

Joseph W. Colaianne

Member

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Joseph W. Colaianne counsels public and private clients in connection with complex public infrastructure projects, including financing, transactional, real estate, regulatory compliance and municipal governance.

Joe has more than 34 years' experience in municipal and public sector law. He is well-versed in federal and state statutes governing the financing of public infrastructure, environmental due diligence and compliance, water resources, land use regulations, and municipal water, sewer, storm drainage, lake level, and fiber optic infrastructure projects. Where these laws and practice areas intersect, Joe excels at producing results for clients leading to successful solutions to complex public and private infrastructure undertakings. Joe works with both public, non-profits and private sector clients in the areas of real estate, planning and zoning, Act 425 annexations, ballot proposals (i.e. police and fire millages), environmental regulation, construction, contracts, and litigation. He has significant experience in state administrative tribunals, state and federal trial, and appellate courts.

Joe has wide array of public and private clients, including municipalities and public authorities, such as counties, cities, townships, and villages; drain and water resources commissioners, and drainage districts, as well as engineering and environmental consultants, financial institutions, and real estate developers. He works closely with numerous municipalities, public authorities and drainage districts with implementation and financing of public infrastructure projects. He is bond counsel to several municipalities and drainage districts, providing legal advice in connection with financing options. Since joining the Clark Hill team in 2015, Joe has assisted with the financing of almost half billion dollars in public infrastructure projects. In the area of municipal law, Joe regularly counsels municipal clients on compliance with the Open Meetings Act and Freedom of Information Act, legislation, intermunicipal cooperation, and general municipal governance.

Joe was directly involved with the successful transfer of Wayne County's Northeast Sewer System to the Southeast Macomb Sanitary District in 2019, which involved a complex set of transactions involving multiple municipalities, governance, interlocal cooperation, finance and real property transfers. Joe was also the lead attorney involved in the negotiation and transfer of the Oakland-Macomb Interceptor from the City of Detroit to the Oakland-Macomb Interceptor Drain Drainage District (OMIDD). This transfer was the first step in the \$160 Million rehabilitation of a 37-year old 21-mile sewer serving 830,000 residents in 24 separate communities in Oakland and Macomb Counties. In 2019, on behalf of the OMIDD, Joe successfully negotiated revisions to the wastewater services agreement with the service provider, that would save the OMIDD more than \$10 million per year, and provided the ability for the OMIDD to finance, design and construct additional critical infrastructure upgrades estimated to cost more than \$100 million. Subsequently, in 2019-2020, Joe served as bond counsel to finance the OMIDD's project.

Currently, Joe is assisting property owners in Midland and Gladwin Counties in connection with the recovery,



restoration, financing four lakes and dams that were drained or damaged due to catastrophic dam failure in May 2020. Joe is the general counsel for the Four Lakes Task Force which is a Michigan non-profit organization that was appointed by the Counties of Midland and Gladwin to serve as the counties' Delegated Authority in connection with the recovery and restoration of the lakes.

Prior to joining Clark Hill, Joe was involved in the monetization and transfer of the City of Pontiac wastewater treatment facility, George W. Kuhn Drainage District rehabilitation project, and various other public work projects throughout Oakland County. In addition, Joe previously served as a deputy drain commissioner, legal counsel, and insurance administrator for the Oakland County Water Resources Commissioner (2001–2012). Joe was an assistant Cook County (Illinois) States Attorney (1990–1993), Assistant Oakland County Prosecutor (1993–1996), and Senior Assistant Oakland County Corporation Counsel (1996–2001). Joe served as a Hartland Township Trustee (2004–2020) and has served on Hartland's Planning Commission. He is co-founder of the non-profit Hartland Enrichment and Recreation Organization (HERO). The organization operates the Hartland Teen Center which provides an afterschool haven for teens.

Joe is a regular presenter and Michigan Association of County Drain Commissioner conferences and district meetings. Topics include: "Financing Chapter 20 Drains," "Ethics and Conflicts of Interest for Drain Commissioners," "Drain Easement Encroachments," and "Lake Improvement Boards."

Industries

Construction

Education

Practice Areas

Environmental & Natural Resources

Litigation

Municipal Law

Real Estate

Combined Sewer Overflow

Energy & Renewables

Education

J.D., DePaul University College of Law, Chicago, Illinois, 1990

B.A., James Madison College, Michigan State University, East Lansing, Michigan, 1987

Recognitions

Named a Leading Lawyer in Lansing by Leading LawyersSM (2022-2024)

Named a Leading Lawyer in Grand Rapids by Leading LawyersSM (2025)

Memberships

Michigan Association of County Drain Commissioners

Michigan Association of Municipal Attorneys

Michigan Association of Planning

National Association of Bond Lawyers

Oakland County Bar Association

State Bar Licenses

Michigan

Court Admissions

U.S. District Ct., E.D. of Michigan

Experience

Representative Experience

- Municipal and Public Sector
- Municipal Finance
- Government and regulatory Affairs
- Litigation and Class Action Litigation
- Real Estate Services
- Eminent Domain/Condemnation
- Administrative Law
- Regulatory Advice & Counsel
- Construction Law
- Business and Non-profit Formation

Environmental and Water Resources Law

- Michigan Environmental Protection Act
- Natural Resources and Environmental Protection Act (Part 31 "Water resource Protection"; Part 91 "Soil and Sedimentation Control"; Part 301 "Inland Lakes and Streams"; Part 303, "Wetlands and Wetland Protection"; Part 307 "Inland Lake Levels"; Part 309 "Lake Improvement Boards"; and Part 315, "Dam Safety")
- National Pollutant Discharge Elimination (NPDES) Permitting
- Clean Water Act

Articles

- Co-Author: "The 'Four Lakes Story'—Mid-Michigan's Dam Failures: What Happened and What We Learned. A Case Study of the Four Lakes Task Force and Restoration of the Four Lakes System", *Wayne Law Review* (Spring, 2022)
- Contributor: Michigan Municipal Law (Michigan Institute of Continuing Legal Education—ICLE), Chapter: "Roads, Utilities, and Drainage"

Presentations

Peter S. Ecklund, Jr.

Senior Attorney

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Peter Ecklund advises clients on municipal and legislative issues, specifically in public finance.

Peter's practice includes representing counties, cities, villages, townships, utility authorities, school districts and tax-exempt organizations through the issuance of general obligation bonds, revenue bonds, special assessment bonds, and tax anticipation notes. He has been the lead attorney in over 400 municipal bond and note offerings. In addition, Peter has been bond counsel to a number of communities including Oakland County, Tuscola County, and Shelby Township in the issuance of pension and health care obligation bonds. He works closely with his clients in ordinance, millage, and legislative drafting.

Peter is active in political campaigns and was a nominee for the Michigan State Senate. Prior to joining Clark Hill, Peter was a shareholder in the firm Axe & Ecklund, P.C.

Industries

Education

Practice Areas

Municipal Law

Public Finance

Education

J.D., Case Western Reserve University School of Law, Cleveland, Ohio, 1992

B.A., University of Michigan, Michigan, 1989

Recognitions

Named a Leading Lawyer in Detroit by Leading LawyersSM (2016-2025)

Memberships

National Association of Bond Lawyers

State Bar of Michigan



Clark Hill

State Bar Licenses

Michigan

Experience

Presentations

- [January 21, 2017 Clark Hill & Plante Moran School Law & Finance Seminar Presentation](#)

HOLLY TOWNSHIP

102 Civic Drive • Holly, Michigan 48442 • Phone (248) 634-9331 • Fax (248) 634-5482

APPLICATION FOR REZONING

Instructions to Applicant:

Answer each question completely. Read the additional instructions provided on page 2 of this application. Incomplete submittals will not be processed.

