planning Commission in August of 2023, only to find out at the SLU hearing in September, that to achieve the approval of the North Oakland County Fire Authority, we needed to shift our building to the north to restrict parking spaces along the north side of our proposed building. As a result of that NOCFA requirement, we encroached the setback on the northwest side of our proposed Village Center.

This plan revision then led us to review “**what else**” on our site plan also required consideration for a variance(s) as was noted also by McKenna on their letter dated August 25, 2023, which at the time of the SLU hearing, we had not had a chance to address. We encountered yard setbacks of 100’ to not be achievable, building setbacks from parking lot not achievable, building height not achievable, internal driveway depths from internal streets not achievable. After a detailed discussion on the zoning ordinance with McKenna Associates, it was agreed the Planned Development option would best serve our mutual interest on this project. In the name of good planning and in the spirit of cooperation, we respectfully submit our revised plan.

High Level Description of the Project:

Trilogy Health Services is purchasing from Silverman Holly Properties, LLC and S-HQZ, LLC a parcel that encompasses +-13.70 acres of vacant land to the ROW line on Fish Lake Road. The legal description for this parcel is the basis for our site plan dimensionally and a copy of the legal description will be provided on plans, as prepared by Fenton Land Surveying & Engineering.



From a high-level view on this new plan, you will see that:

1. Our project is phased into two (2) phases. Phase one is the Village Center (Nursing Home) and phase two on the east end, will be independent living (55+) villas for rent and all facilities will be owned by Trilogy Health. As mentioned at the previous SLU hearing, we will make a commitment {and can be made part of the anticipated development agreement} that phase two will be completed within 60 months of the project approval (The Development Agreement), by Holly Township.
2. Our project is the initial compatible user of an overall mixed use in the Grange Hall/Fish Lake Overlay District, once the overall project to the north and east is approved and completed, thus making this area unique and meet the Master Plan Vision 2040, that your Township envisions for this area.
3. Our project will have walking connections as part of the overall planned development proposed by Buzz Silverman / Jim Eppink and the general public. We will provide a public walkway along Fish Lake Road and in the future, a continuation walking pathway to the east end users' parcels, once those parcels are final approved and built out also. We encourage the anticipated development agreement to be the tool that addresses the future walks on the east end.

Basis for the Planned Development Approval as requested within Section 32-162 of the Zoning Ordinance:

1. Grant of the planned development option will result in one of the following:

- a. A recognizable and material benefit to the ultimate end users of the project and community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned development options; or
- b. Long term protection and preservation of natural resources....or etc.
- c. ~~A nonconforming use...etc.~~

(IN REPLY, WE MEET MORE THAN THE ONE REQUIRED):

- (a) A Special Land Use at the Planning Commission was granted to us at the hearing in September of 2023, where the majority of members voted and said in this vote that "we welcome this use on this property". Without the Planned Development option, we simply would have to walk away from this site due to very stringent setbacks or forcing us out of our prototype facility and villas. The property that we are buying, from north to south in dimension does not allow us to construct our prototype senior living center nor the villas due to multiple ordinance restrictions. Without the ability to construct our prototype building and villas, our board of directors would not approve this purchase. That said, there truly is a mutual benefit to both Trilogy as end user and to the community in this approved SLU.
- (b) As for long term protection and preservation of natural resources: We are committed to abide by the zoning ordinance when it comes to landscaping plantings and preserving what we can of the natural resources. As explained at the SLU hearing, we must mass grade (cut and fill), and as a result many trees will be unable to be salvaged, but we are committed to re-planting and an extensive landscape and irrigation budget is planned for our proposed development. We have a tree survey completed and where trees can be salvaged, we are committed to do so.



2. The proposed type and density of use shall not result in an unreasonable increase in or burden the public services, facilities, roads, and utilities:

(IN REPLY)

Whether we pursued multiple variances or this PD pathway, our demand for public services would remain the same, therefore no additional burden upon the Township. The seller has the responsibility to extend the wet water and sewer utilities to our site, which such utilities are available by the Village of Holly and not Holly Township. Further, we are planning all private driveways and routes to the public Fish Lake Road at our own expense, meaning we will manage and maintain our parking lot & walk at no cost burden to the Township.

