

HOLLY TOWNSHIP  
PROPOSED AGENDA  
PLANNING COMMISSION

June 4, 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: Proposed Code of Ordinance Amendment to Chapter 32 – Zoning, Article III, Zoning District Regulations, Section 32-104. - Schedule Of Regulations, Notes to Schedule of Regulations.

APPROVAL OF MINUTES – May 7, 2024.

COMMUNICATIONS: None.

OLD BUSINESS:

1. Master Plan Review/Update.
2. Proposed Code of Ordinance Amendment to Chapter 32 – Zoning, Article III, Zoning District Regulations, Section 32-104. - Schedule Of Regulations, Notes to Schedule of Regulations.

NEW BUSINESS: None.

REPORTS

PUBLIC COMMENT

ADJOURNMENT



Holly Township  
Planning Commission – Regular Meeting  
Minutes of May 7, 2024

---

**CALL TO ORDER:** Commissioner Matson called the regular meeting of the Holly Township Planning Commission to order at 6:35 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

**Others Present**

Karin Winchester, Township Clerk  
John Jackson, McKenna & Associates  
Alexis Farrell, McKenna & Associates

**ABSENT:** Steve Ruth, Mike McCanney, Kelly Fletcher

- **Motion by Commissioner Matson to excuse Ruth, McCanney, and Fletcher. Supported by Commissioner Mitchell. A voice vote was taken. All present voted yes. The motion was carried 4/0.**

**AGENDA APPROVAL**

- **Motion by Commissioner Mazich to approve the agenda as presented. Supported by Commissioner Mitchell. A voice vote was taken. All present voted yes. The motion was carried 4/0.**

**PUBLIC COMMENT**

John Scarbrough, 14345 E. Lake Shore Drive, addressed the board.  
Daniel Hrychowian, 5232 Oakhill Drive, Swartz Creek, addressed the board.

**PUBLIC HEARINGS - None**

**APPROVAL OF MINUTES:** March 5, 2024

- **Motion by Commissioner Matson to approve the minutes as presented. Supported by Commissioner Mazich. A voice vote was taken. All present voted yes. The motion was carried 4/0.**

**COMMUNICATIONS:** None.

**OLD BUSINESS**

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

The public comment period concludes after the June meeting of this commission, so Ms. Farrell will summarize all comments received and present that information in June. The public hearing will be in July. A couple comments have been received and she will forward them to the commission before the next meeting. The draft plan is available for review and comment on the Township's website.

**NEW BUSINESS**

1. Regulating Plan Concept – presented by Ms. Alexis Farrell

The Regulating Plan is a type of form-based code that is more specific than zoning. The plan regulates the density and appearance of development projects and can be applied down to the block level. It ties density and character together. The commission reviewed and discussed the draft plan which was included in their packet. The proposed Regulating Plan goes along with the Zoning Ordinance. Both will be reviewed at the June meeting.

2. Proposed Zoning Text Amendment – Schedule of Regulation – Presented by Alexis Farrell, McKenna & Associates

This amendment addresses backyard setbacks for “lots of record” in the Great Lakes Subdivision and will allow the setbacks for new construction to conform to existing patterns of the surrounding homes. Proper public notice will be published following this meeting, and the amendment will be presented for public hearing at the June meeting. The amendment will then go to the Township Board for their consideration.

**REPORTS** – No Reports.

**PUBLIC COMMENT** - None.

**ADJOURNMENT**

Commissioner Matson adjourned the meeting at 8:20 pm.

Diane M. Hill, Recording Secretary

---

Karin S. Winchester, Clerk



# Memorandum

**TO:** Planning Commission  
Holly Township  
102 Civic Drive  
Holly, Michigan 48442

**FROM:** John Jackson, AICP  
Alexis Farrell

**SUBJECT:** Master Plan Update – Public Comment Summary to Date

**DATE:** May 28, 2024

The 2024 Holly Township Master Plan Update draft was distributed for the state-required 63-day public comment period in early April, which will conclude on June 6<sup>th</sup>, 2024. State law requires that a public hearing be held after the conclusion of this period, which has been scheduled for the July 10th Planning Commission meeting. Following the public hearing and subject to any comments expressed during the hearing at this meeting, the Planning Commission will vote to adopt the Master Plan Update.

