

Holly Township  
Planning Commission – Regular Meeting  
Minutes of June 4, 2024

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**CALL TO ORDER:** Commissioner Ryan 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 – arrived at 6:51 pm  
Kelly Fletcher – arrived at 6:32 pm

**Others Present**

Karin Winchester, Clerk/Zoning Adm.  
Alexis Farrell, McKenna & Associates

**Members Absent**

Steve Ruth

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

**AGENDA APPROVAL**

- **Motion by Commissioner Mitchell to approve the agenda as presented. Supported by Commissioner Matson. A voice vote was taken. All present voted yes. The motion was carried 5/0.**

**PUBLIC COMMENT:** None.

**PUBLIC HEARINGS**

1. 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.

- **Motion by Commissioner Matson to open the public hearing at 6:35 pm. Supported by Commissioner Mazich. A voice vote was taken. All present voted yes. The motion was carried 5/0.**

No Public Comment.

- **Motion by Commissioner Matson to close the public hearing at 6:35 pm. Supported by Commissioner Mitchell. A voice vote was taken. All present voted yes. The motion was carried 5/0.**

#### **APPROVAL OF MINUTES:** May 7, 2024

- **Motion by Commissioner Matson to approve the minutes of May 7, 2024 as presented. Supported by Commissioner Mazich. A voice vote was taken. All present voted yes. The motion was carried 5/0.**

**COMMUNICATIONS:** None.

#### **OLD BUSINESS**

- Master Plan Review/Update – Alexis Farrell, McKenna & Associates

Ms. Farrell reviewed the comments that have been received since the May meeting of the Planning Commission. The Oakland County Road Commission asked for a couple of changes related to their revised plans. The Oakland County Review Committee proposed eight items for inclusion in the plan. Ms. Farrell outlined them. Additionally, there will be a meeting of the Oakland County Coordinating Zoning Committee on June 5, 2024 to assure that all neighboring communities have similar land use plans along Holly township borders. All Commissioners agreed with the suggested additions from both bodies. Ms. Farrell will include the comments in the planning packet that will be sent to the Planning Commission prior to the public hearing next month.

Commissioner Matson stated that there were numerous comments from residents regarding the Riverside development and asked what options are available for the Township to hold the developers accountable. Ms. Farrell discussed bonds and the tools enacted through the zoning ordinance and the regulating plan. Clerk Winchester stated that there are ordinances in place for Developments and there is a Developers Agreement and Bond for Riverside North.

Commissioners were unanimous in their request to set the density in the receiving zones to 2 units per acre (from three units per acre).

- 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.

Commissioners reviewed and discussed this proposed amendment at their meeting on May 7, 2024. This amendment applies only to historic lots of record which exist in the Great Lakes Subdivision.

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

**NEW BUSINESS:** None.

**REPORTS**

Commissioner Matson stated that beginning in July, the Planning Commission will meet on the second Wednesday of the month at the Township office downtown.

No other reports were presented.

**PUBLIC COMMENT**

Martin Andreski, 2105 Middle Ridge addressed the commission.

Angela Corliss, 3086 Quick Road, addressed the commission.

Norm Koski, 2167 Hidden Ridge, addressed the commission.

**ADJOURNMENT**

Commissioner Matson adjourned the meeting at 8:10 pm.

Diane M. Hill, Recording Secretary

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Karin S. Winchester, Clerk