

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

ALL 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

Members Present

Glen Mithcell
Ray Kerton
Ben Armstead
Chuck Stoner
Leslie Jorgensen
Derek Sommer

Members Absent

Michael McCanney

Others Present

Karin Winchester, Township Clerk
Alexis Farrell, McKenna & Associates

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

AGENDA APPROVAL

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

PUBLIC COMMENT: For items on the agenda only.

None.

PUBLIC HEARINGS: Michael Isaac Application for Conditional Rezoning from AGRE (Agricultural Residential min 5 acres) to SR (Suburban Residential min 1.5 acres) for Parcel ID# 01-22-476-007 on Fagan Road, just north of Grange Hl Rd., Holly, MI 48442

- **Motion by Commissioner Jorgensen to open the public hearing at 6:32 pm. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion carried 6/0.**

Jonathan Allen, 4468 Quick Road, stated that he wants a gas line to his house. Everyone is required to have 300 ft of road frontage.

Todd Cassani, 4549 Rood Road, stated that he wants a gas line to his house.

- **Motion by Commissioner Stoner to close the public hearing at 6:33 pm. Supported by Commissioner Sommer. A voice vote was taken. All present voted yes. The motion carried 6/0.**

APPROVAL OF MINUTES – February 12, 2025.

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

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS

1. Michael Isaac Application for Conditional Rezoning from AGRE (Agricultural Residential min 5 acres) to SR (Suburban Residential min 1.5 acres) for Parcel ID# 01-22-476-007 on Fagan Road, just north of Grange Hall Rd., Holly, MI 48442.

Presentation by: Alexis Farrell, McKenna & Associates (Holly Township Planner).

Ms. Farrell referenced their memo of March 4, 2025. This is one singular parcel that extends across Fagan Road. The parcel to the west of the road is about 1.98 acres and is currently zoned SR (single residential). Most of the surrounding area is zoned SR. The remainder of the parcel to the east is zoned AGRE. The request is to rezone the east parcel to SR. This request will not result in splitting the parcels just yet. The applicant has offered several conditions and included a concept plan for the layout once the property is split. There are six parcels, all about two acres. If the property is approved to be conditionally rezoned to SR, the owner will have to go through the site plan approval process.

For clarification: the Commission cannot ask for conditions, the property owner can propose conditions which the board can then accept. Further, the Commission cannot make a gas line conditional; a petition must be submitted to Consumers.

Here are the conditions: future lots will be developed at a minimum of 1.5 acres, lots will be developed with single family detached with a minimum size of 1200 sq. feet, existing vegetation along property lines will be preserved, 4 acres will be preserved.

The owner, Michael Isaac, 14507 Dayton Road, addressed the board.

- **Motion by Commissioner Mitchell to approve recommendation for approval by the township board of the application by Michael Isaacson for conditional rezoning from AGRE to SR, minimum 1.5 acres, Parcel 01-22-476-007 on Fagan Road just north of Grange Hall Road, Holly, MI 48442, and it's conditional on rezoning based on the facts of the Township planner report dated March 4, 2025 and conditional on the Township board's approval. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion carried 6/0.**

REPORTS

Commissioner Jorgensen – introduced herself as a third-generation Holly resident and realtor; two adult children

PUBLIC COMMENT – None.

ADJOURNMENT – Commissioner Mitchell adjourned the meeting at 7:03 pm.

Submitted by Diane Hill, Recording Secretary

Karin S. Winchester, Clerk