

Holly Township
Planning Commission – Regular Meeting
Minutes of January 23, 2024

CALL TO ORDER: Commissioner Matson 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
Mike McCanney
Kelly Fletcher

Others Present

Karin Winchester, Township Clerk
John Jackson, McKenna & Associates
Alexis Farrell, McKenna & Associates
Joe Nawrocki, Trilogy Health

ABSENT: Steve Ruth

- **Motion by Commissioner Mitchell to excuse Commissioner Ruth. Supported by Commissioner Kerton. A voice vote was taken. All those present voted yes. The motion was carried 6/0.**

AGENDA APPROVAL

- **Motion by Commissioner Mitchell to approve the agenda as presented. Supported by Commissioner Mazich. A voice vote was taken. All those present voted yes. The motion was carried 6/0.**

PUBLIC COMMENT

Sue Hinton, 11610 Dixie Hwy., addressed the board

PUBLIC HEARINGS

Special Land Use Application from Trilogy Health Service, 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 a RM-1: Multiple-Family Residential District.

- **Motion by Commissioner Mitchell to open the public hearing at 6:36 pm. Supported by Commissioner Kerton. A voice vote was taken. All present voted yes. The motion was carried 6/0.**

Public Comments:

- Martin Andreski, 2105 Middle Ridge Drive:

I believe the general concept may be more positive than a negative for the Township, but I do have some comments. Previously, we have received incomplete answers from Trilogy that were lacking specifics. Also, Trilogy stated to the Planning Commission that they cannot adhere to the Township's ordinances and seemingly appeared to threaten to walk away without concessions. Going forward, will a corporate entity be treated differently than a simple land-owner when they say that they can't comply? If there's not enough property to make the footprint work, why don't they acquire more property? Hopefully, their comments will have no impact on this commission. The community entrusts the Planning Commission and Township Board to make decisions based on the best interests of the community and the established vision and ordinances accordingly. The following comments are based on McKenna's response back to the Planning Commission. Page 3, item 2 says: the essential rural character of the area is not sufficiently protected by the proposed landscaping plan and talks about the unnecessary removal of tree stands and states that it must be addressed during the site plan. Page 4, item 7 says that the proposed concept generally conforms. Shouldn't this be a direct "yes it conforms" or "no, it does not"? Page 5, item 4D says there is a greater opportunity for preservation of the tree stands. I hope that's noted and enforced. Page 6, item 4G says the proposed plan is not entirely consistent with the Master Plan for its natural features and conservation. Again, is it, or is it not? While I can see that the plan would be beneficial to the community, let's not forget that it is also beneficial to Trilogy. Our community currently has a senior facility that is currently at extremely minimal occupancy.

- Anna Matson, 15091 Western Valley Drive:

I looked into Trilogy. They are going to create an LLC that will own this project and run it from this point forward. They can go halfway into this project and walk away and the only liability is on the company that they are going to create specifically for this Holly location. Trilogy Health Services is not going to be online for anything. This is common practice for these companies, not to have anything on the line.

- Angela Corliss, 3086 Quick Road:

One of the things that we've talked about a lot is the issue of density. The Trilogy site will have a nursing home with 91 beds. They will have family. There are 28 duplexes, that means another 56 people. At full staff, they anticipate having 120 employees. That's 147 residents and even more when you add the employees. The site is 13.7 acres. That makes it an average of 10.73 people per acre. If we're worried about density, then this is a problem.

- **Motion by Commissioner Mazich to close the public hearing at 6:46 pm. Supported by Commissioner Mitchell. A voice vote was taken. All present voted yes. The motion was carried 6/0.**

APPROVAL OF MINUTES: December 5, 2023.

- **Motion by Commissioner Mitchell to approve the minutes of December 5, 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.

Ms. Farrell highlighted the changes to date as requested in the review process. She asked the Commission to approve it and make a recommendation to the Township Board to release it for public review. Commission members asked for clarification and suggested corrections, edits, and enhancements. All agreed that the draft Master Plan needs further consideration, clarification, and updates before it is ready to release to the public.

The Commission Took No Action.

NEW BUSINESS

1. Special Land Use Application from Trilogy Health Service, 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 a RM-1: Multiple-Family Residential District.

Alexis Farrell, McKenna & Associates, presented a letter outlining their review of the Special Land use Application and suggesting conditions for approval.

Joe Nawrocki, Trilogy, requested approval of the application which would allow Trilogy to adjust setbacks to accommodate a designated fire lane as requested by NOCFA. The setbacks are the only adjustment to the zoning. He also outlined the reasons for his request and commented on the conditions outlined in McKenna's letter.

- **Motion by Commissioner Mitchell to approve the Special Land Use Application from Trilogy Health Service, 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 a RM-1: Multiple-Family Residential District contingent on meeting conditions 1-4 and 1-6 recommended in McKenna's letter dated January 16, 2024 after McKenna's review of site plan revisions dated 12/20/2023. Supported by Commissioner Kerton. A roll call vote was taken. All present voted yes. The motion was carried 6/0.**

2. 2023 Annual Planning Commission Report.

State law requires the Planning Commission to submit an annual report summarizing their work and findings to the Township Board. If approved, the report will be placed on file at the Township offices.

- **Motion by Commissioner Matson to approve the report as presented and send it to the Township Board. Supported by Commissioner Kerton. A voice vote was taken. All present voted yes. The motion was carried 6/0.**
3. Election of Officers – Chair, Vice Chair, and Secretary.
- **Motion by Commissioner Mazich to elect Commission Matson as chair. Supported by Commissioner Mitchell. A voice vote was taken. All present voted yes. The motion was carried 6/0.**
 - **Motion by Commissioner Matson to elect Commissioner Mitchell as vice-chair. Supported by Commissioner McCanney. A voice vote was taken. All present voted yes. The motion was carried 6/0.**
 - **Motion by Commissioner Matson to elect Commissioner Kerton as secretary. Supported by Commissioner McCanney. A voice vote was taken. All present voted yes. The motion was carried 6/0.**

REPORTS

No Reports.

PUBLIC COMMENT

Mark Cornwell, 12415 N. Holly Road, addressed the commission.
Mary Blanchard, 3444 Old Leake Court, addressed the commission.
Norman Koski, 2167 Hidden Ridge Drive, addressed the commission.

ADJOURNMENT

Commissioner Matson adjourned the meeting at 9:24 pm.

Diane M. Hill, Recording Secretary

Karin S. Winchester, Clerk