

HOLLY TOWNSHIP  
PROPOSED AGENDA  
Board of Trustees Regular Meeting  
June 18, 2025 6:30 PM  
Holly Township Hall (Upstairs)  
102 Civic Dr. Holly, Michigan 48442

CALL TO ORDER – PLEDGE OF ALLEGIANCE

ROLL CALL:   George Kullis       Karin Winchester   Jennifer Ryan   Derek Burton  
                  Ryan Matson       Michael McCanney   Richard Kinnamon

AGENDA APPROVAL

CONSENT AGENDA:

1. Approval of Regular Meeting Minutes – May 21, 2025.
2. Approval of Financial Statement – May 2025.
3. Approval of Bills for Payment – June 2025
4. Receipt of Routine Reports:
  1. N.O.C.F.A. Minutes – May 27, 2025.
  2. Planning Commission Minutes – None.
  3. Building Permits – May 2025.
  4. Treasurer's Annual and Quarterly Report – None.
5. Communications: None.

All items listed under "Consent Agenda" are considered to be routine, and non-controversial, do not require discussion by the Township Board and will be approved by one motion. There will be no separate discussion. If discussion is desired on an item, that item will be removed from the consent agenda and will automatically be moved to the last item under New Business.

PUBLIC HEARINGS: 2025- 2026 Holly Township Proposed Budget and for the Annual Redetermination Confirming Special Assessment District for the Purpose of Fire and Emergency Service and Supporting Millages.

PRESENTATIONS: NOCFA Chief Weil on NOCFA Semi Annual Budget.

REPORTS:       TRUSTEES           CLERK           TREASURER       SUPERVISOR

PUBLIC COMMENT on Agenda Items Only. Members of the public can address the Board, on agenda items only, once recognized by the Supervisor. Comments are limited to a maximum of 3 minutes. The board may extend this time by a majority vote. Prior to addressing the board, members of the public shall state their name and address for the record. A second public comment is available after New Business for all other comments. Thank you for your cooperation.

OLD BUSINESS – None.

NEW BUSINESS

1. Proposed Holly Township Code of Ordinances Amendment to Chapter 32 – Zoning and Conditional Rezoning Agreement - Michael and Elizeabeth Issac.
2. Proposal for Zoning Services and Fee Increase beginning July 1, 2025.
3. Proposal for Code Enforcement Services beginning July 1, 2025.
4. 2025-2026 NOCFA Semi Annual Proposed Budget – Proposed Resolution 2025-09.
5. 2025-2026 Holly Township Parks Proposed Budget – Proposed Resolution 2025-10
6. 2025-2026 Holly Township Budget and Appropriations – Proposed Resolution 2025-11.
7. Board Policies and Procedures Amendments - Proposed Resolution 2025-12.
8. 2024-2025 Budget Amendments Proposed Resolution 2025-13.
9. 2023-2025 Assessing Contract Extension – Proposed Resolution 2025-14.

PUBLIC COMMENT

ADJOURNMENT

Holly Township  
Board of Trustees Regular Meeting  
Minutes of May 21, 2025

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**CALL TO ORDER:** Supervisor Kullis called the Regular Meeting of the Holly Township Board of Trustees to order at 6:30 pm located at the Holly Township Offices (Upstairs), 102 Civic Drive, Holly, Michigan 48442.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Members Present**

George Kullis  
Karin Winchester  
Jennifer Ryan  
Derek Burton  
Michael McCanney  
Richard Kinnamon  
Ryan Matson

**Members Absent**

None.

**Others Present**

Attorney Lisa Hamameh

**AGENDA APPROVAL**

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

**CONSENT AGENDA:**

1. Approval of Regular Meeting Minutes – April 16, 2025.
2. Approval of Special meeting minutes – April 17, 2025.
3. Approval of Financial Statement – April 2025.
4. Approval of Bills for Payment – May 2025
5. Receipt of Routine Reports:
  1. N.O.C.F.A. Minutes – April 22, 2025.
  2. Planning Commission Minutes – April 9, 2025.
  3. Building Permits – April 2025.
  4. Treasurer's Annual and Quarterly Report – None.
6. Communications: None.

The following corrections were stated for the April 16, 2025 minutes: the roll call was omitted; New Business Item 2 motion: supported by Matson, and the motion was carried 6/1.

- **Motion by Kinnamon to approve the consent agenda with the minutes of April 16, 2025 amended as stated. Supported by Trustee Matson. A roll call vote was taken. All present voted yes. The motion carried 7/0.**

**PUBLIC HEARINGS:** None.

**PRESENTATIONS:** None.

**REPORTS**

Trustee Kinnamon – No Report.

Trustee Matson:

- Attended a meeting of the Village of Holly.



- They are serious about becoming a city. He asked the board to make a decision at this meeting or another meeting to consult with legal to explore the options and ramifications for the Township. The Village is discussing annexing land outside the Village which would require a vote of the people and could potentially include real estate and buildings that the Township owns and could extend past the high school and include the Riverside development because they are already on Village water and a dense development. It's crucial for the Township to be prepared.
- There was discussion of collaboration of the Village police force with neighboring communities for calls; discussion of shared costs – not in the beginning, but it was discussed.
- Clarifying question concerning the bond – he has been asked whether the bond is debt. Supervisor Kullis stated that, as discussed at the previous meeting, the cost of the renovation is within the budget without raising taxes. Additionally, although it's a \$5M bond, it's not necessarily how much the Township will take out if anything. There are funds that the Township anticipates putting down. It was all laid out at the workshop. It has nothing to do with being broke or trying to leverage more tax.
- Progress at the Farmstead – although it's nice outside, the ground is still too wet to bear the weight of the crane and manlift. It's usually June until the ground is ready. Also, there are ruts from the old plow days and drainage issues that are being addressed.
- Asked whether a portion of the new Township Hall was move-in ready when the offer was extended to the Village to move in. Supervisor Kullis stated that it was mostly move-in ready for the Village. The front section is 3,250 sq ft. which met their space requirements. It would only need a front counter and couple of other things to create offices. If needed, the Township could move in and conduct business at this time, but it's no more space than the Township currently has. That's why the Township is looking at additional improvements and how to approach that. The proposal to the Village was to lease the space for \$1/year for 99 years, and the Township would cover the cost of the build-out and divide that cost into 20-30 year payments.