At the upcoming June 4<sup>th</sup> meeting we will present the comments received thus far, which are attached to this memo. Comments include those from the Road Commission for Oakland County (RCOC), which include several minor corrections, as well as one written comment received from a resident, which discusses survey responses.

We are happy to discuss these comments at the June 4th Planning Commission meeting, as well as answer any outstanding questions you may have about the Plan so we may address them before the public hearing in July. Please do not hesitate to reach out in the meantime and we look forward to working on these final phases of the Master Plan process with you all.





QUALITY LIFE THROUGH GOOD ROADS:  
ROAD COMMISSION FOR OAKLAND COUNTY  
"WE CARE."

**Board of Road Commissioners**

**Andrea LaLonde**  
Commissioner

**Eric D. McPherson**  
Commissioner

**Nancy Quarles**  
Commissioner

**Dennis G. Kolar, P.E.**  
Managing Director

**Gary Plotrowicz, P.E., P.T.O.E.**  
Deputy Managing Director  
County Highway Engineer

**Planning and Environmental  
Concerns Department**

31001 Lahser Road  
Beverly Hills, MI  
48025

248-645-2000

[www.rcocweb.org](http://www.rcocweb.org)

April 15, 2024

Alexis Farrell  
McKenna  
235 E. Main Street, Suite 105A  
Northville, MI 48167

Re: Notice to Review Draft Master Plan for Holly Township

Dear Ms. Farrell,

The Road Commission for Oakland County (RCOC) had the opportunity to review the draft of the updated Master Plan for Holly Township, as it relates to transportation, and has the following comments regarding the plan.

Draft Master Plan, page 34, the first sentence under "Roadways", Holly Township has 37.74 miles of local roads, not 36.

Draft Master Plan, page 55, second paragraph under "Roadways" states that "...increased maintenance on existing gravel roads is the highest priority in the Township in the future." The 2023 Strategic Planning report states that "Improve gravel road maintenance" is one of six Long-Range Strategic Transportation Priorities and they are not in ranked order. This report can be found on our website, [rcocweb.org](http://rcocweb.org), by clicking on "About Us" and then selecting "Publications".

Draft Master Plan, page 108, in the "Master Right-of-Way Plan" section of the draft, states there are four county road classifications. RCOC has nine county road classifications, but only five types in the township. These can be found on our website, by clicking on "About Us" and then selecting "Maps". Located on the "Maps" page you will find the "Act 51 Road Certification Map" which contains a breakdown of the type of roads under RCOC jurisdiction in Holly Township.

Draft Master Plan, page 108, last paragraph in the "Complete Streets" section of the draft, states that "Oakland County" has jurisdiction over the roads, and the township works with Oakland County to improve transportation. RCOC is a separate entity from Oakland County, having jurisdiction over most of the roads in the township, and the township works with RCOC to improve transportation.

Draft Master Plan, page 109, the "Master Rights-of-Way Plan" map indicates a date of 2016. An updated "Master Right-of-Way Plan" map can be found in the 2022 Master Right-of-Way Plan. This plan can be found on our website, [rcocweb.org](http://rcocweb.org), by clicking on "About Us" and then selecting "Publications".



QUALITY LIFE THROUGH GOOD ROADS:  
ROAD COMMISSION FOR OAKLAND COUNTY  
"WE CARE."

It should also be noted that any proposed modifications or enhancements concerning roads under RCOC jurisdiction would require RCOC review and any work proposed within the right-of-way will require a permit.

We look forward to working with Holly Township to create a vibrant community with a safe and efficient transportation network.

Sincerely,

A handwritten signature in blue ink that reads "Brad Knight".

Brad Knight  
Director of Planning and Environmental Concerns/I.T.

**From:** [Gina Sloan](#)  
**To:** [Alexis Farrell](#)  
**Subject:** FW: Please see the attached  
**Date:** Friday, May 24, 2024 3:10:20 PM  
**Attachments:** [5 7 2024 PC meeting.docx](#)

---

**From:** Angela Corliss <angela.corliss@gmail.com>  
**Sent:** Monday, May 6, 2024 5:23 PM  
**To:** Gina Sloan <GSloan@mcka.com>  
**Subject:** Please see the attached

Attached you will find a document that I feel highlights the public comment for the new Master Plan. I will also bring it to the Planning Commision Meeting tomorrow.

