

Holly Township
Planning Commission – Regular Meeting
Minutes of February 12, 2025

CALL TO ORDER: Commissioner Mitchell called the regular meeting of the Holly Township Planning Commission to order at 6:30 p.m. Located at the Holly Township Offices (Upstairs), 102 Civic Drive, Holly, Michigan 48442

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present

Glen Mithcell
Ray Kerton
Michael McCanney
Ben Armstead
Chuck Stoner
Leslie Jorgensen
Derek ~~Summer~~ Sommer

Others Present

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

Absent

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

AGENDA APPROVAL

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

PUBLIC COMMENT – No Public Comment.

PUBLIC HEARINGS – None.

APPROVAL OF MINUTES – August 14, 2024.

- **Motion by Commissioner Mitchell to approve the minutes of August 14, 2024 as presented. Supported by Commissioner McCanney. A voice vote was taken. All presented voted yes. The motion carried 6/0.**

COMMUNICATIONS: None.

OLD BUSINESS – None.

NEW BUSINESS

1. Election of Officers – Chairperson, Vice Chairperson, and Secretary

Commissioner Mitchell opened the nominations.

Chairperson - Glen Mitchell's name was presented, and he accepted. No other nominations were presented.

- **Motion by Commissioner Kerton to close the nominations. Supported by Commissioner McCanney. A voice vote was taken. All present voted yes. The motion carried 6/0.**
- **Motion by Commissioner Kerton to elect Commissioner Mitchell as chairperson. Supported by Commissioner McCanney. A voice vote was taken. All present voted yes. The motion carried 6/0.**

Vice Chairperson – Ray Kerton's name was presented, and he accepted. No other nominations were presented.

- **Motion by Commissioner Stoner to close the nominations. Supported by Commissioner McCanney. A voice vote was taken. All present voted yes. The motion carried 6/0.**
- **Motion by Commissioner McCanney to elect Ray Kerton as Vice Chairperson. Supported by Commissioner Mitchell. A voice vote was taken. All present voted yes. The motion carried 6/0.**

Secretary – Commissioner Armstead's name was presented, and he accepted. No other nominations were presented.

- **Motion by Commissioner McCanney to close the nominations. Supported by Commissioner Stoner. All present voted yes. The motion carried 6/0.**
- **Motion by Commissioner Kerton to elect Commission Armstead as Secretary. Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion carried 6/0.**

2. Trilogy Health Services, LLC – Request for Special Land Use Permit Extension.

Alexis Farrell presented. If the commission approves the extension tonight, when Trilogy comes back for site plan approval, they will then have both approvals and will have met the condition of the Special Land Use permit. If the extension were denied tonight (which McKenna is not recommending) then Trilogy would have to obtain another Special Land Use Permit and go through the process again. Ordinance states that the approval can be extended one time for 6 months with the extension start date of today if approved.

Ms. Farrell review the changes since approval of the Special Land Use Permit. Trilogy has modified the concept plan to show the purchase of approximately three acres on the south to allow better storm water management. Two more patio units have also been added on the southeast.

The modified concept plan is similar enough to the original that McKenna found it agreeable to extend the original Special Land Use Permit.

- **Motion by Commissioner Stoner to grant a 6-month extension to Trilogy Health Services. Supported by Commissioner Kerton. A voice vote was taken. All present voted yes. The motion carried 6/0.**

3. Planner Presentation – Alexis Farrell.

Presentation of planning basics and roles and responsibilities of the commission and commissioners.

4. 2024 Planning Commission Annual Report.

Cushing Field House is included in the report, but it has not yet come before the Planning Commission. McKenna & Associates included it in the report so that the commission is aware that it will be coming before them for a special land use request.

- **Motion by Commissioner Kerton to accept the 2024 Planning Commission Annual Report. Seconded by Commissioner ~~Summer~~ Sommer. A voice vote was taken. All present voted yes. The motion carried 6/0.**

REPORTS

Commissioner McCanney – No Report.

Commissioner Mitchell introduced himself to new commission members

- Family first bought property in Holly in 1837.
- Also has a tax business.

Commissioner Stoner introduced himself to commission members

- Third-generation Holly resident.
- Is a realtor/broker.
- Serves on Zoning Board of Appeals.

Commissioner Kerton introduced himself to commission members

- Semi-retired lumber yard owner.

Commissioner ~~Summer~~ Sommer introduced himself to commission members

- Bought old Butts Farm on N. Holly and operate an animal sanctuary there for farm animals.

Commissioner Armstead introduced himself to commission members

- Current owner of Armstead Automotive (second generation).

Commissioner

- On historic district council.
- Serves on Holly Township Board of Trustees.
- Volunteer and on board of the Dickens Festival.
- Director of Operations at Wayne State University for facilities.

PUBLIC COMMENT

George Kullis, 601 E. Maple Street, addressed the board

ADJOURNMENT

- **Motion by Commissioner Stoner to adjourn the meeting. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion was carried 6/0.**

Commissioner Mitchell adjourned the meeting at 8:35 pm.

Submitted by: Diane M. Hill, Recording Secretary

Karin S. Winchester, Clerk