3. The proposed development will be consistent with public health, safety and welfare:

(IN REPLY)

Our project complies with all that is good regarding public health, safety and welfare as the end user and operator of the senior living and 55+ Villas, offering a wonderful quality of life for your current and future Holly Township seniors. We bring a reputation of 130 successful Midwest facilities as previously presented to the Planning Commission. Further, we have already submitted and received comments from the North Oakland County Fire Authority and in this submittal, we made the changes on the north end that NOCFA requested at the SLU hearing in September. We also have exceeded the expectations of the Oakland County Road Commission, as we offer a dual entrance and exit onto Fish Lake Road, making it much safer to get in and out.

4. The proposed development shall not result in an unreasonable negative environmental impact on the subject site or surrounding land:

(IN REPLY)

When our project is completed, our positive end use impact on the environment will have helped this property and the community as so much is required of us as developers in this era, to satisfy environmental concerns and permit conditions. Initially many trees will need to come down and grades will be changed during construction. The 13+ acres therefore is initially impacted as was presented in September, but looking at the long-term end of project, this development will provide many environmental positives such as:

- A cleaning up of the majority existing scrub trees and thereafter planting and growing mature long-term trees, shrubs, grass (per the ordinance).
- A reconstruction of the storm water flow is required from the north to the south and we will maintain our storm water onsite in ponds that will be beautiful once the grass is matured. Current storm water is plugged up on the north slowly leaching to the south and although we have had EGLE onsite, and we have no regulated wetlands on our site. We will manage storm water runoff to the south with retention ponds in volumes that meet the County Drain Commission requirements. Further, we will meet the Oakland County SESC permit and its conditions for approval.
- Greenspace throughout the finished site will include large mow-able grass yards along all of our frontage, side and rear yards.
- Just as important to the environment is personal health...we are providing walkways that encourages good health for our end users and those in the community.



5. The proposed development shall not result in an unreasonable negative economic impact on the surrounding land:

(IN REPLY)

When our project is completed, our end use and the values of properties that we surround will have a positive impact on the land values, its owners, and the overall community, as we bring forth a new breath of fresh air to this undeveloped area. We will create nearly 120 new jobs once the facility is full and that ensuing income tax base to the community and local business support will be a very positive impact to the local economy. With your approval in early 2024, we will be the first to construct in this overlay district. Our architecture and site design will be beautiful and truly complement the area. We have shown the architectural renderings in past meetings and encourage discussion around those renderings. Further we have a fly around video that can be shared in future meetings at your request, giving all a true flavor of our Village Center.

6. The proposed development shall be under single ownership....for completing the project in conformance with the ordinance:

(IN REPLY)

As the applicant...we are also the owner, the operator of the facility, the landlord of the future villas...and the commitment holder of this project. Trilogy Real Estate Holly LLC is our entity that is the applicant and will be the single ownership of this project today...and in the future once the project is completed. We have 13 other Michigan sites that we own and operate and have under construction 2 other sites that will open in 2024. On behalf of Trilogy Health Services will be Joseph Nawrocki the Director of Development, and employee of Trilogy, as your source of information and representation on this project.

7. The proposed development shall be consistent with the Goals and Policies of the Holly Township Master Plan.

(IN REPLY)

We recognize & truly respect the importance of your residents and Planning Commission members who have "been there.. and live here". As the applicant, we see Master Plans as a roadmap of future & common-sense land use and for the benefits to your residents who will use, occupy or patronize those decisions. We recognize that Holly Township is going through some vision changes, but there is a Master Plan in place. Our development satisfies that vision 2040 in the Grange Hall/Fish Lake Overlay District. Where the current future land use and ordinance really doesn't specify convalescent or senior living, we offer that use to this area, making that overlay district even more diverse than initially planned for. We also are offering skilled care nursing and memory care, but consider it first and foremost "senior housing", which our end use will weave perfectly into the fabric of your master plan.