For Township Use Only:

Date Received: 12-11-24 / 1-14-25
 File No.: _____
 Administrative Fee Paid:
 Escrow Fee Paid:

1) Applicant:

Name: Michael Isaac
 Address: 16257 Derby Circle
 City: Holly State: MI Zip: 48442
 Phone: (Home) 248-872-2707 (Office) _____ (Fax) _____
 Interest: 100%

2) All Parties of Interest (Title Holder, Contract Purchaser, Partners):

Name: Greenstone Farm Credit Services
 Address: 3515 West Rd
 City: East Lansing State: MI Zip: 48823
 Phone: (Home) _____ (Office) 517-318-4100 (Fax) _____
 Interest: Title Holder

(If the applicant/petitioner is not the owner of record, a notarized letter of authority or Power of Attorney must be included as part of this application)

3) General Property Information and Description:

General Location: North of Granger Hall Rd and North of Quirk Rd, Fagan Rd ^{splits in}
 Acreage: Total 13.19 ± 1.98 acres zoned SR / 13.21 acres zoned Ag-re
 Sidwell (Property ID) Number: 01-22-476-007
 Legal Description: see attached

(Attach metes and bounds description where applicable)

Site Plan Attached: Yes _____ No _____

4) Zoning:

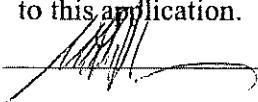
Current Zoning: 1.98 Acres zoned SR and 13.21 acres zoned Agr
Proposed Zoning: all 15.19 acres zoned SR
Master Plan Designation Low Density / SR

5) Proposed and Intended Use:

Potential Splits between 1.5 and 2.5 acres as indicated
in attached. Plan to hold majority of property as family
farm with animals for foreseeable future.

6) Signature:

I, the undersigned, state that the foregoing answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I hereby grant permission for members of the Township Board of Trustees, Township Planning Commission and the Township's Zoning Administrator, Township consultants, or other Township agents or employees, to enter the above described property for the purposes of gathering information related to this application.



Signature of Applicant

12/12/04

Date

Instructions to Applicant:

- 1) All applications must be accompanied by a legal description and a dimensioned map identifying the parcel(s) requested for rezoning, abutting land and its zoning classification within 300 feet, and all public and private right-of-way and easements on the parcel requested for rezoning.
- 2) Applications must be submitted with the application fee as set by resolution "Res 2008-02" at least four (4) weeks prior to a regularly scheduled Planning Commission meeting.
- 3) Any questions regarding the rezoning procedure should be directed to the Holly Township Zoning Administrator or Township Planner.
- 4) Discussions with the Township Planner as it concerns the proposed rezoning and its conformity with the Township Master Land Use Plan, are suggested prior to submitting a formal petition to the Planning Commission. Appointments with the Township Planner may be made by contacting the Zoning Administrator.

White Paper

To: Holly Township Planning Department

Re: Proposal for Conditional Rezoning of 15.19 Acres at 14507 Fagan Road

Introduction

This white paper presents a detailed case for the conditional rezoning of 15.19 acres of land located at 14507 Fagan Road in Holly Township. The proposal aligns with Holly Township's master plan goals of preserving its small-town charm, encouraging spatially conscious rural housing development, and promoting single-family detached residences. The rezoning request is specifically tailored to meet the needs of Holly Township's growing population while respecting the area's rural character and infrastructure capacity.

Current Property and Zoning Overview

The subject property consists of 15.19 acres situated along Fagan Road and adjacent to Grange Hall Road, a primary minor arterial. The current zoning designation restricts its potential for development in a manner that addresses the housing needs of the increasing population. This proposal seeks a conditional rezoning that balances development with rural preservation, offering six single-family residential lots with specific conditions to minimize environmental and community impacts.

Proposed Conditions for Rezoning

The rezoning request is made with the following conditions:

1. Lot Size and Housing Specifications

- Minimum lot size: 1.5 acres per lot.
- Housing type: Single-family detached dwellings.
- Minimum dwelling size: 1,200 square feet.

2. Environmental Preservation

Existing vegetation along property lines will be preserved to maintain natural buffers and privacy for neighboring properties. A minimum open space area of 3.04 acres (20%) will be reserved through an environmental conservation easement.

Alignment with Holly Township Goals

The proposal supports several key objectives outlined in Holly Township's master plan, including:

1. Preservation of Rural Character

By maintaining a minimum lot size of 1.5 acres and preserving existing vegetation, this development aligns with the township's commitment to spatially rural housing allotments.

2. Support for Single-Family Residences

The proposed homes meet the township's preference for single-family detached dwellings, contributing to the cohesive character of the community.

3. Managing Growth Responsibly

The low-density development of six residential lots ensures the township's infrastructure, including roads and public services, can accommodate growth without significant strain.

4. Enhanced Community Identity

This project builds upon Holly Township's thriving small-town atmosphere by offering quality housing options that attract families and long-term residents who value the township's charm and sense of community.

Traffic and Accessibility

The property's location along Grange Hall Road ensures efficient traffic flow and access. Grange Hall Road is designed to accommodate traffic volumes associated with minor

residential developments. The access from the proposed lots minimizes disruptions and ensures safe ingress and egress for residents.

Environmental and Aesthetic Benefits

Maintaining vegetation along the property lines will:

- Serve as a natural barrier to reduce noise and visual impact on neighboring properties.
 - Contribute to the township's overall environmental sustainability goals.
 - Enhance the aesthetic appeal of the development, preserving the area's rural charm.
-

Conclusion

The proposed conditional rezoning of 14507 Fagan Road represents a thoughtful, balanced approach to meeting the needs of Holly Township's growing population while preserving its rural character and small-town identity. The conditions offered ensure minimal impact on infrastructure, traffic, and the environment, while contributing to the township's long-term goals of sustainable and high-quality development.

We respectfully request the Holly Township Planning Department to approve this rezoning proposal to enable the thoughtful development of this property and continue to build on the vision of a thriving and sustainable community.

Contact Information

For any questions or further discussion, please contact:

Michael Isaac

(248)872-2707

ISAAC PARCEL PRELIMINARY LAYOUT FOR CONDITIONAL REZONING SECTION 22, HOLLY TWP. PARCEL ID#01-22-476-007



PREPARED BY: ROWE PROFESSIONAL SERVICES COMPANY

JOB NUMBER: 2300633
DATE: 2/17/25

ZONING REQUIREMENTS

SUBURBAN RESIDENTIAL
MINIMUM LOT SIZE - 1.50 ACRES
MINIMUM FRONTAGE - 150'
SETBACKS:
FRONT 40'
SIDE 15'
REAR 50'

ZONING INFORMATION

PARENT PARCEL = 15.19 ACRES

20% GREENBELT ACREAGE REQUIREMENT FOR CLUSTER DEVELOPMENT = 3.04 ACRES

= PROPOSED GREENBELT AND CONSERVATION EASEMENT = 3.16 ACRES (OUTSIDE OF FRONT SETBACK)

PRELIMINARY LAYOUT - NO TOPOGRAPHIC SURVEY OR SITE ENGINEERING HAS BEEN COMPLETED AT THE TIME OF THIS SUBMITTAL





MCKENNA

March 4, 2025

Planning Commission
Holly Township
102 Civic Drive
Holly, MI 48442

Subject: Proposed Conditional Rezoning of Parcel # 01-22-476-007

Dear Planning Commissioners:

We have received materials for a proposed conditional rezoning for parcel # 01-22-476-007 (no address) from Agricultural Residential District (AGRE) to the Suburban Residential (SR) district. The subject site is split zoned, located on both the east and west sides of Fagan Road, just north of Quick Road and Grange Hall Road, and is currently undeveloped. The parcel is currently zoned AGRE on the east of Fagan and SR on the west, encompassing approximately 15.19 acres. The applicant is requesting a conditional rezoning of the area to the east from AGRE to SR, and to eventually pursue a site condominium project with 6 detached single family units.

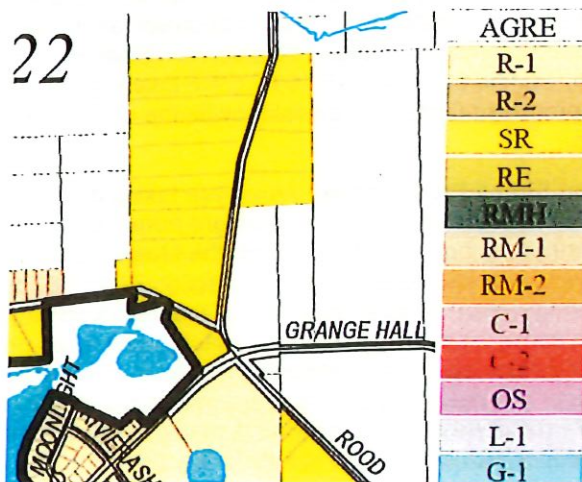
We have reviewed the conditional rezoning request for compliance with the Holly Township Zoning Ordinance, 2024 Holly Township Master Plan, Michigan Zoning Enabling Act (PA 110 of 2006 as amended), and sound planning principles. We offer the following comments for your consideration.

