

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