Trustee McCanney – No Report.

Trustee Burton:

- HAYA is ramping up their mentoring program after having to put it on hold during and following the covid pandemic

Clerk Winchester

- Received a tire grant for Holly, Rose, and Groveland Townships.

Treasurer Ryan – No Report.

Supervisor Kullis – comments were covered by Trustee Matson.

## **PUBLIC COMMENT**

Mark Cornwall, Holly Township resident, addressed the board.

Amy Hillman, 6053 Great Lakes Drive, addressed the board.

## **OLD BUSINESS**

1. Michael Issac 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 Rd., just North of Grange Hall Rd., Holly MI 48442.

Application requires more information. The Board took No Action.

## **NEW BUSINESS**

1. Approval for Legal Action for Code Enforcement Violations at 3075 Grange Hall Rd. and 3175 Grange Hall Rd., Holly MI 48442.



Presented by Amy Hillman, Code Enforcement.

This is an extension of the health and safety and site plan compliance in the Holly Township Code of Ordinances within the Grange Hall/Fish Lake overlay that was started around 2020-21. These two parcels are on the list for unilateral enforcement for site plan review or site plan compliance. The request is to approve the expense for the legal team to address the site plan ordinance compliance within the Grange Hall/Fish Lake overlay. These properties are not in compliance.

- **Motion by Clerk Winchester to approve the attorney to move forward with legal enforcement for 3075 Grange Hall Road and 3175 Grange Hall Road. Supported by Trustee Burton. A roll call vote was taken. All present voted yes. The motion carried 7/0.**

## 2. 2025-2026 Proposed Holly Township Parks Budget.

Mary Blanchard presented the budget on behalf of the Holly Township Parks and Recreation Commission. It included the following:

- Total recommended budget is \$245,900, an increase of 12.9% over last year's budget
- Addresses the following key areas:
  - \$30k for continued road and drainage improvements; \$28.5k for various park repairs; \$5k for park beach repairs
  - Community programs expansion to promote health, wellness, and social engagement
  - \$10.5k for new website, educational programming, and concession sales
  - \$29k capital outlay for new park vehicle for maintenance and to transport materials, trash, and equipment
  - \$7k for legal services, administrative assistance, and review of contracts and administrative policies

The budget will be reviewed by the board and will be presented in June as part of the Township's final budget.

The Board took No Action.

## 3. Audio and Visual Equipment Proposals.

The Township's A/V equipment has problematic issues and needs to be replaced. Two bids were received and included in tonight's packet – one from James Wright (present tonight) and another that was significantly higher, \$12k+. Mr. Wright provided the equipment for the Parks and Recreation Commission, and it has performed well. The equipment proposed by Mr. Wright will go with the Township to the new building. Trustee McCanney suggested upgrading the graphics card that was included in the proposal.

- **Motion by Trustee Matson to approve the Audio and Visual proposal up to \$5,000 for Mr. James Wright with approval by administrative staff for upgrades to the current bid presented to us tonight. Supported by Trustee Kinnamon. A roll call vote was taken. All present voted yes. The motion carried 7/0.**

## 4. Amendment to Holly Township Code of Ordinance Amendments to Chapter 12, Article II – North Oakland County Fire Authority Changing Fiscal Year to a Calendar Year.

This change will bring the fiscal year in sync with Union negotiations. Currently, contract negotiations occur after a new budget has been adopted. A Letter of Understanding has been given to the Union extending the current contract from July 1 to December 31, 2025 which will get them on a three-year contract that will match the calendar year. Clerk Winchester noted a change in wording on page 8 – change December 1 to July under Financing the Authority.

- **Motion by Clerk Winchester to approve the amendment to Holly Township Code of Ordinance to Chapter 12, Article II – North Oakland County Fire Authority. Supported by Trustee Kinnamon. A roll call vote was taken. All present voted yes. The motion carried 7/0.**

5. Boards and Commissions Meeting Dates – Proposed Resolution 2025-08.

- **Motion by Clerk Winchester to approve the Boards and Commissions dates with the Clerk putting the appropriate number on the resolution. Supported by Trustee Matson. A roll call vote was taken. All present voted yes. The motion carried 7/0.**

6. Purchase of 3 Filing Cabinets for Building and Land Files.

- **Motion by Trustee Matson to purchase three filing cabinets for Building and Land files from BBF for a price of \$1,353.36 each. Supported by Clerk Winchester. A roll call vote was taken. All present voted yes. The motion carried 7/0.**

7. Michigan Municipal League Loss Control Recommendations.

- **Motion by Trustee Kimmamon to agree to implement the recommendations from Michigan Municipal League Loss Control. Supported by Trustee Burton. A voice vote was taken. All present voted yes. The motion was carried 7/0.**

8. Board Packet Delivery.

After discussion, the board agreed that paper packet delivery is the preferred option. The Board took No Action.

## **PUBLIC COMMENT**

Sherilynn Everly, 314 Hadley, addressed the board.

Mark Cornwall, Holly Township, addressed the board

Mary Blanchard, 3444 Old Leake Court, addressed the board

Supervisor Kullis announced that the Memorial Day Parade is May 26, and Harvey Sorenson will participate in the parade.