SITE CONDITIONS OVERVIEW

Current Zoning: 1.98 acres zoned SR west of Fagan
13.21 acres zoned AGRE east of Fagan

Intent of the SR District:

"The intent of the rural estates and suburban residential districts is to provide a district which encourage single-family residential development on larger lots than those in the R-1 and R-2 districts; to retain, preserve, and protect a predominantly open nonurban character within the township; and to reduce the need for public services to these areas because of reduced density."



HEADQUARTERS
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Dimensional Standards (Sec. 32-104. - Schedule of regulations):

Zoning District	Minimum Lot Size		Maximum Building Height		Minimum Yard Setback			Lot Area Coverage
	Area (Acres)	Lot Width (Feet)	Stories	Feet	Front Yard ^{1,3} (Feet)	Side Yard ² (Feet)	Rear Yard (Feet)	Maximum Percent/All Buildings
Single-family residential, R-1	0.5	100	2.5	30	25	10	30	20
Single-family residential, R-2	1.0	125	2.5	30	35	10	35	20
Suburban residential, SR	1.5	150	2.5	30	40	15	50	20
Rural estate, RE	2.5	200	2.5	30	50	25	50	20
Agricultural residential, AGRE	5.0	300	2.5	30	75	25	75	20

Future Land Use Classification: Low Density Residential

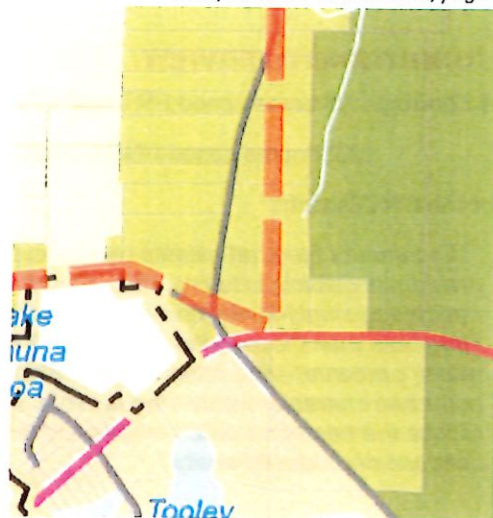
"Low Density Residential is a designation for low-density single-family neighborhoods that maintain large areas of preserved open space, though at a higher density level than the Rural Estate designation."

Low Density Residential

Development Type	du / acre
Standard Development	1:5
Cluster Development	1:2.5
Transfer Development	1:1

Excerpt from the Master Plan, page 81.

As current lot size minimum standards for the SR district are 1.5 acres, we find it appropriate that the proposed layout includes parcels of no smaller than this. Additionally, as this property is planned for the Low Density Residential designation in the Master Plan, we find that given $15.19 / 2.5 = 6$ dwelling units per acre, the proposed 6 lots are consistent with the intent of the Master Plan.



Open Space Preservation: As we are taking guidance from the Cluster Development density standard from the Master Plan, and to further support the intent of both the Master Plan and SR Districts, we also note that part of Section 32-132, Cluster housing option, requires that 20% of the gross acreage in the development be devoted to open space, which shall remain in its natural state and/or be restricted for use for active and/or passive outdoor recreational purposes harmonious with peaceful, single-family residential uses in and surrounding the development, compliant with standards set forth in Section 32-155.

Concept Plan: In the plan shared by the applicant on February 10, 2025, 6 total units are shown, 1 to the west side of Fagan and 5 to the east. Areas proposed for open space preservation / environmental conservation are shown, which the applicant notes are for a 50-foot buffer along the frontage of the unit to the west of Fagan, and a 100-foot buffer along the frontage of the units to the east.

- Rural Estate
- Low Density Residential
- Neighborhood Residential



PERMITTING PROCESS

The Township's ability to process a rezoning is enabled by the Michigan Zoning Enabling Act. Thus, the Township follows the guidelines offered in PA 110 of 2006 as amended to facilitate rezonings.

We understand that the parcel in question has had all splits available per Michigan land division law. We also understand the applicant desires to further develop the parcel into a number of detached residential homes. As such, the applicant would need to pursue this development through the process and per the standards of Section 32-133 of the Holly Township Zoning Ordinance, Site condominium project regulations.

Moreover, the Township is in the process of updating its zoning ordinance to align with its recently adopted Master Plan Update, adopted in August 2024. As such, the current zoning regulations do not perfectly align with the policies of the Master Plan as it stands. To ensure the proposal aligns with the Master Plan, and to achieve the density and lot sizes the applicant desires, they are proposing a conditional rezoning. Conditional rezonings are enabled in Section 125.3405, Use and development of land as condition to rezoning, of PA 110 of 2006 as amended.

Once the site has been conditionally rezoned, the applicant will need to pursue the development of the property through the Site Condominium process as previously mentioned. Below is an overview of the permitting process as described in PA 110 of 2006 as amended and the Holly Township Zoning Ordinance:

1. Applicants present conditional rezoning proposal to Planning Commission. Planning Commission has discretion to make a recommendation that the Township Board approve, approve with conditions, or deny the proposal.
2. Applicants present conditional rezoning proposal to Township Board. Township Board has discretion to approve, approve with conditions, or deny the proposal.
3. Apply for a Site Condominium development subject to Section 32-133 of the Zoning Ordinance, which defines procedures as:
 - 1) *Preliminary approval.*
 - a. *A site plan pursuant to the standards and procedures set forth in article VI of this chapter shall be submitted to the planning commission for preliminary review.*
 - b. *If the site plan conforms in all respects to applicable laws, ordinances and design standards, preliminary approval shall be granted by the planning commission.*
 - c. *If the site plan fails to conform, the planning commission shall either deny the application, or grant preliminary approval with conditions, provided such conditions are met before final approval.*
 - 2) *Final approval.*
 - a. *Following preliminary approval, the applicant shall submit the condominium documents to the township for the review by the township attorney and other appropriate staff and consultants. The condominium documents shall be reviewed with respect to all matters subject to regulation by the township including, without limitation: ongoing preservation and maintenance of drainage, retention, wetland and other natural and/or common area; maintenance of private roads, if any; and maintenance of stormwater, sanitary, and water facilities and utilities.*
 - b. *Following receipt of preliminary approval, the applicant shall also submit a final site plan and engineering plans in sufficient detail for the township, to determine compliance with applicable*



laws, ordinances and design standards for construction of the project. The township shall submit engineering plans to the township engineer and planner for review.

- c. Upon completion of the review of the condominium documents and engineering plans and receipt of the recommendations and findings from the township attorney, engineer and planner, the site plan shall be submitted to the planning commission for final review.*
- d. If the site plan, condominium documents and/or engineering plans conform in all respects to applicable laws, ordinances and design standards, final approval shall be granted by the planning commission.*
- e. If the site plan, condominium documents and/or engineering plans fail to conform, final approval shall be denied by the planning commission.*
- f. In the interest of ensuring compliance with this chapter and protecting the health, safety and welfare of the residents of the township, the planning commission, as a condition of final approval of the site plan, shall require the applicant to deposit a performance guarantee as set forth in section 32-36 for the completion of improvements associated with the proposed use.*

This review pertains specifically to the first step in the process laid out above. The applicant must still apply for a Site Condominium development and obtain an approved site plan to develop the site as shown in the concept plan included with this application.



REZONING ANALYSIS

As a Conditional Rezoning, opposed to a conventional rezoning, the applicant has offered a number of conditions which would apply to the site, should the Township approve the request. The conditions were offered by the applicant without being solicited by the Township. In the narrative received February 18, 2025, the applicant offered the following conditions for proposed rezoning:

- Future lots developed will be a minimum of 1.5 acres
- Lots will be developed as single-family detached dwelling units with a minimum dwelling size of 1,200 square feet
- Existing vegetation along property lines will be preserved as shown on the concept plan included in the application, with a minimum of 3.04 acres preserved through an environmental conservation easement

The Planning Commission's responsibility is to hold a public hearing and make a recommendation for the rezoning proposal to the Township Board. The Township has used the following questions (bolded) in the past to evaluate the rezoning application's appropriateness. These questions are meant to help the Planning Commission evaluate whether the rezoning is appropriate; they are not standards that must be met for approval.