Thank you for your time,

Angela Corliss  
3086 Quick Rd, Holly, MI 48442



The word develop, develops, development, overdevelopment, or developer used 91 time in comments. 73 times if you exclude the "blue comments". It is only used as a positive reference five.

#### Ideas "Blue comment"

Make the developer finish this incomplete mess of a development, sidewalks missing, roads incomplete, the development signs never installed or created. The open areas look like an abandoned development in flint. Where are the township officials in enforcing this developer to complete it

Finish the sidewalk plan from the development that was approved, Incomplete sidewalks throughout this development side walks are missing altogether some ending the middle of the street

they bailed on the the development last time,

#### Dislikes "Blue Comments"

This area is mess, the township officials need to hold the developer accountable. It's shame that this subdivision must deal with the mess that was left behind by the developer.

and yet the township is considering additional development and allowing additional traffic flow through the neighbor

isn't he the same developer that bailed on Holly and left the other development on their own for a decade?

This area has been left like dump by the developer right in the middle of a 400K subdivision

Developer proposed GAS station here in the middle of one of the most dangerous intersections in the Township what are they even thinking?

Incomplete sidewalks throughout this development.

The previous developers have just dumped debris and back fill here causing elevations issues and water issues for the home owners

Will Holly require the Developer to pre-pay all the water & sewer taps or will they let them stick it to us again

this area is a nightmare even during no peak traffic time, now a developer is wanting to put of apartments & hundreds of homes what are they thinking

Developer - Silverman has building debris and massive piles of backfill sitting all around and completely over grown with weeds 4-6 feet tall and the township won't enforce them to take care of the mess???? This is within a completed development and has been this way for years, when do the tax payers get a return for their taxes paid????

The following was from everyone else

#### Ideas

The developer and clearview should be held accountable for the mess that was left behind from the builder.

Use the developers security bond collected to clean up the mess and debris dumped by the builders.

#### Likes

Create youth development opportunities focused on agriculture and natural sciences.

#### Dislikes

Area cannot handle further development

The less commercial development, the better.

Extremely dangerous intersection. Too much traffic. Area cannot handle further development

There is not enough community programs and the parks and rec is underdeveloped.

This development area in a brand new sub looks like garbage

We don't need more development, but what is available needs to be new and unique, exciting, and inviting for visitors, as well as those that live here.

We are disappointed to see the plans for the large development off of Fish Lake Road.

There is nothing to do everything is old must travel to Fenton or GB for anything house at small with little new developments with 4 plus bedrooms

Keep the 5 acre minimum for land development to keep our beautiful rural landscape and stay true to Holly Township is Up North.

Seems like we need to keep some open space instead of building and developing every inch of property.

Development of recreational businesses that are historically designed to fit the theme of the area

Overdevelopment

I didn't move back to watch it get over developed like Flushing,

The development of a large biking trail system would have a positive influence on the commerce Holly has always wanted to remain small and quaint

We are concerned about the development proposal for Fish Lake Rd. o we were disappointed to see this massive development planned. It just doesn't seem to fit with what so many residents value about Holly and developments like this may impact the long term future of families like ours here.

Making the area look ugly by adding unnecessary development & taking away natural habitat for the wildlife.

Concerned about Silverman development on grange hall and fish lake rds. Too much being proposed a d not to mention a shady developer who has not even finished a project already started.

I live off fish Lake Road near quick Rd and do not want more development on Fish Lake Road. The homeowners and taxpayers cannot even drive through Holly between 3 PM and 7 PM. please do not allow any more commercial development in Holly Township.

The housing development for the riverside north community. (Negative regarding include a grocery store, gas station, assisted living, and home value)

Over development of areas for commercial and residential that will increase the impact on infrastructure and services. Master planning future areas of commercial development / residential to areas able to handle the growth.

Keeping the up-north atmosphere by not allowing over development in congested areas.

Development of public parks and trails.

Take advantage of the the great outdoor opportunities in the area (state parks, camping, ORV) develop outdoor retail, outdoor tourism, markets etc. Take emphasis off everything being historic.

Economic development of downtown.

Stop further housing developments until current spaces are all filled and maintain the wooded lands and wetlands we currently have. No new developments should be approved.

Stop developing. We enjoy our property and country atmosphere. Stop trying to ruin it for the sake of development and tax revenue.

No more developments

Stop trying to drive out the wild life with developments.

Holding developers accountable, incomplete projects, township officials not taking accountability for this.