**ADJOURNMENT** – Supervisor Kullis adjourned the meeting at 8:04 p.m.

Submitted by Diane Hill, Recording Secretary



User: KARIN

DB: Holly Township

PERIOD ENDING 05/31/2025

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 05/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 05/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
<b>Fund 101 - GENERAL FUND</b>						
<b>Revenues</b>						
<b>Dept 000 - GENERAL</b>						
101-000-402-000	CURRENT TAX COLLECTION	488,000.00	445,783.58	2,242.98	42,216.42	91.35
101-000-434-000	MOBILE HOME FEES	1,550.00	0.00	0.00	1,550.00	0.00
101-000-445-000	PENALTIES & INTEREST	1,200.00	1,555.31	0.00	(355.31)	129.61
101-000-447-000	ADMINISTRATIVE FEE	155,000.00	159,957.91	0.00	(4,957.91)	103.20
101-000-448-000	SCHOOL COLLECTION	64,000.00	64,081.70	0.00	(81.70)	100.13
101-000-477-000	FRANCHISES FEES	63,000.00	42,530.63	14,423.42	20,469.37	67.51
101-000-522-000	COMMUNITY DEVELOPMENT - CDBG	5,792.00	0.00	0.00	5,792.00	0.00
101-000-528-000	FEDERAL GRANT - COVID	0.00	0.00	0.00	0.00	0.00
101-000-573-000	LOCAL COMMUNITY STABILIZATION	2,150.00	0.00	0.00	2,150.00	0.00
101-000-574-000	STATE SHARED REVENUES	641,838.00	436,948.00	106,689.00	204,890.00	68.08
101-000-628-000	ZONING FEES	750.00	1,500.00	0.00	(750.00)	200.00
101-000-629-000	MINING FEES	5,741.00	5,750.30	0.00	(9.30)	100.16
101-000-630-000	PLANNING FEES	2,500.00	5,340.00	0.00	(2,840.00)	213.60
101-000-631-000	COPIES & PRINTED MATERIALS	215.00	352.00	0.00	(137.00)	163.72
101-000-665-000	INTEREST	16,600.00	34,043.20	3,576.72	(17,443.20)	205.08
101-000-670-000	BUILDING DEPT COST REIMBURSEMENT	66,100.00	49,576.00	0.00	16,524.00	75.00
101-000-671-000	BUILDING DEPARTMENT LEASE	18,000.00	15,000.00	0.00	3,000.00	83.33
101-000-677-000	NOCFA ADVANCE PAYMENT	122,762.00	0.00	0.00	122,762.00	0.00
101-000-678-000	MISCELLANEOUS	13,750.00	13,857.03	0.00	(107.03)	100.78
101-000-679-000	COMMISSIONS	300.00	0.00	0.00	300.00	0.00
101-000-693-000	SALE OF ASSETS	0.00	3,012.00	0.00	(3,012.00)	100.00
101-000-696-000	PROCEEDS FROM SALE OF BONDS	0.00	0.00	0.00	0.00	0.00
101-000-699-390	TRANSFER FROM FUND BALANCE	448,333.00	0.00	0.00	448,333.00	0.00
<b>Total Dept 000 - GENERAL</b>		<b>2,117,581.00</b>	<b>1,279,287.66</b>	<b>126,932.12</b>	<b>838,293.34</b>	<b>60.41</b>
<b>TOTAL REVENUES</b>		<b>2,117,581.00</b>	<b>1,279,287.66</b>	<b>126,932.12</b>	<b>838,293.34</b>	<b>60.41</b>
<b>Expenditures</b>						
<b>Dept 101 - TOWNSHIP TRUSTEES</b>						
101-101-702-000	SALARIES	13,400.00	5,965.00	0.00	7,435.00	44.51
101-101-715-000	SOCIAL SECURITY	1,025.00	1,156.07	0.00	(131.07)	112.79
101-101-830-000	DUES, SUBS & TUITION	4,000.00	0.00	0.00	4,000.00	0.00
101-101-860-000	MILEAGE REIMBURSEMENT	500.00	0.00	0.00	500.00	0.00
<b>Total Dept 101 - TOWNSHIP TRUSTEES</b>		<b>18,925.00</b>	<b>7,121.07</b>	<b>0.00</b>	<b>11,803.93</b>	<b>37.63</b>
<b>Dept 171 - SUPERVISOR</b>						
101-171-702-000	SALARIES	80,032.00	73,362.74	6,669.34	6,669.26	91.67
101-171-713-000	HEALTH OPT OUT PAYMENT	4,800.00	4,400.00	400.00	400.00	91.67
101-171-715-000	SOCIAL SECURITY	6,490.00	5,948.85	540.81	541.15	91.66
101-171-830-000	DUES, SUBS & TUITION	2,500.00	1,031.90	0.00	1,468.10	41.28
101-171-860-000	MILEAGE REIMBURSEMENT	1,000.00	0.00	0.00	1,000.00	0.00
101-171-861-000	LODGING & EXPENSES	1,000.00	1,097.32	(250.00)	(97.32)	109.73
<b>Total Dept 171 - SUPERVISOR</b>		<b>95,822.00</b>	<b>85,840.81</b>	<b>7,360.15</b>	<b>9,981.19</b>	<b>89.58</b>
<b>Dept 215 - CLERK</b>						
101-215-702-000	SALARIES	80,032.00	73,362.74	6,669.34	6,669.26	91.67
101-215-715-000	SOCIAL SECURITY	6,123.00	5,612.24	510.20	510.76	91.66
101-215-830-000	DUES, SUBS & TUITION	2,500.00	485.00	0.00	2,015.00	19.40