1. Is the requested rezoning consistent with the goals, policies and future land use map of the Master Plan? Or, has applicant demonstrated conditions have changed significantly since the Master Plan was developed, and request is demonstrably consistent with the development trends in the area?

The proposed rezoning is generally consistent with the Master Plan. The existing zoning is split between SR to the west of Fagan and AGRE to the east. The Future Land Use designation for the entire parcel is Low Density residential. Rezoning the property to the SR zoning district would not necessarily align directly with the Zoning Plan, which lists the Rural Estate District as corresponding to the Low Density Residential designation.

However, the Master Plan notes that the recommended density for Low Density Residential is 1 unit per 2.5 acres for a cluster development, which the proposal aligns with. Additionally, the offered condition of environmental conservation further aligns with the policies in the Master Plan of natural feature preservation. While the Zoning Plan does not exactly align, we find that the conditions offered in the proposal ensure alignment with the overall goals and policies of the Master Plan and would allow the parcel to develop harmoniously with other the single-family residential uses in the area.

The existing land use, current zoning, and Master Plan future land use designations for the subject site and for the surrounding parcels is provided in the following table as a reference.

Location	Existing Land Use	Current Zoning	Future Land Use Designation
Subject Site	Undeveloped	AGRE Agricultural Residential to the east; SR Suburban Residential to the west	Low Density Residential
North	Single-Family Home	SR Suburban Residential	Low Density Residential
East	Undeveloped	AGRE Agricultural Residential	Low Density Residential
West	Single-Family Home	SR Suburban Residential	Low Density Residential



- 2. Are the site's physical, geological, hydrological and other environmental features compatible with the host of uses permitted in the proposed zoning district, especially for sites without public utilities?**

Development of the single-family residential uses permitted in the Rural Estate district would have limited impact on the geological and environmental features. Additionally, with the conditions offered by the applicant, at least 20% of the site would be preserved in perpetuity with an environmental conservation easement.

- 3. Are all the potential uses allowed in the proposed zoning district compatible with surrounding uses in terms of land suitability, density of use, environmental impacts, nature of use, traffic impacts, aesthetics, infrastructure and maintenance of property values.**

Yes, given that the Future Land Use plan calls for the site to eventually align with the Rural Estate District, and that the permitted uses for the Rural Estate and Suburban Residential are the same, we find that uses are suitable and similar to those that are otherwise permitted. Additionally, if the request is approved, with the conditions offered by the applicant along with the proposed concept plan, the intensity of the site shall be restricted to no more than 6 lots.

- 4. Has the applicant demonstrated that he/she cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning?**

We do not feel this question is applicable as the proposed zoning is consistent with the Future Land Use designation, and both the current and proposed zoning are primarily for single-family residential use only.

- 5. Is the capacity of the infrastructure and municipal services, including public schools, adequate to accommodate the uses permitted in the requested zoning district without compromising the "health, safety and public welfare"?**

We believe that municipal services adequately accommodate uses permitted.

- 6. Is there evidence of demand for additional land uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to meet the demand?**

Relatively little land is currently zoned Suburban Residential within the Township. Rezoning the parcel to the Suburban Residential designation would align the Master Plan and Zoning Ordinance in the manners previously stated.

- 7. Is the rezoning necessary to avoid exclusion of a lawful land use?**

The proposed rezoning has no bearing on the supply of land for lawful land uses.

- 8. Is the rezoning establishing a desirable zoning trend policy for similar or identical lands?**

The proposed rezoning would move the parcel zoning closer to the future land use map, while permitting similar uses to those that exist in the vicinity. This would be a desirable trend for similar parcels to follow where the development style is appropriate.



9. Are the boundaries of the requested rezoning reasonable in relationship to surroundings and ability to meet the dimensional regulations in the zoning ordinance?

The surrounding areas to the north, south, and west of the site are generally developed in a similar fashion as proposed in the concept plan. The minimum lot width in the Suburban Residential district is 150-feet. In the concept plan included with the application, each of the proposed 6 lots meet this requirement. Additionally, the minimum lot size is 1.5 acres, which all of the proposed lots exceed. Therefore, we believe the rezoning is appropriate because the dimensional requirements of the proposed zoning are not only met but exceed.

10. If a rezoning is appropriate, is the requested zoning district more appropriate from the community's perspective than even some other zoning district?

As previously stated, the existing zoning is split between SR to the west of Fagan and AGRE to the east. The Future Land Use designation for the entire parcel is Low Density residential, which has a corresponding district of Rural Estate in the Zoning Plan. However, the Suburban Residential district is listed in the same section pertaining to intent and permitted uses as Rural Estate. The primary difference between the RE and SR districts in the current zoning are the dimensional standards. To achieve the proposed density, which is in alignment with the Low Density Residential designation in the Master Plan, the property would need to be zoned SR, versus RE. We find that due to the compatibility of the RE and SR districts, and alignment with the Master Plan, that the SR district is the most appropriate for this site.

11. If the request is to permit a specific use, is rezoning the land (changing the map) more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use changing the text?

Both the existing and proposed district primarily permit single-family residential uses, which is what the applicant is proposing. Any use not permitted by right in the proposed district will require a separate application and review by the Planning Commission. Moreover, as a Conditional Rezoning, the applicant has offered the condition that the site be developed as no more than 6 lots, which results in a density that is in alignment with the guidance of the Master Plan.

12. Does the requested zoning correct an error in the zoning map? or zoning text?

No, the rezoning is not necessary to correct a zoning map or text error.



RECOMMENDATION

As the findings above dictate, the requested rezoning is compatible with the Township Master Plan, existing land uses and the intent and purpose of the Zoning Ordinance. We recommend that the Planning Commission make a recommendation of approval for the rezoning to the Township Board.

To assist the Planning Commission in making such a recommendation, we have provided the following example motion for your consideration:

I move to recommend approval of the rezoning request from the AGRE, Agricultural Residential district to the SR, Suburban Residential district for Parcel ID # 01-22-476-007 to the Township Board, based on the findings of fact in the Township Planner report dated March 4, 2024.

If you have any questions regarding this case, please do not hesitate to contact us.

Respectfully submitted,

McKENNA

Alexis Farrell
Senior Planner

Cc: John Jackson, AICP, President



2024 Annual Planning Report

February 4th, 2024

Board of Trustees and Planning Commission
Holly Township
102 Civic Drive
Holly, MI 48442

RE: 2024 Annual Report of Activities by the Planning Commission

INTRODUCTION AND PURPOSE

As required per the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended, the Planning Commission shall submit a report of its 2024 activities:

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

In addition to fulfilling this requirement, the Annual Report increases information-sharing between staff, boards, commissions, and the governing body and assists with these entities with anticipating, preparing, and budgeting for upcoming priorities.

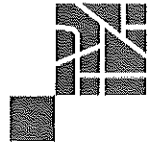
MEMBERSHIP

Below are the Planning Commission members who were active in 2024.

1. Ryan Matson, Chairperson
2. Glen Mitchell, Vice Chairperson
3. Ray Kerton, Secretary
4. Derek Burton, Trustee
5. Kelly Fletcher
6. Pam Mazich (Former Chair)
7. Michael McCanney

Several new members have since joined, and other have left. The current membership is as follows, prior to the election of new officers:

1. Michael McCanney, Trustee
2. Glen Mitchell
3. Ray Kerton
4. Chuck Stoner
5. Leslie Jorgenson
6. Ben Armstead
7. Vacancy



2024 MEETINGS

The Planning Commission met six (6) times in 2024. The meetings were originally scheduled for the first Tuesday of the month, at 6:30 PM at the Holly Area Schools Board Room. Beginning in July 2024, these meetings were held on the second Wednesday of the month at Township Hall, unless otherwise required by the State. All meetings are held in compliance with the *Open Meetings Act, PA 267 of 1976, as amended*.

1. Tuesday, January 23rd, 2024
2. Tuesday, March 5th, 2024
3. Tuesday, May 7th, 2024
4. Tuesday, June 4th, 2024
5. Wednesday, July 10th, 2024
6. Wednesday, August 14th, 2024

2024 IN REVIEW

Holly Township saw a variety of applications from local operations to regional developers, small sites, to large scale mixed-use sites. The Planning Commission continued to serve its role as the administrative body of the Township. The following tables show all project applications that were reviewed by the Planning Commission in 2024 along with their status as of January 2025.