Respectfully Submitted on this 20th day of December 2023

Joseph B. Nawrocki
Director of Development



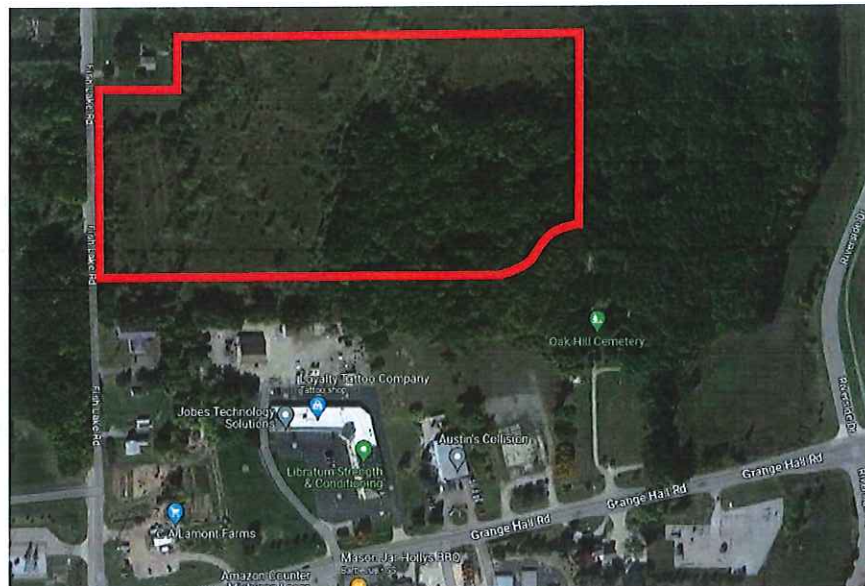
Special Land Use Review for a Planned Development (PD)

TO: Holly Township Planning Commission
FROM: Nani Wolf, AICP, Associate Planner
Alexis Farrell, Assistant Planner
SUBJECT: Special Land Use Review #1 - Trilogy Health
DATE: January 16, 2024

Dear Commissioners,

We have reviewed the Trilogy Health special land use application dated 12/20/2023 for a proposed Planned Development (PD), to include a single-story convalescent home with 78 units (91 beds), as well as 28 independent duplexes. The project is proposed to be located on a 13.7-acre property located on the east side of Fish Lake Road and 850 feet north of Grange Hall Road, zoned RM-1, Multi-Family Residential. The applicant has already received a special land use permit to operate a convalescent home on this site.

The property falls within the Grange Hall/Fish Lake Overlay District. Within this district, an applicant may pursue a Planned Development (PD) using a special land use procedure (as opposed to the traditional PUD procedure). The applicant is pursuing this route due to challenges with setback and height restrictions.





Intent of the RM-1 Multiple Family Residential District.

1. RM-1 and RM-2 multiple-family residential districts are intended to provide sites for low-rise multiple-family dwellings and related uses. The RM-1 and RM-2 districts shall be located in areas that can be adequately supplied with utilities and public services. It is also the intent of the RM-1 and RM-2 districts to encourage the provision of recreational amenities and facilities designed to serve the needs of residents of multiple-family dwelling developments.
2. The RM-1 district is intended to allow low-density multiple-family development in otherwise higher-density single-family areas. The density and character of development in the RM-1 district shall be consistent within and compatible with single-family uses in the surrounding area.
3. The RM-2 district is intended to allow medium-density multiple-family development in close proximity to and compatible with higher-intensity commercial, office, and light industrial development. The RM-2 district is also intended to provide a zone of transition between areas of higher and lower-intensity development.

Intent of the Grange Hall/Fish Lake Overlay District

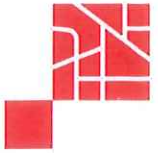
The purpose of the Grange Hall/Fish Lake Overlay District shall be to encourage the use of property in accordance with the Holly Township Master Plan, including the Grange Hall Road Corridor and Grange Hall/Fish Lake Intersection Recommendations. Consistent with the Grange Hall Road Corridor recommendations, these regulations establish an overlay district that will: allow mixed use development; arrive at a development pattern which addresses both style and architecture appropriate for the area; encourage the redevelopment and reuse of certain properties which are no longer capable of properly serving their intended purpose; ensure safe and complementary vehicular and pedestrian circulation patterns; and, control vehicular access. The provisions of this district are intended to establish Grange Hall/Fish Lake intersection as an area which:

- (1) Promotes the goals and policies of the master plan.
- (2) Promotes for a compatible mixture of use in close proximity to one another.
- (3) Improves the physical appearance of the district by coordinating design of buildings, site arrangement and landscaping, signs, and other elements.
- (4) Encourages redevelopment of property consistent with the intent and provisions of this section.
- (5) Manages access to businesses and future development while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity needs, and speed.