Stop bringing in developers who will ruin this wonderful magical village

Stop the development, people live in Holly, because they like a small town without congestion. Please leave Holly as a quaint little village

Because of the increase in traffic in New developments we need an increase in traffic lights



Require more trees with new development.

Positive about Holly

Potential for growth. There is a lot of space that has not been developed.

Knowing when to say enough is enough with the development of our green spaces.

Downtown development.

Holly has beautiful open land space and lakes I pray that this does not get compromised with developers want to over build commercial and residential buildings and houses

Development opportunities.

Weakness

The push for high density housing & Development

Not incorporating and not becoming a city. A bigger corporate tax base may encourage expensive infrastructure development and overall improvement.

Control for future residential housing developments

Lack of economic development.

Not holding developers accountable

Overdevelopment

Not making developers accountable to complete their proposed master deed in a timely manner.

Untruthfulness when presenting new developments

potential for over development

It seems the development team and board base their decisions on what income will come from something rather than the people that chose to live here.

No new ideas for development. Out of touch with most of the people living in the Township

Community members who want big development to come to holly

Possibility of future developments

Silverman, and other developers that that don't finish their developments

Also they seem to just want to push through development of land without even considering how it will affect the residents around the area, the wildlife, wetlands, etc

Officials not holding developers accountable Lack of community amongst residents and business



As Holly is still developing, the township needs to be very selective about what types of businesses and services to bring in.

Too much commercial development

Over development, becoming overcrowded and therefore causing unnecessary stress for it's already existing population.

Too many developments. So many people move here to be rural. That's why we left the Waterford/White Lake/Commerce area. More developments will dissuade people with those same desires from moving here.

Crime, traffic, congestion, People feeling the need to develop it

Silverman developments

Rural is mentioned 36 times. Not once does it say "I wish it was less"

Dislikes

That could impact the long term future of families like ours here, that value the beauty and privacy of rural living.

The less commercial development, the better. Keep the rural atmosphere.

Keep the 5 acre minimum for land development to keep our beautiful rural landscape and stay true to Holly Township is Up North.

Keep it rural - i would like to see an OCSD substation.

Housing that is newer builds but still rural feeling with trees and greenery. .5 or more acres in new build communities.

We moved here a year ago (Iroquois Woods Dr) from Waterford and came specifically for the beauty and privacy of rural Holly.

Let's maintain the rural atmosphere of the township.

Improve QOL

Maintain rural appearance, control reduce blighted property.

keep the beautiful rural landscape

To change the minds of people that think Holly needs to become the new Fenton. The rural, small town feel that Holly has always had is one of his greatest assets.

Greatest strengths

Separate from Detroit metro area. Rural areas.

Remaining mostly rural.

Pleasant, rural community

maintain its rural atmosphere.

Staying small and semi rural

The beauty of the environment, state parks and rural character in a mostly urban/suburban county. rural feeling

Geography and rural setting

Bring a rural community for people to enjoy nature and quiet.

Rural area. People move here to live a country life.

The rural beauty and state parks

Its uniqueness in rural life and values but that is fading quickly.

It's rural identity.

Wooded rural land.

Our location, rural areas, lake and parks

The open spaces and rural atmosphere. It is increasingly rare to have that in Oakland county

Being more rural but close to larger towns

The rural living without having to live a long way from big box stores

Hopefully to keep the rural atmosphere that is already in place

Keeping it rural!

That it is a beautiful, rural, quirky, small town community.

Rural Character

Rural lifestyle with Character

Weakness

Too high of taxes. Reserving the rural areas of Holly

Stop trying to commercialize our rural areas.

Loosing the rural feel So many people move here to be rural.

What is our greatest strength

To listen to the community

The boards willingness to listen to their constituents.

Plenty of green spaces Not crowded

Preservation of the beauty of the lakes, streams and nature

Nature and not an over abundance subdivisions







# Memorandum

**TO:** Holly Township Planning Commission  
102 Civic Drive  
Holly, Michigan 48442

**FROM:** John Jackson, AICP and Alexis Farrell

**SUBJECT:** Proposed Zoning Code Text Amendment – Schedule of Regulations

**DATE:** May 28, 2024

At the May meeting, we introduced an issue with the application of the Township's Schedule of Regulations in the Great Lakes Subdivision. The Master Plan discusses preserving the existing historic character of this area, which includes modest lakefront lots. The purpose of this amendment is to revise regulations which facilitate the practical use of these lots without encouraging unsustainable development given the absence of sewer and water service in this area.