PERIOD ENDING 05/31/2025

GL NUMBER	DESCRIPTION	2024-25		YTD BALANCE		ACTIVITY FOR		AVAILABLE	
		AMENDED BUDGET	NORMAL (ABNORMAL)	05/31/2025	05/31/2025	MONTH 05/31/2025	INCREASE (DECREASE)	BALANCE	% BDGT USED
Fund 101 - GENERAL FUND									
Expenditures									
101-215-860-000	MILEAGE REIMBURSEMENT	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00
101-215-861-000	LODGING & EXPENSES	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00
Total Dept 215 - CLERK		90,655.00	79,459.98	7,179.54	11,195.02	87.65			
Dept 216 - CLERK ADMINISTRATION									
SALARIES									
101-216-702-000	DEPUTY SALARY	59,343.00	54,397.86	4,945.26	4,945.14	91.67			
101-216-703-000	SOCIAL SECURITY	1,200.00	1,100.00	100.00	100.00	91.67			
101-216-715-000	DUES, SUBS & TUITION	4,632.00	4,245.58	385.96	386.42	91.66			
101-216-830-000	MILEAGE REIMBURSEMENT	2,500.00	40.00	0.00	2,460.00	1.60			
101-216-860-000	LODGING & EXPENSES	1,000.00	0.00	0.00	1,000.00	0.00			
101-216-861-000		1,000.00	0.00	0.00	1,000.00	0.00			
Total Dept 216 - CLERK ADMINISTRATION		69,675.00	59,783.44	5,431.22	9,891.56	85.80			
Dept 247 - BOARD OF REVIEW									
SALARIES									
101-247-702-000	SOCIAL SECURITY	1,500.00	843.00	0.00	657.00	56.20			
101-247-715-000	DUES, SUBS & TUITION	115.00	64.49	0.00	50.51	56.08			
101-247-830-000	MILEAGE REIMBURSEMENT	1,000.00	0.00	0.00	1,000.00	0.00			
101-247-860-000	LODGING & EXPENSES	300.00	0.00	0.00	300.00	0.00			
101-247-861-000		0.00	0.00	0.00	0.00	0.00			
Total Dept 247 - BOARD OF REVIEW		2,915.00	907.49	0.00	2,007.51	31.13			
Dept 253 - TREASURER									
SALARIES									
101-253-702-000	SOCIAL SECURITY	80,032.00	73,362.74	6,669.34	6,669.26	91.67			
101-253-715-000	DUES, SUBS & TUITION	6,123.00	5,612.25	510.21	510.75	91.66			
101-253-830-000	MILEAGE REIMBURSEMENT	2,500.00	933.00	0.00	1,567.00	37.32			
101-253-860-000	LODGING & EXPENSES	1,000.00	0.00	0.00	1,000.00	0.00			
101-253-861-000		1,000.00	504.00	504.00	496.00	50.40			
Total Dept 253 - TREASURER		90,655.00	80,411.99	7,683.55	10,243.01	88.70			
Dept 255 - TREASURER ADMINISTRATION									
SALARIES									
101-255-702-000	DEPUTY SALARY	50,165.00	45,984.62	4,180.42	4,180.38	91.67			
101-255-703-000	SOCIAL SECURITY	1,200.00	1,100.00	100.00	100.00	91.67			
101-255-715-000	DUES, SUBS & TUITION	3,930.00	3,601.97	327.46	328.03	91.65			
101-255-830-000	MILEAGE REIMBURSEMENT	2,500.00	1,796.80	115.00	703.20	71.87			
101-255-860-000	LODGING & EXPENSES	1,000.00	400.66	0.00	599.34	40.07			
101-255-861-000		1,000.00	504.00	504.00	496.00	50.40			
Total Dept 255 - TREASURER ADMINISTRATION		59,795.00	53,388.05	5,226.88	6,406.95	89.29			
Dept 257 - ASSESSING									
CONTRACTED SERVICES									
101-257-802-000		106,000.00	0.00	0.00	106,000.00	0.00			
Total Dept 257 - ASSESSING		106,000.00	0.00	0.00	106,000.00	0.00			
Dept 261 - CODE ENFORCEMENT/ASSIST SUPERVISOR									
SALARIES									
101-261-702-000		53,138.00	48,709.76	4,428.16	4,428.24	91.67			

PERIOD ENDING 05/31/2025

GL NUMBER	DESCRIPTION	2024-25		YTD BALANCE		ACTIVITY FOR		AVAILABLE			
		AMENDED BUDGET	NORMAL	05/31/2025	(ABNORMAL)	MONTH 05/31/2025	INCREASE (DECREASE)	NORMAL	(ABNORMAL)	BALANCE	% BDGT USED
Fund 101 - GENERAL FUND											
Expenditures											
101-261-715-000	SOCIAL SECURITY	4,065.00		3,726.29		338.76		338.71		91.67	
101-261-830-000	DUES, SUBS & TUITION	2,500.00		25.00		0.00		2,475.00		1.00	
101-261-860-000	MILEAGE REIMBURSEMENT	1,000.00		0.00		0.00		1,000.00		0.00	
101-261-861-000	LODGING & EXPENSES	1,000.00		1,097.32		(250.00)		(97.32)		109.73	
Total Dept 261 - CODE ENFORCEMENT/ASSIST SUPERVISOR		61,703.00		53,558.37		4,516.92		8,144.63		86.80	
Dept 262 - ELECTIONS											
101-262-708-000	ELECTION SALARIES	35,000.00		15,027.25		160.00		19,972.75		42.94	
101-262-740-000	OPERATING EXPENSES	20,000.00		18,133.13		897.20		1,866.87		90.67	
Total Dept 262 - ELECTIONS		55,000.00		33,160.38		1,057.20		21,839.62		60.29	
Dept 265 - TOWNSHIP PROPERTIES											
101-265-850-000	TELEPHONE	6,700.00		5,015.36		505.74		1,684.64		74.86	
101-265-920-000	UTILITIES	10,000.00		10,108.18		1,050.70		(108.18)		101.08	
101-265-930-000	MAINTENANCE & REPAIRS	50,000.00		29,288.93		1,347.32		20,711.07		58.58	
Total Dept 265 - TOWNSHIP PROPERTIES		66,700.00		44,412.47		2,903.76		22,287.53		66.59	
Dept 267 - ARPA OPERATING EXPENSES											
101-267-740-000	OPERATING EXPENSES	0.00		0.00		0.00		0.00		0.00	
Total Dept 267 - ARPA OPERATING EXPENSES		0.00		0.00		0.00		0.00		0.00	
Dept 272 - GENERAL SERVICES											
101-272-710-000	PENSION	40,995.00		37,871.46		3,442.86		3,123.54		92.38	
101-272-720-000	HEALTH/LIFE INSURANCE	82,775.00		70,005.46		6,038.13		12,769.54		84.57	
101-272-737-000	RETIREMENT HEALTH CARE FUNDING	0.00		0.00		0.00		0.00		0.00	
101-272-740-000	OPERATING EXPENSES	50,000.00		30,229.46		3,959.42		19,770.54		60.46	
101-272-801-000	ACCOUNTANT/AUDITOR	19,300.00		18,300.00		0.00		1,000.00		94.82	
101-272-802-000	CONTRACTED SERVICES	2,000.00		881.25		0.00		1,118.75		44.06	
101-272-804-000	ATTORNEY	50,000.00		37,251.74		10,274.25		12,748.26		74.50	
101-272-816-000	COMPUTER MAINTENANCE	35,000.00		35,032.50		2,962.08		(32.50)		100.09	
101-272-820-000	ORDINANCE CODIFICATION	7,000.00		2,456.63		1,269.13		4,543.37		35.09	
101-272-830-000	DUES, SUBS & TUITION	9,000.00		8,107.54		0.00		892.46		90.08	
101-272-900-000	LEGAL NOTICES	7,000.00		5,955.56		2,445.56		1,044.44		85.08	
101-272-955-000	MISCELLANEOUS	7,832.00		530.32		0.00		7,301.68		6.77	
101-272-956-000	INSURANCE	14,500.00		13,240.00		0.00		1,260.00		91.31	
101-272-971-000	CAPITAL OUTLAY	0.00		0.00		0.00		0.00		0.00	
101-272-991-000	DEBT SERVICE - TOWNSHIP HALL	0.00		0.00		0.00		0.00		0.00	
101-272-995-206	TRANSFER TO FIRE SAD - ADVANCE	122,762.00		0.00		0.00		122,762.00		0.00	
101-272-995-390	TRANSFER TO FUND BALANCE	0.00		0.00		0.00		0.00		0.00	
101-272-995-401	TO CAPITAL PROJECT FUND	550,000.00		550,000.00		0.00		0.00		100.00	
101-272-995-404	TRANSFERS TO ROAD IMPROVEMENT FUND	100,000.00		100,000.00		0.00		0.00		100.00	