Planned Development (PD) Option

Certain projects may **deviate from the underlying zoning** and/or contemplate redevelopment or reuse of otherwise nonconforming properties. The planned development option is intended to provide for various types of land uses planned in a manner which shall: encourage the use of land in accordance with its character and adaptability; conserve natural resources and energy; encourage innovation in land use planning; provide enhanced housing, employment, shopping, traffic circulation and recreational opportunities for the people of the township; and bring about a greater compatibility of design and use.

A planned development option may be applied for in any zoning district within the Grange Hall/Fish Lake Overlay District. Approval of the planned development option shall require **special land use** approval from the planning commission.



SPECIAL USE STANDARDS

Below are the criteria for which the Township considers special land use application:

- 1. Will be harmonious and in accordance with the general objectives or any specific objectives of the township master plan and will be compatible with the natural environment.**

The proposed use is harmonious and in accordance with Holly Township's master plan: Holly Township: Master Plan 2040. The master plan designates the subject parcel as "Rural Town Center" and Multi-Family Residential, which allows for higher-density residential. Additionally, the applicant has already obtained approval for the convalescent use. Complies.

- 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.**

The proposed use and design of the site layout is generally designed to be in character and keeping with the area. Given the planned residential development north of the site, the proposed site design and operations are aligned with the future of the immediate area. However, the essential rural character of the area is not sufficiently protected by the proposed landscaping for the site. The proposed landscape plan includes the unnecessary removal of numerous existing tree stands and does not include provisions for replacement. These must be addressed and corrected during Site Plan review.

- 3. Will not be hazardous or disturbing to existing or future nearby uses.**

There is no indication based on the submittal packet that there will be any hazardous or disturbing components from this use.

- 4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.**

The proposed use has already been approved. Complies.

- 5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.**

Fire lanes and proposed vehicle routing (dump trucks and fire engines), a grading plan, and retention basin capacity have been provided at this time. We believe this standard can be met. One row of parking at the north end of the site was removed at the north end of the site at the request of the Fire Marshal to ensure adequate access.

Additional items may be required should they be deemed necessary by the Township Engineer and Fire Marshal.

- 6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.**

The proposed use has already been approved. Complies.

- 7. Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and/or regulations.**



The proposed concept plan meets almost all requirements and standards of the Zoning Ordinance and the Overlay District, with the exception of some internal setbacks. The applicant is requesting deviations from these standards through the Planned Development Option (see below).

Standard	Required	Proposed
Setback from Internal Drive/Streets	40 ft. (min.)	31ft. (townhomes) 18 ft. (convalescent)
Setback form Property Perimeter (Convalescent Building Only)	100 ft. (min)	88 ft.
Setback from Parking/Service Drives	10 ft. (min.)	Max: 14.5 ft Min: 6 ft
Setbacks Between Internal Buildings		
Side/Front Side/Rear	50 ft. (min.)	27 ft Distance between clubhouse and nearest side of townhomes
Front/Front Front/Rear Rear/Rear	70 ft. (min.)	Front/Front: 86 ft. Front/Rear: n/a Rear/Rear: 55ft

The proposed concept plan also generally conforms with the development standards of the PD Option. Further refinement will be needed with regards to landscaping, signage, and building design during the future Site Plan review phase.

PLANNED DEVELOPMENT OPTION STANDARDS

In addition to meeting the special land use standards of the zoning ordinance, the applicant must meet the following as a condition to being entitled to the planned development option:

a. Grant of the planned development option will result in one of the following:

- 1. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned development option regulations; or**

The applicant proposes to construct a sidewalk along the length of Fish Lake Road which is otherwise not required. This sidewalk will provide a valuable future connection between the subject site and Grange Hall Road (to the south) and any future development (to the north). This sidewalk is also in assignment with the Trailways Plan contained within the adopted Master Plan. The sidewalk system also includes a connection through the site to the rear, where it will provide a complete connection to future adjacent residential neighborhoods.

To better enhance compliance with the Master Plan, we recommend that the Planning Commission require the sidewalk to be widened from 5-feet to 8-feet to create a comfortable multi-use path.

- 2. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned development option regulations; or**



The current concept plan does not include landscaping plan, and as such the developer is not proposing preservation above and beyond the baseline required by Section 32-204 of the Zoning Ordinance.