Special Land Use Applications			
DATE	PROJECT LOCATION / NAME	DESCRIPTION	STATUS
01/23/2024	Trilogy Health: Parcels 01-25-101-013 and 01-25-101-014	Special Land Use: To operate a convalescent home and independent living housing in RM-1 District	Approved
07/10/2024	Renaissance Festival: Parcels 01-12-476-002 and 01-12-401-003	Special Land Use: To operate a festival and other events in an AGRE Zoning District.	Approved, with conditions
01/01/2023	Cushing Field House: Parcel Number 01-21-100-008	Special Land Use: To operate an event barn in the AGRE district.	Not Yet Submitted

Site Plan Applications			
DATE	PROJECT LOCATION / NAME	DESCRIPTION	STATUS
07/10/2024	Renaissance Festival: Parcels 01-12-476-002 and 01-12-401-003	To operate a festival and other events in an AGRE Zoning District.	Approved, with conditions
08/11/2023	Trilogy Health: Parcel Numbers 01-25-101-013 and 01-25-101-014	62,000 ± sq. ft. single story, 80+ unit 99+ bed assisted living, 28 retirement villas.	Not Yet Submitted

LOOKING AHEAD: PLANNING AND ZONING IN 2024

A final highlight of 2024 includes the adoption of Holly Township's Master Plan. The MPEA requires municipalities to update their Master Plan every five years. As such, McKenna began the process of updating the Master Plan in 2023, which was last updated in 2016. The Master Plan was approved by the Planning Commission in July 2024 and adopted by the Township Board of Trustees in August 2024.



As 2025 begins, we would like to recommend the following work plan for the Planning Commission. This work plan is based on conversations we have had with the Township Clerk, Township Supervisor, and Planning Commission over the past year, and reflects the Township's long-term planning goals. The Planning Commission may review and recommend approval of the work plan, but Township Board action is required to move forward with any of the following projects.

1. **Zoning Ordinance Update.** Following the completion of the Zoning Ordinance Diagnostic in 2021 and the adoption of the Master Land Use Plan in 2024, the Township has diligently committed to pursuing updates to the Zoning Ordinance, focusing on administrative and code enforcement sections, as well as special use standards (e.g., special events) and land use districts, that can be cleaned up prior to the completion of a Master Plan update. In particular, the Ordinance must be updated to implement the Future Land Use Plan set forth in the Master Plan. The Zoning Ordinance update will begin in Q1 of 2025.

TRAINING OPPORTUNITIES

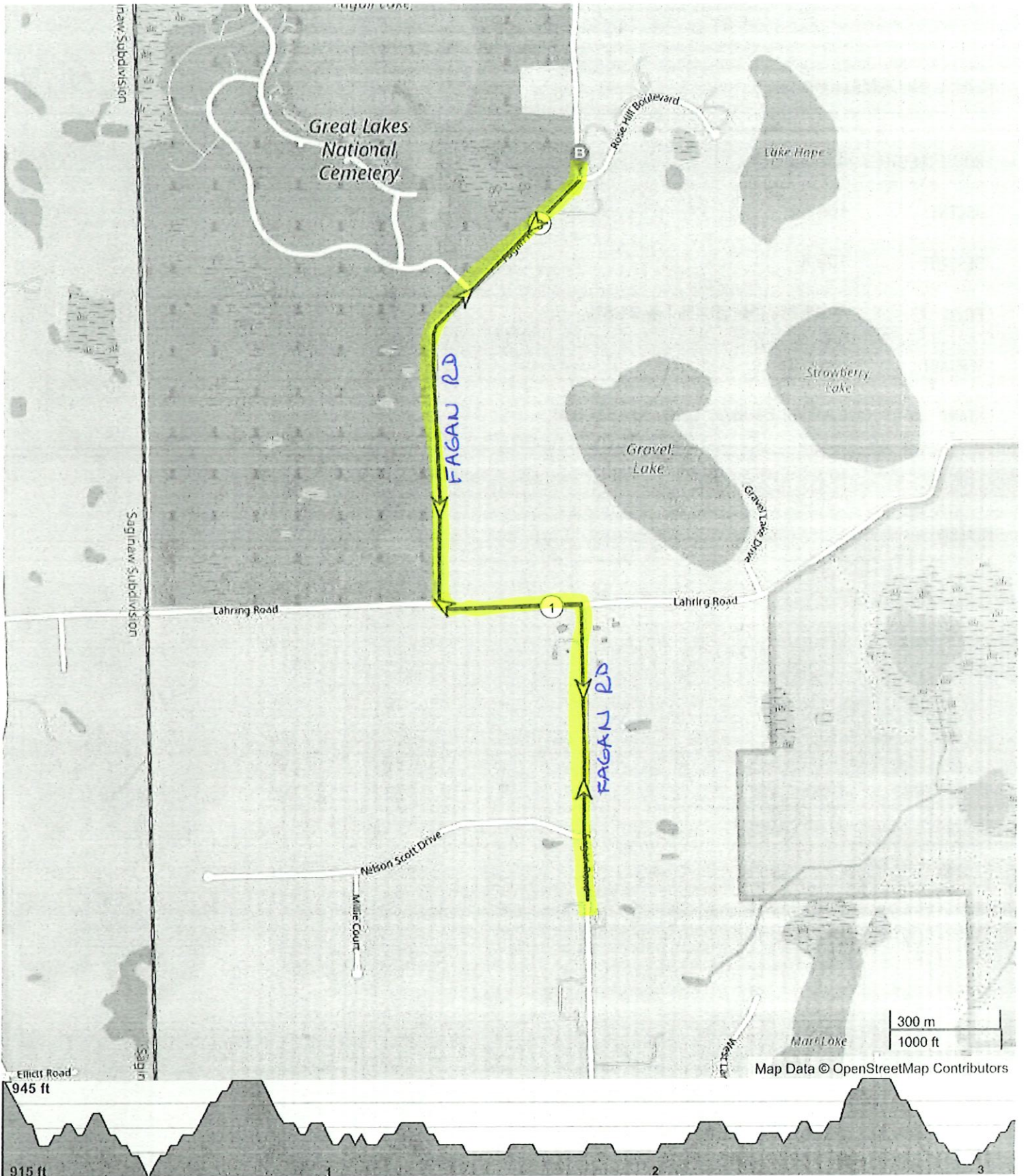
McKenna highly recommends and is prepared to offer an internal Planning Commission Orientation and Training for new Commissioners to ensure a thorough understanding of the Planning Commission Bylaws and internal processes as well as the duties and responsibilities of Commissioners as well. To promote a smooth and efficient transition of Commissioners, if desired this Orientation and Training can be scheduled for Q1 2025.

The State and County also offer a wide range of training resources for Planning Commissioners. Please contact the Township if you are interested in participating in any trainings that are listed on Oakland County's website. <https://www.oakgov.com/advantageoakland/planning/services/Pages/Planning-Events-Trainings.aspx>

The State of Michigan also offers free webinars for local leaders about things like illegal dumping, flooding, contaminated land, and more. <https://www.michigan.gov/egle/outreach/past-events/local-leaders-webinar-series>



5K Route Option 1





5K Route Option 1



ROUTE INFORMATION

ROUTE LENGTH 3.099 miles

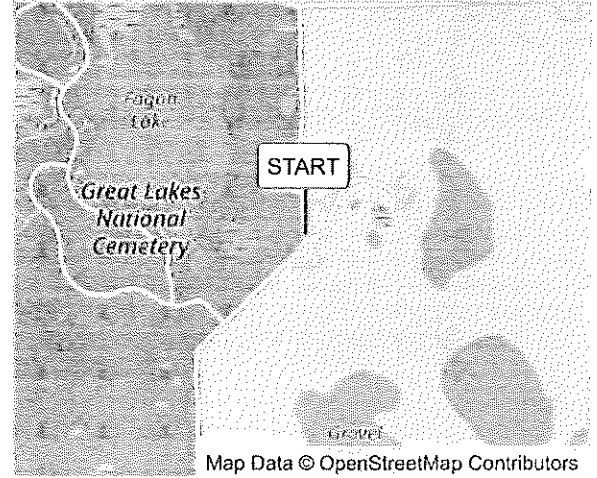
ASCENT 104 ft

DESCENT 108 ft

HILLS **↑** 41.8% | **↓** 36.4% | **→** 21.8%

TERRAIN Road **AA**

START **LAT: 42.849677, LNG: -83.610034**



NOTES

Office of the Clerk
248-634-9331 ext. 301
Fax: 248-634-5482



George A. Kullis, Supervisor
Karin S. Winchester, Clerk
Jennifer Ryan, Treasurer
Derek Burton, Trustee
Ryan Matson, Trustee
Michael McCanney
Richard Kinnamon