PERIOD ENDING 05/31/2025

GL NUMBER	DESCRIPTION	2024-25		YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDC
		AMENDED BUDGET		05/31/2025		MONTH 05/31/2025		BALANCE		
Fund 101 - GENERAL FUND										
Expenditures										
Total Dept 336 - PUBLIC SAFETY		0.00		0.00		0.00		0.00		0.00
Dept 441 - PUBLIC WORKS										
101-441-821-000	CEMETERY	15,000.00		2,644.93		689.93		12,355.07		17.63
101-441-822-000	CLEANUP DAYS	13,000.00		7,580.19		3,875.19		5,419.81		58.31
101-441-824-000	PHRAGMITE CONTROL	0.00		0.00		0.00		0.00		0.00
101-441-825-000	ROAD GRAVEL	25,000.00		(2,006.78)		0.00		27,006.78		(8.03)
101-441-826-000	ROAD MAINT.-CHLORIDE	86,796.00		52,077.60		0.00		34,718.40		60.00
101-441-990-000	N. HOLLY RD. PROJECT	37,500.00		37,500.00		0.00		0.00		100.00
Total Dept 441 - PUBLIC WORKS		177,296.00		97,795.94		4,565.12		79,500.06		55.16
Dept 660 - COMMUNITY SERVICES										
101-660-844-000	YOUTH ASSISTANCE	3,500.00		3,500.00		0.00		0.00		100.00
Total Dept 660 - COMMUNITY SERVICES		3,500.00		3,500.00		0.00		0.00		100.00
Dept 701 - PLANNING										
101-701-702-000	SALARIES	9,035.00		2,495.00		0.00		6,540.00		27.61
101-701-715-000	SOCIAL SECURITY	692.00		190.88		0.00		501.12		27.58
101-701-802-000	CONTRACTED SERVICES	2,000.00		318.75		0.00		1,681.25		15.94
101-701-811-000	PLANNER SERVICES	60,000.00		9,974.50		2,280.00		50,025.50		16.62
101-701-812-000	ENGINEER SERVICES	25,000.00		(235.20)		0.00		25,235.20		(0.94)
101-701-830-000	DUES, SUBS & TUITION	4,000.00		893.00		0.00		3,107.00		22.33
101-701-860-000	MILEAGE REIMBURSEMENT	500.00		0.00		0.00		500.00		0.00
Total Dept 701 - PLANNING		101,227.00		13,636.93		2,280.00		87,590.07		13.47
Dept 702 - ZONING ADMINISTRATOR										
101-702-702-000	SALARIES	8,000.00		7,333.37		666.67		666.63		91.67
101-702-715-000	SOCIAL SECURITY	612.00		561.00		51.00		51.00		91.67
101-702-830-000	DUES, SUBS & TUITION	1,000.00		0.00		0.00		1,000.00		0.00
101-702-860-000	MILEAGE REIMBURSEMENT	500.00		0.00		0.00		500.00		0.00
101-702-861-000	LODGING & EXPENSES	800.00		0.00		0.00		800.00		0.00
Total Dept 702 - ZONING ADMINISTRATOR		10,912.00		7,894.37		717.67		3,017.63		72.35
Dept 703 - COMMUNITY DEVELOPMENT										
101-703-956-000	COMMUNITY DEVELOPMENT - CDBG	5,792.00		5,760.00		0.00		32.00		99.45
Total Dept 703 - COMMUNITY DEVELOPMENT		5,792.00		5,760.00		0.00		32.00		99.45
Dept 704 - ZONING BOARD OF APPEALS										
101-704-702-000	SALARIES	505.00		0.00		0.00		505.00		0.00
101-704-715-000	SOCIAL SECURITY	40.00		0.00		0.00		40.00		0.00
101-704-802-000	CONTRACTED SERVICES	300.00		0.00		0.00		300.00		0.00
101-704-830-000	DUES, SUBS & TUITION	1,500.00		302.00		0.00		1,198.00		20.13
101-704-860-000	MILEAGE REIMBURSEMENT	500.00		0.00		0.00		500.00		0.00