- 4. A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.**

No nonconformities currently exist on the site.

- b. The proposed type and density of use shall not result in an unreasonable increase in the need for or burden on public services, facilities, roads and utilities.**

See review criteria #5 (above) of the Special Land Use review.

- c. The proposed development shall be consistent with the public health, safety and welfare of the township.**

See review criteria #3 (above) of the Special Land Use review.

- d. The proposed development shall not result in an unreasonable negative environmental impact on the subject site or surrounding land.**

The proposed development will be subject to the same natural features preservation and landscaping requirements as any other project in the multi-family zoning district and Grange Hall-Fish Lake Overlay district. As such, no unreasonable negative environmental impact is anticipated.

Corrections must be made during the Site Plan review stage to ensure the plans are in full compliance with these regulations to avoid any tree replacement or landscaping deficiencies. There is also an opportunity for greater preservation of existing tree stands.

- e. The proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.**

See review criteria #4 (above) of the Special Land Use review.

- f. The proposed development shall be under, single ownership and/or control such that there is a single person having responsibility for completing the project in conformity with this Ordinance.**

The property is currently under a purchase agreement, and future Site Plan approval will be contingent upon a successful land split.

- g. The proposed development shall be consistent with the Goals and Policies of the Holly Township Master Plan.**

The current Master Plan encourages the development of "higher density housing, such as apartments, townhomes, senior housing and mixed-use housing in areas where infrastructure is available or would be provided by the development." The subject site is located near available infrastructure and within the sewer service boundary for the Township, making it suitable for senior housing.

Additionally, the Master Plan sets a specific goal for the Fish Lake area to "connect the Fish Lake Traditional Neighborhood District to assets within Holly Township, supporting the interconnectivity of communities." The proposed sidewalk directly advances this goal.



The proposed plan is not entirely consistent with the Master Plan's goals for natural features conservation, including the statement that "Existing natural features, such as wetlands, woodlands, landmark trees, and scenic vistas, should be preserved and incorporated into development or redevelopment" and that "Open areas, including those in or near the right-of-way, should be left in a natural state rather than converted to lawn." As such, we recommend that the Planning Commission add stipulations to ensure these principals are adhered to during the Site Plan review phase.

RECOMMENDATION

We recommend the Planning Commission approve the special land use request for a Planned Development (PD) Option on Parcels 01-28-101-014 and 01-28-101-013 in the extent shown on the concept plan dated 08/14/23 and subject to a future land division, based on the findings that:

- 1) The application meets the review criteria for special land uses set forth in the Zoning Ordinance as enumerated herein;*
- 2) The use of the site as a convalescent facility has been previously approved under a separate special land use permit;*
- 3) The application meets the criteria for the Grange Hall-Fish Lake Overlay district Planned Development (PD) Option, as enumerated herein; and*
- 4) The decreased structural setbacks requested as a part of the application will have no negative material impact on the character or quality of the site and the surrounding area and such deviations are permitted under the Planned Development (PD) Option.*

And that the application shall be subject to the following conditions during the Site Plan review phase to ensure complete compliance with the Planned Development (PD) Option criteria and conformance with the adopted Master Plan:

- 1) The applicant must submit a complete site plan in compliance with the requirements of Article VI.*
- 2) All outstanding landscaping and natural feature deficiencies must be resolved to be code-compliant;*
- 3) Additional effort must be made to conserve existing tree stands along the northern and eastern sides of the site to the greatest extent feasible;*
- 4) The sidewalk along Fish Lake Rd must be widened to be 8-feet along the full length to enhance compliance with the Master Plan;*
- 5) Landscaping materials and design must comply with the goals and policies of the Master Plan; and*
- 6) The design of the site features, including but not limited to building architecture, lighting, and landscaping, must comply with the regulations of the Planned Development (PD) option as well as all other regulations within the Zoning Ordinance, with dimensional allowances for structures under Planned Development (PD) option.*

Regards,
MCKENNA

Nani Wolf, AICP, CAPS
Associate Planner

Alexis Farrell
Assistant Planner



MCKENNA

2023 Annual Planning Report

January 16, 2024

Board of Trustees and Planning Commission
Holly Township
102 Civic Drive
Holly, MI 48442

