

Holly Township  
Planning Commission – Regular Meeting  
Minutes of June 6, 2023

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**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 (arrived at 6:36 pm)  
Derek Burton  
Kelly Fletcher

***Others Present***

John Jackson, Township Planner (McKenna Assoc.)  
Karin Winchester, Township Clerk

***Absent:*** Mike McCanney

- **Motion by Burton to excuse Mike McCanney from the meeting. Supported by Kerton. The motion was carried by a 5/0 voice vote.**

**AGENDA APPROVAL**

- **Motion by Burton to approve the agenda as presented. Supported by Kerton. The motion was carried by a 5/0 voice vote.**

**PUBLIC COMMENT - None**

**PUBLIC HEARINGS**

1. Special Land Use Permit Application by William Jobes to operate a Virtual Reality Video Establishment at 3045 Grange Hall Rd., Suite 1 on parcel number 01-28-301-011 in a C2 Zoning District (NE corner of Fish Lake and Grange Hall Rd. in the Northwest Plaza).

- **Motion by Mazich to open the public hearing at 6:33 pm. Supported by Burton. The motion was carried by a 5/0 voice vote.**

No Public Comment.

- **Motion by Mazich to close the public hearing at 6:34 pm. Supported by Burton. The motion was carried by a 5/0 voice vote.**

**APPROVAL OF MINUTES - April 4, 2023**

- **Motion by Burton to approve the minutes as presented. Supported by Kerton. The motion was carried by a 5/0 voice vote.**

**COMMUNICATIONS**

- Email dated April 7, 2023 from Matt Conti re: Riverside North Development (emailed to PC 04-10-23)
- Email dated April 7, 2023 from Martin Andreski re: Riverside North Development (emailed to PC 04-10-23)

*Commissioner Mitchell arrived at 6:36 pm.*

**OLD BUSINESS**

1. Master Plan Review/Update – Alexis Farrell (McKenna Associates).

Surveys have gone out with tax bills, and several additional methods will be utilized by McKenna Assoc. to obtain feedback from residents and key stakeholders. There is also a required 63-day public review period before the plan can be approved/adopted by this board.

**NEW BUSINESS**

1. Special Land Use Application by William Jobes to operate a Virtual Reality Video Establishment at 3045 Grange Hall Rd., Suite 1 on parcel number 01-28-301-011 in a C2 Zoning District (NE corner of Fish Lake and Grange Hall Rd. in the Northwest Plaza).

- **Motion by Mitchell to allow the special land use to operate a virtual reality video establishment at 3045 Grange Hall Road, Suite 1 on parcel number 01-28-301-011 in a C2 Zoning District. Supported by Kerton. The motion was carried by a 6/0 voice vote.**

2. Jobes Site Plan Application – N/A.

3. Trilogy Special Land Use Conceptual Plan for Planning Commission Review and Comment.

A conceptual plan was presented by Joe Nawrocki, Director of Development, Trilogy Health Services, LLC (a real estate investment trust). They are proposing to develop approx. 13.7 acres on the east side of Fish Lake Road, north of Grange Hall Road. The development will consist of a 62,000 sq. ft., single story, 80+ unit, 99+ bed assisted living building, and 28 retirement villas. Board members voiced their questions and concerns. The plan will now be presented for review by the fire department and others for a thorough review and modifications as needed. Trilogy anticipates bringing the updated plan to this board in August for a public hearing.

4. Trilogy Conceptual Site Plan for Planning Commission Review and Comment – N/A.

## **REPORTS**

Clerk Winchester –

The Renaissance Festival has applied. . Continued development work at Riverside North includes curbs, sidewalks, and road upgrades.

## **PUBLIC COMMENT**

Martin Andreski, 2105 Middle Ridge Dr. addressed the Planning Commission.

Norman Koski, 2167 Hidden Ridge Dr. addressed the Planning Commission.

Anna Matson, 15091 Western Valley addressed the Planning Commission.

## **ADJOURNMENT**

Commissioner Mazich adjourned the meeting at 7:55 pm.

Diane M. Hill, Recording Secretary

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Karin S. Winchester, Clerk