GL NUMBER	DESCRIPTION	2024-25		YTD BALANCE 05/31/2025		ACTIVITY FOR MONTH 05/31/2025		AVAILABLE BALANCE		% BDGT USED
		AMENDED BUDGET		NORMAL	(ABNORMAL)	INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	
Fund 101 - GENERAL FUND										
Expenditures										
Total Dept 704 - ZONING BOARD OF APPEALS		2,845.00		302.00		0.00		2,543.00		10.62
TOTAL EXPENDITURES		2,117,581.00		1,536,795.21		79,313.44		580,785.79		72.57
Fund 101 - GENERAL FUND:										
TOTAL REVENUES		2,117,581.00		1,279,287.66		126,932.12		838,293.34		60.41
TOTAL EXPENDITURES		2,117,581.00		1,536,795.21		79,313.44		580,785.79		72.57
NET OF REVENUES & EXPENDITURES		0.00		(257,507.55)		47,618.68		257,507.55		100.00
BEG. FUND BALANCE		1,494,588.65		1,494,588.65						
END FUND BALANCE		1,494,588.65		1,237,081.10						

PERIOD ENDING 05/31/2025

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 05/31/2025		ACTIVITY FOR MONTH 05/31/2025		AVAILABLE BALANCE		% BDT USED
			NORMAL	(ABNORMAL)	INCREASE (DECREASE)	NORMAL	(ABNORMAL)		
Fund 206 - FIRE AND EMERGENCY SPECIAL ASSESSMENT									
Revenues									
Dept 000 - GENERAL									
206-000-451-000	SPECIAL ASSESSMENT COLLECTION	1,129,000.00	1,069,361.63		1.43	59,638.37	94.72		
206-000-665-000	INTEREST	1,000.00	4,617.25		1,482.32	(3,617.25)	461.73		
206-000-678-000	MISCELLANEOUS	0.00	0.00		0.00	0.00	0.00		
206-000-699-101	TRANSFER FROM GENERAL FUND	0.00	0.00		0.00	0.00	0.00		
206-000-699-390	TRANSFER FROM FUND BALANCE	0.00	0.00		0.00	0.00	0.00		
Total Dept 000 - GENERAL			1,130,000.00	1,073,978.88	1,483.75	56,021.12	95.04		
Dept 338 - FIRE AND EMERGENCY									
206-338-699-000	TRANSFERS FROM OTHER FUNDS	122,762.00	0.00		0.00	122,762.00	0.00		
Total Dept 338 - FIRE AND EMERGENCY			122,762.00	0.00	0.00	122,762.00	0.00		
TOTAL REVENUES			1,252,762.00	1,073,978.88	1,483.75	178,783.12	85.73		
Expenditures									
Dept 338 - FIRE AND EMERGENCY									
206-338-740-000	OPERATING EXPENSES	1,000.00	792.72		63.65	207.28	79.27		
206-338-802-000	CONTRACTED SERVICES	1,103,000.00	1,103,000.00		0.00	0.00	100.00		
206-338-971-000	CAPITAL OUTLAY	0.00	0.00		0.00	0.00	0.00		
206-338-995-101	TRANSFER TO GENERAL FUND	122,762.00	0.00		0.00	122,762.00	0.00		
206-338-995-390	TRANSFER TO FUND BALANCE	26,000.00	0.00		0.00	26,000.00	0.00		
Total Dept 338 - FIRE AND EMERGENCY			1,252,762.00	1,103,792.72	63.65	148,969.28	88.11		
TOTAL EXPENDITURES			1,252,762.00	1,103,792.72	63.65	148,969.28	88.11		
Fund 206 - FIRE AND EMERGENCY SPECIAL ASSESSMENT:									
TOTAL REVENUES			1,252,762.00	1,073,978.88	1,483.75	178,783.12	85.73		
TOTAL EXPENDITURES			1,252,762.00	1,103,792.72	63.65	148,969.28	88.11		
NET OF REVENUES & EXPENDITURES			0.00	(29,813.84)	1,420.10	29,813.84	100.00		
BEG. FUND BALANCE			432,912.49	432,912.49					
END FUND BALANCE			432,912.49	403,098.65					

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PERIOD ENDING 05/31/2025

GL NUMBER	DESCRIPTION	2024-25		YTD BALANCE		ACTIVITY FOR		AVAILABLE	% BDGT
		AMENDED BUDGET	NORMAL	05/31/2025	(ABNORMAL)	MONTH 05/31/2025	INCREASE (DECREASE)		
Fund 213 - PEG FUNDS									
Revenues									
Dept 000 - GENERAL									
	PEG FUNDS	6,400.00		4,331.92		1,468.25		2,068.08	67.69
	INTEREST	1,000.00		3,872.70		362.84		(2,872.70)	387.27
	TRANSFER FROM FUND BALANCE	80,600.00		0.00		0.00		80,600.00	0.00
Total Dept 000 - GENERAL		88,000.00		8,204.62		1,831.09		79,795.38	9.32
TOTAL REVENUES		88,000.00		8,204.62		1,831.09		79,795.38	9.32
Expenditures									
Dept 213 - PEG									
	213-213-740-000	88,000.00		0.00		0.00		88,000.00	0.00
	213-213-995-390	0.00		0.00		0.00		0.00	0.00
Total Dept 213 - PEG		88,000.00		0.00		0.00		88,000.00	0.00
TOTAL EXPENDITURES		88,000.00		0.00		0.00		88,000.00	0.00
Fund 213 - PEG FUNDS:									
TOTAL REVENUES		88,000.00		8,204.62		1,831.09		79,795.38	9.32
TOTAL EXPENDITURES		88,000.00		0.00		0.00		88,000.00	0.00
NET OF REVENUES & EXPENDITURES		0.00		8,204.62		1,831.09		(8,204.62)	100.00
BEG. FUND BALANCE		98,559.06		98,559.06					
END FUND BALANCE		98,559.06		106,763.68					