RE: 2023 Annual Report of Activities by the Planning Commission

INTRODUCTION AND PURPOSE

As required per the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended, the Planning Commission shall submit a report of its 2023 activities:

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

MEMBERSHIP

1. Ryan Matson, Chairperson
2. Glen Mitchell, Vice Chairperson
3. Ray Kerton, Secretary
4. Derek Burton, Trustee (Retired)
5. Kelly Fletcher
6. Pam Mazich (Former Chair)
7. Mike McCanney

2023 MEETINGS

The Planning Commission met nine (9) times in 2023. The meetings are typically scheduled for the first Tuesday of the month, at 6:30 PM, at the Holly Area Schools Board Room, unless otherwise required by the State. All meetings are held in compliance with the *Open Meetings Act, PA 267 of 1976, as amended*.

1. Tuesday, January 3, 2023
2. Tuesday, February 7, 2023
3. Tuesday, April 4, 2023
4. Tuesday, June 6, 2023
5. Thursday, July 6, 2023
6. Tuesday, August 1, 2023
7. Tuesday, September 5, 2023
8. Tuesday, November 7, 2023
9. Tuesday, December 5, 2023

HEADQUARTERS

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2023 IN REVIEW

Holly Township saw a variety of applications from local operations to regional developers, small sites, to large scale mixed-use sites. The Planning Commission continued to serve its role as the administrative body of the Township. The following tables show all project applications that were reviewed by the Planning Commission in 2023 along with their status as of December 2023;

Special Land Use Applications			
DATE	PROJECT LOCATION / NAME	DESCRIPTION	STATUS
06/06/2023	Parcel 01-28-301-011 – 3045 Grange Hall Road	Special Land Use: Virtual Reality Video Establishment in the C2 Zoning District	Approved
07/06/2023	Renaissance Festival: Parcels 01-12-476-002 and 01-12-401-003	Special Land Use: To operate a festival and other events in an AGRE Zoning District.	Approved
08/01/2023	Cheff Campground: Parcel 01-04-200-007 – N. Holly Road	Special Land Use: To operate a Campground in the AGRE District.	Tabled until February 2024
09/05/2023	Trilogy Health: Parcel Numbers 01-25-101-013 and 01-25-101-014	Special Land Use: To operate a convalescent home in the RM-1 district.	Approved
01/01/2023	Cushing Field House: Parcel Number 01-21-100-008	Special Land Use: To operate an event barn in the AGRE district.	Not Yet Submitted

Site Plan Applications			
DATE	PROJECT LOCATION / NAME	DESCRIPTION	STATUS
08/11/2023	Trilogy Health: Parcel Numbers 01-25-101-013 and 01-25-101-014	62,000 ± sq. ft. single story, 80+ unit 99+ bed assisted living, 28 retirement villas.	Not Yet Submitted

LOOKING AHEAD: PLANNING AND ZONING IN 2024

As 2024 begins, we would like to recommend the following work plan for the Planning Commission. This work plan is based on conversations we have had with the Township Clerk, Township Supervisor, and Planning Commission over the past year, and reflects the Township's long-term planning goals. The Planning Commission may review and recommend approval of the work plan, but Township Board action is required to move forward with any of the following projects.

1. **Zoning Ordinance Update.** Following the completion of the Zoning Ordinance Diagnostic in 2021, it is imperative that the Township pursue updates to the Zoning Ordinance, focusing on administrative and code enforcement sections, as well as special use standards (e.g., special events) and land use districts, that can be cleaned up prior to the completion of a Master Plan update. Following an update of the Master Plan, the Ordinance may be revisited to create standards for any new districts identified in the Plan.

Master Plan Update and Ordinance Reviews

The MPEA requires municipalities to update their Master Plan every five years. As such, the Township's planning consultant McKenna began the process of updating the Master Plan in 2023, which was last updated in 2016. Updates to the Master Plan will continue into 2024, with adoption anticipated by mid-2024.



Please contact the Township if you are interested in participating in any trainings that are listed on Oakland County's website. <https://www.oakgov.com/advantageoakland/planning/services/Pages/Planning-Events-Trainings.aspx>

The State of Michigan also offers free webinars for local leaders about things like illegal dumping, flooding, contaminated land, and more. <https://www.michigan.gov/egle/outreach/past-events/local-leaders-webinar-series>