**RESOLUTION 2025-04:
2024-2025 BUDGET AMENDMENTS**

BE IT RESOLVED that the Holly Township Board of Trustees approves the Holly Township Budget Amendments as follows:

GENERAL FUND:

Increase Revenue Account 101-000-678-000 Miscellaneous \$8,750.00

Decrease Expense Account 101-441-824-000 Phragmite Control \$5,000.00

Decrease Expense Account 101-272-955-000 Miscellaneous \$4,025.00

Increase Expense Account 101-272-720-000 Health/Life \$17,775.00

Total Revenue Increase \$8,750.00

Total Expense Increase \$8,750.00

BUILDING FUND:

Increase Revenue Account 249-000-476-000 Licenses and Permits \$25,000.00

Increase Expense Account 249-371-805-000 Building Inspector \$28,000.00

Increase Expense Account 249-371-806-000 Electrical Inspector \$2,000.00

Increase Expense Account 249-371-807-000 Mechanical Inspector \$2,000.00

Decrease Expense Account 249-371-740-000 Operating Expenses \$7,000.00

Total Revenue Increase \$25,000.00

Total Expense Increase \$25,000.00

ADOPTED by the Holly Township Board of Trustees this 19th day of March, 2025.

Motion by:

Supported by:

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED.



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

Board of Road Commissioners

James Esshaki
Commissioner

Eric D. McPherson
Commissioner

Nancy Quarles
Commissioner

Donnis G. Kolar, P.E.
Managing Director

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

Department of
Customer Services

2420 Pontiac Lake Road
Waterford, MI 48328

248-868-4804

www.rcocweb.org

March 10, 2025

Karin Winchester
Township of Holly
102 Civic Drive
Holly, MI 48442

Dear Ms. Winchester:

The Road Commission for Oakland County (RCOC) will be offering its dust-control program again this season. Enclosed you will find the 2025 Application Form and Instructions that we send to our previous year customers. If your township plans to participate financially in the dust-control program, a letter confirming the amount of township participation must be received by the RCOC Department of Customer Services - Waterford Office no later than April 14, 2025. Unless this letter is received, we will assume the township is not participating in the 2025 Program.

The dust-control program will run again as it did last year, with pricing being applied per application. RCOC will hold the 2024 cost per application for the 2025 season, as illustrated on the table below. Townships that wish to cover all local and subdivision streets will get the "blanket coverage" rate while individual locations will receive the "individual" rate. This pricing allows the customers the option of selecting the best program to meet their needs.

Order type	2025 Cost/Ft per Application	2025 Cost per 1,000 ft	2025 Annual cost - 4 Apps	2025 Annual cost - 5 Apps	2024 Annual cost - 4 apps	2024 Annual cost - 5 apps
Blanket	\$0.0800	\$80.00	\$320.00	\$400.00	\$320.00	\$400.00
Individual	\$0.1400	\$140.00	\$560.00	\$700.00	\$560.00	\$700.00

RCOC will continue the flexibility to this program as well: A township that originally signs up for four applications may adjust to a fifth application, provided the notice is given to RCOC prior to the completion of the third application. RCOC's goal is to best fit the customer's needs and budget.



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

2025 Chloride Program
Page 2

If you plan to coordinate individual resident dust-control orders, the orders must be submitted on Road Commission for Oakland County Work Order Applications. They must include the complete mailing address (this includes city and zip code) of the resident requesting the order. This is necessary in case we need to communicate with residents due to irregularities in the order. Communication will be from our office to the resident, as our Maintenance Department field staff will not knock on residents' doors.

INDIVIDUAL ORDERS:

- Must be a minimum of 500 ft for local roads, minimum of 1,000 ft for subdivision streets
- The application rate is 2,000 gallons per mile per application.

BLANKET ORDERS:

- Cover *all local roads* and *subdivision streets* township-wide
 - The application rate will be 2,000 gallons per mile per application

Please find attached mileage by road for all local and subdivision gravel roads in your township (if applicable). We ask that you review this for accuracy prior to submitting your application for a blanket order.

If you have questions concerning the instructions, the Department of Customer Services at the Road Commission will be glad to give you a more detailed explanation of any part of our dust control program. You can reach the department at 1-877-858-4804. Enclosed, for your information, is a copy of the Dust-Control Program Instructions and Application Schedule.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Czerniakowski", is written over a horizontal line.

David Czerniakowski, Director
Department of Customer Services

DC/sjw
Attachments

**ROAD COMMISSION FOR OAKLAND COUNTY
2025 CHLORIDE PROGRAM -- GRAVEL ROAD MILEAGE REPORT**

PRIMARY GRAVEL

HOLLY TOWNSHIP

Mileage update 03/2024 sjw

Road Name	Location	Footage	Borders
Belford	Halsey to North Holly	9,138	
Belford	Fagan to Dixie Highway	6,296	
Belford	North Holly to Fagan	5,390	
Groveland	Dixie Highway to Vasser	2,562	
Halsey	Belford to County Line	2,579	
Thompson	Halsey West to County Line	6,653	
Total Primary Feet:		32,618	
Total Primary Miles:		6.18	

LOCAL GRAVEL

Road Name	Location	Footage	Borders
Academy		1,950	
Addis	Fish Lake to Kurtz	7,715	
Belford	Halsey to Gage	2,660	
County Line	North Holly to Halsey (border)	5,840	
Elliott	Fish Lake to North Holly	4,974	
Elliott	North Holly to Dead End	579	
Evans		10,000	
Fagan	North of Lahring	7,187	
Fagan	South of Lahring	9,217	
Falk	Rood to East Holly	5,777	
Fish Lake	Belford to Elliott	10,280	
Gage	Thompson to County Line	12,088	
Grundyke	Kurtz to Gage	1,928	
Halsey	County Line to Thompson	4,499	
Hess	Grange Hall to Dead End	9,507	
Holdridge	Township Line to Dead End	2,416	
Houser	w/of Fish Lake	2,597	Rose Twp
Kurtz	Fish Lake to Gage	11,237	
Lahring	Dixie Highway to North Fagan	11,438	
Lahring	North Fagan to North Holly	5,200	
Mackey	Rood to Grange Hall	7,541	
McClelland	Vasser to Pavement	713	
Mitchell	North Holly to Fish Lake	5,115	
Newark		1,527	
Quick	Fagen to North Holly	4,698	
Quick	North Holly to Fish Lake	4,851	
Rood		12,027	
Shields	Fagan to Dead End	3,509	
Tinsman		10,580	
Tucker	Tucker to Weber along border	2,640	Rose Twp
Tucker	East Holly to Weber (border road)	7,790	
Vasser	Groveland to County Line	2,112	Groveland Twp
Weber	Tucker to East Holly	1,162	Groveland Twp
Total Local Feet:		191,354	
Total Local Miles:		36.24	

10280' added- D. Cervin-rev. mileage- realized it was missing)4/11.nc

**ROAD COMMISSION FOR OAKLAND COUNTY
2025 CHLORIDE PROGRAM -- GRAVEL ROAD MILEAGE REPORT**

SUB-LOCAL GRAVEL

Road Name	Location	Footage	Borders
Bramblewood	Addis to Dead End	1,660	
Iroquios Woods	North off Tinsman	4,170	
JoAnn	Grange Hall to Dead End	873	
Linder	Quick North to Dead End	1,920	
Placid Drive	Fish Lake to Dead End	1,243	
Sorenson Park	off E. Holly 1700. With Nature Center	2,248	According to Villg-add to
Total SubLocal Feet:		12,114	Twp 3-31-08
Total SubLocal Miles:		2.29	
SUMMARY			