REVENUE AND EXPENDITURE REPORT FOR HOLLY TOWNSHIP

PERIOD ENDING 05/31/2025

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 05/31/2025		ACTIVITY FOR MONTH 05/31/2025		AVAILABLE BALANCE		% BDGT USED
			NORMAL	(ABNORMAL)	INCREASE (DECREASE)	NORMAL	(ABNORMAL)		
Fund 214 - METRO ACT FUNDS									
Revenues									
Dept 000 - GENERAL									
	METRO ACT PAYMENTS	8,000.00		0.00		0.00	8,000.00	0.00	
	INTEREST	1,000.00		3,782.43		344.08	(2,782.43)	378.24	
	TRANSFER FROM FUND BALANCE	91,000.00		0.00		0.00	91,000.00	0.00	
Total Dept 000 - GENERAL			100,000.00	3,782.43	344.08		96,217.57	3.78	
TOTAL REVENUES									
			100,000.00	3,782.43	344.08		96,217.57	3.78	
Expenditures									
Dept 214 - METRO ACT									
	OPERATING EXPENSES	100,000.00		0.00		0.00	100,000.00	0.00	
	TRANSFER TO FUND BALANCE	0.00		0.00		0.00	0.00	0.00	
Total Dept 214 - METRO ACT			100,000.00	0.00	0.00		100,000.00	0.00	
TOTAL EXPENDITURES									
			100,000.00	0.00	0.00		100,000.00	0.00	
Fund 214 - METRO ACT FUNDS:									
TOTAL REVENUES									
			100,000.00	3,782.43	344.08		96,217.57	3.78	
TOTAL EXPENDITURES									
			100,000.00	0.00	0.00		100,000.00	0.00	
NET OF REVENUES & EXPENDITURES									
			0.00	3,782.43	344.08		(3,782.43)	100.00	
BEG. FUND BALANCE									
			97,843.52	97,843.52					
END FUND BALANCE									
			97,843.52	101,625.95					

GL NUMBER	DESCRIPTION	2024-25		YTD BALANCE 05/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 05/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)		% BDGT USED
		AMENDED BUDGET						
Fund 249 - BUILDING								
Revenues								
Dept 000 - GENERAL								
249-000-476-000	LICENSES & PERMITS	125,000.00		154,361.62	14,547.70	(29,361.62)		123.49
249-000-665-000	INTEREST	3,300.00		4,626.14	286.71	(1,326.14)		140.19
249-000-699-390	TRANSFER FROM FUND BALANCE	40,900.00		0.00	0.00	40,900.00		0.00
Total Dept 000 - GENERAL		169,200.00		158,987.76	14,834.41	10,212.24		93.96
TOTAL REVENUES		169,200.00		158,987.76	14,834.41	10,212.24		93.96
Expenditures								
Dept 371 - BUILDING INSPECTION								
249-371-702-000	SALARIES	0.00		0.00	0.00	0.00		0.00
249-371-710-000	PENSION	0.00		0.00	0.00	0.00		0.00
249-371-715-000	SOCIAL SECURITY	0.00		0.00	0.00	0.00		0.00
249-371-720-000	HEALTH/LIFE INSURANCE	0.00		0.00	0.00	0.00		0.00
249-371-740-000	OPERATING EXPENSES	3,000.00		10,749.00	6,331.50	(7,749.00)		358.30
249-371-805-000	BUILDING INSPECTOR	53,000.00		57,791.60	4,658.68	(4,791.60)		109.04
249-371-806-000	ELECTRICAL INSPECTOR	10,000.00		13,384.80	2,751.00	(3,384.80)		133.85
249-371-807-000	MECHANICAL INSPECTOR	12,000.00		13,947.00	2,272.20	(1,947.00)		116.23
249-371-808-000	PLUMBING INSPECTOR	6,000.00		8,060.40	1,230.00	(2,060.40)		134.34
249-371-830-000	DUES, SUBS & TUITION	500.00		0.00	0.00	500.00		0.00
249-371-860-000	MILEAGE REIMBURSEMENT	100.00		0.00	0.00	100.00		0.00
249-371-941-000	LEASE PAYMENT	18,000.00		16,500.00	1,500.00	1,500.00		91.67
249-371-942-000	LABOR DUE TO GENERAL FUND	66,100.00		60,592.00	11,016.00	5,508.00		91.67
249-371-955-000	MISCELLANEOUS	500.00		0.00	0.00	500.00		0.00
249-371-995-390	TRANSFER TO FUND BALANCE	0.00		0.00	0.00	0.00		0.00
Total Dept 371 - BUILDING INSPECTION		169,200.00		181,024.80	29,759.38	(11,824.80)		106.99
TOTAL EXPENDITURES		169,200.00		181,024.80	29,759.38	(11,824.80)		106.99
Fund 249 - BUILDING:								
TOTAL REVENUES		169,200.00		158,987.76	14,834.41	10,212.24		93.96
TOTAL EXPENDITURES		169,200.00		181,024.80	29,759.38	(11,824.80)		106.99
NET OF REVENUES & EXPENDITURES		0.00		(22,037.04)	(14,924.97)	22,037.04		100.00
BEG. FUND BALANCE		137,558.17		137,558.17				
END FUND BALANCE		137,558.17		115,521.13				

