

Holly Township
Planning Commission – Regular Meeting
Minutes of August 14, 2024

CALL TO ORDER: Commissioner Matson called the regular meeting of the Holly Township Planning Commission to order at 6:33 p.m. Located at the Holly Township Offices (Upstairs), 102 Civic Drive, Holly, Michigan 48442

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present

Pam Mazich
Ryan Matson
Glen Mitchell
Steve Ruth
Mike McCanney

Others Present

Karin Winchester, Township Clerk
John Jackson, McKenna & Associates
Matthew Raysin, Genesee Cty Drain Commission
Scott Heymeyer, Rowe Engineering

Absent: Ray Kerton, Kelly Fletcher

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 5/0.**

PUBLIC COMMENT: (for items on the agenda only) - No comments received.

PUBLIC HEARINGS: None

APPROVAL OF MINUTES: July 10, 2024

- **Motion by Commissioner McCanney to approve the minutes of July 10, 2024 as presented. Supported by Commissioner Mitchell. A voice vote was taken. All present voted yes. The motion was carried 5/0.**

COMMUNICATIONS: None.

OLD BUSINESS: None

NEW BUSINESS

- Site Plan Application by Genesee County Drain Commissioner Division of Water and Waste Services G-4610 Beecher Flint, MI 48532 for Parcel 01-01-126-007 zoned General Commercial and AGRE.

Matthew Raysin, Genesee County Drain Commission, and Scott Heymeyer, Rowe Engineering, presented an overview of the site plan. This is phase one of five that will provide service to the Dixie/Grange Hall corridor and surrounding communities in the

future. There will be a 12 x 18 structure on the parcel to house the electric for the pump station. There will be three lights on the parcel, and natural landscaping will be preserved. The site plan has been reviewed by NOCFA, EGLE, MDOT, the Road Commission, and all impacted communities.

The following concerns of the Commission were satisfied:

- NOCFA has reviewed and approved the site plan
- There is minimal construction and disturbance to the natural landscape
- Lighting will not be intrusive or obscure the night sky; GCDC will consider whether any lighting can be motion activated
- Traffic is minimal – only GCDC personnel making inspections 2-3 times weekly

- **Motion by Commissioner Mitchell to accept the Site Plan Application by Genesee County Drain Commissioner Division of Water and Waste Services G-4610 Beecher Flint, MI 48532 for Parcel 01-01-126-007 zoned General Commercial and AGRE as presented with the condition that a photometric lighting plan will be presented for administrative review. The motion was supported by Commissioner Mazich. A roll call vote was taken. All present voted yes. The motion was carried 5/0.**

- Renewable Energy Facilities.

John Jackson, McKenna and Associates, outlined options for the approval process. The State of Michigan Public Service Commission currently reviews and approves the site plans, but local communities can develop their own zoning codes. Local codes can be stricter than the State requirements. Having local zoning codes requires the developer to seek local approval first. If denied approval, the developer can appeal to the State.

The Commission agreed to proceed as follows: John Jackson will provide model codes from the MTA at the Commission's September meeting. The Commission will review the model, make desired modifications, and create a draft ordinance at that meeting. A public hearing for the draft ordinance will be held at the Commission's October meeting where a final draft will be approved. The approved draft will be forwarded to the Board of Trustees for their review and approval at the Board's November meeting.

Other -

- **Motion by Commissioner Mitchell to excuse Commissioner Kerton from tonight's meeting. Supported by Commissioner McCanney. A voice vote was taken. All present voted yes. The motion was carried 5/0.**

REPORTS – No reports from the Commissioners and the Clerk

PUBLIC COMMENT – No comments were received

ADJOURNMENT

Commissioner Matson adjourned the meeting at 7:36 pm.

Submitted by: Diane M. Hill, Recording Secretary

Karin S. Winchester, Clerk