Local + Sub-Local Total Feet =	203,468
Resident cost (4 applications) @ 0.14/ft per app =	\$113,942.08
Proposed Blanket Program (5 applications) @ 0.40/ft =	\$81,387.20
Village of Holly total feet =	13,522
Proposed Blanket Program (5 applications) @ 0.40/ft =	\$5,408.80
HollyTwp and Village of Holly Total (blanket cost of .40/ft)=	\$86,796.00
Proposed Blanket Program (4 applications) @ 0.32/ft =	\$65,109.76
Village of Holly total feet =	13,522
Proposed Blanket Program (4 applications) @ 0.32/ft =	\$4,327.04
HollyTwp and Village of Holly Total (blanket cost of .32/ft)=	\$69,436.80

ROAD COMMISSION FOR OAKLAND COUNTY
2025 CHLORIDE PROGRAM -- GRAVEL ROAD MILEAGE REPORT

VILLAGE OF HOLLY

Mileage update 03/2024 sjw

SUB-LOCAL

Road Name	Location	Footage
Ash	S. of Thomas	414
Broad St	N. of Maple	1,200
Cemetery	E. of Park Ave.	600
Church	W. of S. Saginaw	585
Clarence	N. of Elm	480
East	N. of Maple	1,555
Elementary Drive	to Elm	796
Franklin	W. of LeGrande	635
Hubble	W. of N. Saginaw	1,287
Klempp	W. of East St	282
LeGrande	Locke to W. Rose	355
Little Broad	W of Maple	572
Locke	W. of LeGrande	315
East Rose	E. of East	1,575
West Rose	LeGrande to Dead End	1,498
Sunset	S. of Grange Hall	506
Tenny	Franklin to W. Rose	665
Thomas	E. of Holly Bush	202
Total SubLocal Feet:		13,522
Total SubLocal Miles:		2.56

1,684 removed 3-31-08 per
Vilg-being paved in 2008
Emily removed 3-31-08 per
Vilg-paved in 2007.

Sorenson Pk removed 3-31-08
per Vilg-belongs to Twp.

SUMMARY

Village of Holly total feet = 13,522

Proposed Blanket Program (5 applications) @ 0.40/ft = \$5,408.80

See Holly Township Mileage Report for pricing.

FOR DCS USE ONLY	
Work Order No.	_____
Receipt / Check No.	_____

ROAD COMMISSION FOR OAKLAND COUNTY
DEPARTMENT OF CUSTOMER SERVICES
 2420 Pontiac Lake Road
 Waterford, Michigan 48328
 Telephone: (248) 858-4804 or Toll-Free (877) 858-4804
 Fax (248) 338-0675
dcsmail@rcoc.org

2025 DUST CONTROL APPLICATION

****ALL ORDERS MUST BE RECEIVED ON OR BEFORE FRIDAY, APRIL 25, 2025****

Please READ ALL INSTRUCTIONS FOR THE 2025 DUST CONTROL PROGRAM before completing this form.

NAME: _____

ADDRESS: _____ CITY _____ ZIP _____
(House Number & Street)

TELEPHONE: _____ TOWNSHIP _____

EMAIL: _____

TOTAL # OF FEET		TOTAL AMOUNT
(4 Apps X) _____	@ \$0.14 per Foot/App (minimum order \$560.00)	\$ _____
	Less Township Participation (if applicable) (-)	\$ _____
	AMOUNT ENCLOSED (one check only) (=)	\$ _____

Make Check Payable to: **ROAD COMMISSION FOR OAKLAND COUNTY**

To assist our personnel in placing your order correctly, please be specific on start and ending points. Using identifiable land marks for limits on your order would be appreciated.

DESCRIPTION:

Spread on _____ Road, beginning at _____

_____ And go east, west, north, south (circle one) to _____

Repeat above information for each additional segment of the road to be treated.

**INSTRUCTIONS FOR
2025 DUST-CONTROL PROGRAM
ROAD COMMISSION FOR OAKLAND COUNTY**

To participate in the Road Commission for Oakland County (RCOC) 2025 Dust-Control Program, complete the following steps:

- For best assurance of scheduling timely service, orders and payment for seasonal dust control applications **MUST BE RECEIVED ON OR BEFORE FRIDAY, APRIL 25, 2025.**
- The attached form must be completely filled out and submitted by mail to the Road Commission for Oakland County, Department of Customer Services, 2420 Pontiac Lake Road at County Center Drive West, Waterford Township, Michigan 48328. Please check with your township to find out if your application should be placed there or with the Road Commission.
- The cost of dust control treatments will be \$0.14 per linear foot per application for individual orders of four applications (same as last year).

Order type	2025 Cost/ft per Application	2025 Cost per 1,000 ft	2025 Annual Cost - 4 Apps	2024 Annual Cost - 4 apps
Individual	\$0.14	\$140.00	\$560.00	\$560.00

- Some townships participate in the cost of dust control so **please check with your township office regarding their participation as it may change from year to year.**

Additional requirements are as follows:

1. Description of the road to be treated must include township, road name, linear footage and **EXACT** location of starting and ending points. **Orders without this information will be returned and must be resubmitted by April 25, 2025.**
2. Orders must be for at least 1,000 consecutive linear feet of dust control with the following **EXCEPTIONS:**
 - a) Where there is more than one short subdivision street (under 1,000 feet) we will accept orders where the combined footage is in excess of 1,000 feet provided the streets adjoin one another.
 - b) Orders for less than 1,000 feet in subdivisions will be accepted provided the full 1,000 foot payment is made, i.e. \$560.00 for four applications.
 - c) On local "mile type" roads, orders will be accepted for a minimum of 500 feet **with no more than one skip**. Orders greater than 500 feet will be limited to two skips. This does not apply to subdivision streets.
3. Only **ONE** check should be sent to cover each order. Make the check payable to:

ROAD COMMISSION FOR OAKLAND COUNTY

Mail or drop off your order to: **ROAD COMMISSION FOR OAKLAND COUNTY
2420 PONTIAC LAKE ROAD
ATTN: DEPARTMENT OF CUSTOMER SERVICES
WATERFORD, MI 48328**

4. To avoid delays in processing your order, please make sure you have coordinated your order with orders being placed by your neighbors (connecting orders).
5. Private roads cannot be included in this program.

If you have a question concerning our program or need a copy of the application form, please call the Department of Customer Services toll-free at (877) 858-4804 or send us an email at dcsmail@rcoc.org.

APPLICATION SCHEDULE

Our goal is to have the first application completed by approximately the end of May/beginning of June. Subsequent applications will follow every 4-6 weeks, approximately. Please note: The timeframe between applications may vary due to unforeseen circumstances such as weather, equipment breakdowns, material supply and other factors.

DUST CONTROL MATERIAL

The dust control material that is spread will be mineral-well brine (naturally occurring salt water – see below for more details about the brine used) at an application rate of 2,000 gallons per mile. The width of the application will be 20 to 22 feet. No special width or double applications will be provided. Intersections and extremely wide roads will not be fully covered. Due to our spreading schedule, it is necessary to limit the number of applications to four.

FACTS ABOUT MINERAL-WELL BRINE

1. Mineral-well brine attracts moisture from the atmosphere and the ground. It is this moisture which acts as a binder on the “fines” in the surface aggregate, preventing them from becoming airborne.
2. Periods of minimal rainfall and low humidity will result in less moisture attracted to the surface of a gravel road on which mineral-well brine has been applied. As a result, the effectiveness will be less during these periods than during periods of high humidity and more rain. The amount of moisture attracted determines how effectively the dust is controlled. During dry periods, the application may be light in color or appear to be streaked.
3. A number of conditions are detrimental to the effectiveness of mineral-well brine with high traffic volume being the foremost. Sandy soil, lack of binders in the gravel and lack of shade trees all have some adverse affect on mineral-well brine.
4. We do not accept applications for mineral-well brine on roads which have been oiled. Mineral-well brine cannot penetrate the oiled surface and either “runs off” or “puddles.” It is suggested waiting one or two seasons prior to purchasing brine for this type of road.
5. Even under normal conditions, it is assumed that dust will not be completely eliminated, and we do not make any promise or commitment to that effect.