As a recap, this area of the Township was platted in the late 1930's, long before the Township adopted a Zoning Ordinance. The area has since been zoned as SR – Single Family Residential. While the intent and character of the Great Lakes area matches that of the SR zone, the dimensional standards for the zone do not align with the size and character of the existing property lines. As a result, there are many nonconforming lots in the subdivision, causing difficulties with development of still vacant lots.

The specific development issue with this area is rear setbacks. Setbacks are governed by Section 32-104, Schedule of Regulations, which includes several footnotes that modify the setbacks depending on historical conditions. The footnotes provide relief for the practical difficulty that exists for these nonconforming, historical lots. Footnotes 2 and 3 provide relief and acknowledge that lots of record (historic lots) that have nonconforming lot widths or size (as many do in the Great Lakes area) for the side and front yard setbacks. However, there is no relief provided for the rear setbacks. The amendment presented in this memo addresses this by adding "rear" to the third footnote, allowing new homes to be built in a similar pattern and character as the existing neighborhood.

The following is a summary of the relevant parts of the existing ordinance, with the proposed addition to the third footnote shown in **bolded red**:

## Section 32-104, Schedule of Regulations

District	Minimum Lot Size		Maximum Building Height		Minimum Yard Setback			Lot Area Coverage
	Area (Acres)	Lot Width (Feet)	Stories	Feet	Front Yard <sup>1, 3</sup> (Feet)	Side Yard <sup>2</sup> (Feet)	Rear Yard (Feet)	Maximum Percent/All Buildings
SR	1.5	150	2.5	30	40	15	50	20

### Notes to Schedule of Regulations:

2. Residential lots of record that have nonconforming lot widths or size may have a side yard with a minimum of five feet, with a total of both side yards being a minimum of 15 feet.



3. Front **and rear yard** setbacks in single family districts. The minimum front **and rear** setbacks shall be based on established residential building patterns (ERBP), or the minimum setback specified in the schedule of regulations, whichever is less.

The proposed text amendments will correct the development barrier for this area, allowing for the new construction of homes without the risk of over-developing and losing the Subdivision's special "up-north" character.

Subject to the public hearing, we advise the Planning Commission vote to recommend that the Township Board adopt this amendment. We look forward to discussing this at the June 4<sup>th</sup> meeting and welcome any questions you may have.

Respectfully submitted,

**McKENNA**

John Jackson, AICP  
President

Alexis Farrell  
Associate Planner

**TOWNSHIP OF HOLLY  
ZONING ORDINANCE AMENDMENT  
CHAPTER 32 – ZONING, ARTICLE III ZONING DISTRICT REGULATIONS,  
SEC. 32-104. - SCHEDULE OF REGULATIONS, NOTES TO SCHEDULE OF  
REGULATIONS**

AN ORDINANCE TO AMEND THE HOLLY TOWNSHIP CODE OF ORDINANCES,  
CHAPTER 32 – ZONING, ARTICLE III - ZONING DISTRICT REGULATIONS,  
SEC. 32-104. - SCHEDULE OF REGULATIONS, NOTES TO SCHEDULE OF  
REGULATIONS

**THE TOWNSHIP OF HOLLY ORDAINS:**

**SECTION 1 AMENDMENT**

The following sections and subsections of Chapter 32, Article III, Section 32-104 of the Holly Township Code of Ordinances is hereby amended as set forth, and additional sections and subsections are added as indicated. The remaining sections in Chapter 32, Article III, Section 132-104 of the Code of Ordinances are otherwise unaffected by this amendment and shall remain in full force and effect.

Sec. 32-134. Schedule of Regulations.

*Notes to Schedule of Regulations:*

1. For lots or parcels that abut a lake, stream, pond, or river, setbacks for principal, attached, or detached accessory structures from the ordinary high watermark shall be a minimum of 50 feet, as per [section 32-93](#)(3)f.
2. Residential lots of record that have nonconforming lot widths or size may have a side yard with a minimum of five feet, with a total of both side yards being a minimum of 15 feet.
3. Front and rear yard setbacks in single family districts. The minimum front and rear yard setbacks shall be based on established residential building patterns (ERBP), or the minimum setback specified in the schedule of regulations, whichever is less.

