

Holly Township  
Planning Commission – Regular Meeting  
Minutes of April 9, 2025

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**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**

**Members Present**

Glen Mitchell  
Ray Kerton  
Ben Armstead  
Chuck Stoner  
Leslie Jorgensen  
Michael McCanney  
Derek Sommer

**Members Absent** – None.

**Others Present**

Karin Winchester, Clerk/Zoning Administrator  
Alexis Farrell, McKenna & Assoc.  
Joe Nawrocki, Trilogy Health

**AGENDA APPROVAL**

- **Motion by Sommer to approve the agenda as presented. Supported by Kerton. A voice vote was taken. All present voted yes. The motion carried 7/0.**

**PUBLIC COMMENT:** For items on the agenda only.

Martin Andreski, 2105 Middle Ridge Drive addressed the Commission.

**PUBLIC HEARINGS:** None.

**APPROVAL OF MINUTES** – March 12, 2025

- **Motion by Commissioner Sommer to approve the minutes as presented. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion was carried 7/0.**

**COMMUNICATIONS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS**

1. Site Plan Application from Trilogy Health Services 303 N. Hurstbourne Parkway, Suite 200, Louisville KY 40222 for a Planned Development that will consist of a convalescent home and independent living housing on Parcel Number 01-28-101-018.

Alexis Farrell, McKenna & Associates presented an overview of the process to date for new Commission members. The site plan application is for a 65,000 square foot, single story building with 84 units for a convalescent center with 86 beds. There will also be 30 villas on the back half of the site that will be constructed as attached condos. The reason for the amendment (New Business, Item 2) is because the site has changed slightly since the original approval.

The applicant secured an additional 3 acres along the south side of the site that will mainly be used for storm water detention and at southeast they were able to add 2 additional villas. The Public Hearing has already been held. The reason for the planned development piece is that there are items that deviate from underlying zoning restrictions – a cupola that slightly exceeds height, some deviations from setbacks from internal drives. McKenna & Associates found the deviations acceptable. A pathway along the frontage is a benefit that the developers are offering. It fits into the Township's vision for creating pedestrian connections. There is also a pathway connection proposed to the northeast of the site to connect to future development on the neighboring parcel. The developers will seek separate approval for signs. The developers are not deviating from design standards. Parking slightly exceeds the requirements of the ordinance. A tree replacement program is not included in tonight's packet, so approval should be conditional on an agreeable program to be submitted to administration at a later date.

Joe Nawrocki, representing Trilogy Health, addressed the Commission. He addressed the following: the frontage pathway will be hot-mixed asphalt; there are 92 parking spaces for the campus which exceeds the ordinance requirement by 30 spaces; the primary drive will be hot-mixed asphalt (a heavy-duty product), there are many walkways on the property; there are two entrance drives. The additional acreage on the south will allow them to construct a storm water system that exceeds the county standards. All fire requirements for the site have been satisfied.

- **Motion by Commissioner Kerton to approve the Site Plan Application from Trilogy Health Services 303 N. Hurstbourne Parkway, Suite 200, Louisville KY 40222 for Planned Development that will consist of a convalescent home and independent living housing on Parcel Number 01-28-101-018 on the conditions noted in the McKenna letter dated April 1, 2025. Supported by Commissioner Sommer. A voice vote was taken. All present voted yes. The motion carried 7/0.**
- 2. Special Land Use Amendment for Trilogy Health Services 303 N. Hurstbourne Parkway, Suite 200, Louisville KY 40222 for the Approved Special Land Use for Planned Development that will consist of a convalescent home and independent living housing on Parcel Number 01-28-101-018,
  - **Motion by Commissioner McCanney to approve the Special Land Use Amendment for Trilogy Health Services 303 N. Hurstbourne Parkway, Suite 200, Louisville KY 40222 for the Approved Special Land Use for a Planned Development that will consist of a convalescent home and independent living housing on Parcel Number 01-28-101-018 based on their plans dated March 17, 2025 and based on our site plan review report dated April 1, 2025 on the condition that the compliant tree survey and replacement plan are submitted, which can be reviewed administratively. Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion carried 7/0.**

**REPORTS** – No Reports.

**PUBLIC COMMENT**

Joe Nawrocki, Trilogy Health Services, addressed the Commission.

**ADJOURNMENT** – Chair Mitchell adjourned the meeting at 7:43 pm.

Submitted by Diane Hill, Recording Secretary

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Karin S. Winchester, Clerk