COST PARTICIPATION AGREEMENT

2025 GRAVEL ROAD PROGRAM

Township of Holly

Board Project No. 58192

This Agreement, made and entered into this _____ day of _____, 2025, by and between the Board of County Road Commissioners of the County of Oakland, Michigan, hereinafter referred to as the BOARD, and the Township of Holly, hereinafter referred to as HOLLY, provides as follows:

WHEREAS, the BOARD and HOLLY have agreed to program the spreading of gravel and chloride on various county roads under the jurisdiction of the BOARD, as described in Exhibit "A", attached hereto, and made a part hereof, the roads selected will be mutually agreed upon by the BOARD and HOLLY, which are hereinafter referred to as the PROJECT; and

WHEREAS, the estimated total cost of the PROJECT is \$60,650; and

WHEREAS, the PROJECT involves certain designated and approved Tri-Party Program funding in the amount of \$60,650 which amount shall be paid through equal contributions by the BOARD, HOLLY, and the Oakland County Board of Commissioners, hereinafter referred to as the COUNTY; and

WHEREAS, HOLLY and the BOARD have reached a mutual understanding regarding the cost sharing of the PROJECT and wish to commit that understanding to writing in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, it is hereby agreed between HOLLY and the BOARD that:

1. The BOARD shall forthwith undertake and complete the PROJECT, as above described, and shall perform all engineering, inspection and administration in reference thereto.

2. The actual total cost of the PROJECT shall include total payments to the contractor. Any costs incurred by the BOARD prior to this agreement date shall be allowable.
3. The estimated total PROJECT cost of \$60,650 shall be allocated as follows:
 - a. Tri-Party Program funding in the amount of \$60,650.
 - b. Any PROJECT costs above the Tri-Party Program funding of \$60,650 will be funded 100% by BOARD.
4. Upon execution of this Agreement, the BOARD shall submit an invoice to HOLLY in the amount of \$20,216 (being 100% of HOLLY'S Tri-Party contribution).
5. Upon execution of this agreement and approval by the COUNTY, the BOARD shall submit an invoice to the COUNTY in the amount of \$20,217 (being 100% of the COUNTY'S Tri-Party contribution).
 - a. The invoice shall be sent to:

Manager of Fiscal Services
Executive Office Building
2100 Pontiac Lake Road, Building 41 West
Waterford, MI 48328
6. Upon receipt of said invoice(s), HOLLY and the COUNTY shall pay to the BOARD the full amount thereof, within thirty (30) days of such receipt.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and date first written above.

BOARD OF ROAD COMMISSIONERS OF THE
COUNTY OF OAKLAND
A Public Body Corporate

By _____

Its _____

TOWNSHIP OF HOLLY

By _____

Its _____

EXHIBIT A
TRI-PARTY PROGRAM
 2025 Gravel Road Program
 Township of Holly
 Board Project No. 58192

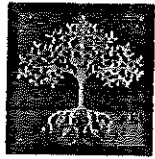
Spreading of gravel and chloride on various county roads within the township.

ESTIMATED PROJECT COST

Contractor Payments: **\$60,650**

COST PARTICIPATION BREAKDOWN

	HOLLY	COUNTY	BOARD	TOTAL
TRI-PARTY PROGRAM	\$20,216	\$20,217	\$20,217	\$60,650
TOTAL SHARES	\$20,216	\$20,217	\$20,217	\$60,650



TNT TREE EXPERTS

Thomas N. Thompson - Owner
18071 Ledgestone Ct.
Holly, MI 48442
(248)904-2854
Thomasthompson741@gmail.com

Name: Oakhill Cemetery - Holly Township Date: 3-10-25

Address: 3181 Grange Hall Rd.

City/Zip: Holly, MI 48442

Phone: 248-634-9331

Email: assistant.supervisor@hollytownship.or

Quantity	Description	Line Total
2 days	Daily rate: \$3500 ⁰⁰	\$7000 ⁰⁰
	- Trimming & deadwooding multiple trees where accessible on property.	
	- Elevate trees for better maintenance for mower where accessible	
	- Remove any hazardous trees	
	- Haul away wood & debris	
	- Excellent Clean up !!	

Notes:

We will get as much done as estimated

Total: \$7000⁰⁰

time allows, starting with highest risk potential.

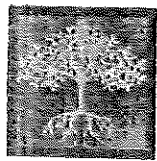
Any Oaks must be trimmed by 4-1-25, due to risk of oak wilt.

Tom T.
Job Coordinator

Customer Signature

3-10-25
Date

Thank you for your business.



TNT TREE EXPERTS

Thomas N. Thompson - Owner
18071 Ledgestone Ct.
Holly, MI 48442
(248)904-2854
Thomasthompson741@gmail.com

Name: Holly Heritage Farmstead - Holly Township 3-10-25

Address: 13409 N. Holly Rd. - North & South House

City/zip: Holly, MI 48442

Phone: 248-634-9331

Email: assistantsupervisor@Hollytownship.org

Quantity	Description	Line Total
3 days	Daily rate: \$3500 ⁰⁰	\$10,500 ⁰⁰
	- Trim & deadwood multiple trees around/	
	over buildings on property. (accessible deadwood)	
	- Elevate trees on property for mowing.	
	- Haul away wood & debris	
	- Excellent clean up !! :)	

Notes: We will get as much done as estimated time allows, starting with highest risk potential. Total: \$10,500⁰⁰

Any oaks must be trimmed by 4-1-25 due to risk of Oak wilt.

Tom T.
Job Coordinator

Customer Signature

3-10-25
Date

Thank you for your business.



TNT TREE EXPERTS

Thomas N. Thompson - Owner
18071 Ledgestone Ct.
Holly, MI 48442
(248)904-2854
Thomasthompson741@gmail.com

Name: New Township Offices - Former Dawson Date: 3-10-25

Address: 4092 Grange Hall Rd.

City/Zip: Holly, MI 48442

Phone: 248-634-9331

Email: assistant-supervisor@holly-township.org

Quantity	Description	Line Total
2 days	Daily rate: \$3500 ⁰⁰	\$7000 ⁰⁰
	- Trimming & deadwooding multiple trees around property where accessible.	
	- lift canopy / elevate trees where needed for mowing.	
	- Remove hazardous trees for risk potential.	
	- Clean up scrub brush around pond	
	- Haul away wood & debris	
	- Excellent clean up !! 😊	

Notes: We will get as much done as estimate time allows, starting with highest risk potential. Total: \$7000⁰⁰

Any Oaks must be trimmed by 4-1-25 to reduce risk of Oak wilt.

Tom T.
Job Coordinator

Customer Signature

3-10-25
Date

Thank you for your business.



**K N K Tree Service,
LLC**

9553 S State Rd
 Goodrich, MI 48438
 2488354731
 ken@knktree.com

ESTIMATE
 EST0228

DATE
 02/10/2025

TOTAL
 USD \$41,700.00

TO

Holly Township

102 Civic Dr
 Holly, MI
 48442
 2486349331
 assistantsupervisor@hollytownship.org

DESCRIPTION	RATE	QTY	AMOUNT
The Holly Heritage Farmstead (13409 N. Holly Rd) Trimming and deadwooding of several trees around the buildings on the property. Removal of accessible deadwood, and removal of major limbs that have potential to damage structures. Where necessary, low canopies will be lifted up for ease of access to maintain the property. Removals of hazardous trees for risk prevention. Please see images for more details.	\$7,900.00	1	\$7,900.00
The Oakhill Cemetery (3181 Grange Hall Rd) Trimming and deadwooding of several trees around the property. Removal of accessible deadwood, and removal of major limbs that have potential to damage structures. Where necessary, low canopies will be lifted up for ease of access to maintain the property. Removals of hazardous trees for risk prevention. Please see images for more details.	\$21,900.00	1	\$21,900.00

DESCRIPTION	RATE	QTY	AMOUNT
<p>Former Dawson Tire property (4092 Grange Hall Rd)</p> <p>Trimming and deadwooding of several trees around the property. Removal of accessible deadwood, and removal of major limbs that have potential to damage structures. Where necessary, low canopies will be lifted up for ease of access to maintain the property. Removals of hazardous trees for risk prevention. Please see images for more details.</p>	\$11,900.00	1	\$11,900.00
TOTAL			USD \$41,700.00



Tree trimming

One large limb will be removed over a home at the Holly Farmstead.



Tree trimming

Deadwooding and removing limbs that threaten structures at Holly Farmstead.