REVENUE AND EXPENDITURE REPORT FOR HOLLY TOWNSHIP

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PERIOD ENDING 05/31/2025

GL NUMBER	DESCRIPTION	2024-25		YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	05/31/2025	NORMAL (ABNORMAL)	MONTH 05/31/2025	INCREASE (DECREASE)	BALANCE	NORMAL (ABNORMAL)	
Fund 401 - CAPITAL IMPROVEMENT FUND										
Revenues										
Dept 000 - GENERAL										
401-000-665-000	INTEREST	11,400.00		47,897.82		4,209.28		(36,497.82)		420.16
401-000-699-000	TRANSFERS FROM OTHER FUNDS	550,000.00		550,000.00		0.00		0.00		100.00
401-000-699-390	TRANSFER FROM FUND BALANCE	478,600.00		0.00		0.00		478,600.00		0.00
Total Dept 000 - GENERAL		1,040,000.00		597,897.82		4,209.28		442,102.18		57.49
TOTAL REVENUES		1,040,000.00		597,897.82		4,209.28		442,102.18		57.49
Expenditures										
Dept 000 - GENERAL										
401-000-971-000	CAPITAL OUTLAY	0.00		0.00		0.00		0.00		0.00
Total Dept 000 - GENERAL		0.00		0.00		0.00		0.00		0.00
Dept 901 - CAPITAL IMPROVEMENT										
MISCELLANEOUS										
401-901-955-000		0.00		0.00		0.00		0.00		0.00
401-901-971-000	CAPITAL OUTLAY	0.00		0.00		0.00		0.00		0.00
401-901-973-000	TOWNSHIP HALL SERVICES & EXPENSES	1,000,000.00		52,531.48		0.00		947,468.52		5.25
401-901-974-000	FARMSTEAD PROJECT	40,000.00		0.00		0.00		40,000.00		0.00
401-901-995-390	TRANSFER TO FUND BALANCE	0.00		0.00		0.00		0.00		0.00
Total Dept 901 - CAPITAL IMPROVEMENT		1,040,000.00		52,531.48		0.00		987,468.52		5.05
TOTAL EXPENDITURES		1,040,000.00		52,531.48		0.00		987,468.52		5.05
Fund 401 - CAPITAL IMPROVEMENT FUND:										
TOTAL REVENUES		1,040,000.00		597,897.82		4,209.28		442,102.18		57.49
TOTAL EXPENDITURES		1,040,000.00		52,531.48		0.00		987,468.52		5.05
NET OF REVENUES & EXPENDITURES		0.00		545,366.34		4,209.28		(545,366.34)		100.00
BEG. FUND BALANCE		749,931.17		749,931.17						
END FUND BALANCE		749,931.17		1,295,297.51						



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PERIOD ENDING 05/31/2025

G/L NUMBER	DESCRIPTION	2024-25		YTD BALANCE 05/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 05/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE		% BDGT USED
		AMENDED BUDGET	NORMAL			NORMAL (ABNORMAL)		
Fund 403 - CAPITAL GRANT FUND								
Revenues								
Dept 000 - GENERAL								
403-000-665-000	INTEREST	13,600.00		10,405.17	457.80	3,194.83	76.51	
403-000-674-000	CHARLES MOTT GRANT FUNDS	0.00		182,975.04	0.00	(182,975.04)	100.00	
403-000-675-000	THE GLENMEDE TRUST GRANT FUNDS	0.00		0.00	0.00	0.00	0.00	
403-000-679-000	COMMUNITY FOUNDATION	0.00		23,000.00	0.00	(23,000.00)	100.00	
403-000-699-390	TRANSFER FROM FUND BALANCE	417,920.00		0.00	0.00	417,920.00	0.00	
Total Dept 000 - GENERAL		431,520.00		216,380.21	457.80	215,139.79	50.14	
TOTAL REVENUES								
		431,520.00		216,380.21	457.80	215,139.79	50.14	
Expenditures								
Dept 903 - CAPITAL OUTLAY								
403-903-976-000	CAPITAL OUTLAY - CHARLES MOTT GRANT	182,975.00		165,343.42	21,925.00	17,631.58	90.36	
403-903-977-000	CAPITAL OUTLAY - GLEN MEADE TRUST FUND	225,545.00		0.00	0.00	225,545.00	0.00	
403-903-978-000	COMMUNITY FOUNDATION	23,000.00		1,979.06	0.00	21,020.94	8.60	
Total Dept 903 - CAPITAL OUTLAY		431,520.00		167,322.48	21,925.00	264,197.52	38.78	
TOTAL EXPENDITURES								
		431,520.00		167,322.48	21,925.00	264,197.52	38.78	
Fund 403 - CAPITAL GRANT FUND:								
TOTAL REVENUES		431,520.00		216,380.21	457.80	215,139.79	50.14	
TOTAL EXPENDITURES		431,520.00		167,322.48	21,925.00	264,197.52	38.78	
NET OF REVENUES & EXPENDITURES		0.00		49,057.73	(21,467.20)	(49,057.73)	100.00	
BEG. FUND BALANCE		243,461.67		243,461.67				
END FUND BALANCE		243,461.67		292,519.40				

REVENUE AND EXPENDITURE REPORT FOR HOLLY TOWNSHIP

PERIOD ENDING 05/31/2025

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 05/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 05/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 404 - ROAD IMPROVEMENTS						
Revenues						
Dept 000 - GENERAL						
404-000-665-000	INTEREST	100.00	6,435.57	612.89	(6,335.57)	6,435.57
404-000-699-101	TRANSFER FROM GENERAL FUND	100,000.00	100,000.00	0.00	0.00	100.00
404-000-699-390	TRANSFER FROM FUND BALANCE	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - GENERAL						
		100,100.00	106,435.57	612.89	(6,335.57)	106.33
TOTAL REVENUES						
		100,100.00	106,435.57	612.89	(6,335.57)	106.33
Expenditures						
Dept 404 - ROAD IMPROVEMENT FUND						
404-404-995-390	TRANSFER TO FUND BALANCE	100,100.00	0.00	0.00	100,100.00	0.00
404-404-995-401	TRANSFER TO CAPITAL PROJECT FUND	0.00	0.00	0.00	0.00	0.00
Total Dept 404 - ROAD IMPROVEMENT FUND						
		100,100.00	0.00	0.00	100,100.00	0.00
TOTAL EXPENDITURES						
		100,100.00	0.00	0.00	100,100.00	0.00
Fund 404 - ROAD IMPROVEMENTS:						
TOTAL REVENUES						
		100,100.00	106,435.57	612.89	(6,335.57)	106.33
TOTAL EXPENDITURES						
		100,100.00	0.00	0.00	100,100.00	0.00
NET OF REVENUES & EXPENDITURES						
		0.00	106,435.57	612.89	(106,435.57)	100.00
BEG. FUND BALANCE						
		61,884.82	61,884.82			
END FUND BALANCE						
		61,884.82	168,320.39			
TOTAL REVENUES - ALL FUNDS						
		5,299,163.00	3,444,954.95	150,705.42	1,854,208.05	65.01
TOTAL EXPENDITURES - ALL FUNDS						
		5,299,163.00	3,041,466.69	131,061.47	2,257,696.31	57.40
NET OF REVENUES & EXPENDITURES						
		0.00	403,488.26	19,643.95	(403,488.26)	100.00
BEG. FUND BALANCE - ALL FUNDS						
		3,316,739.55	3,316,739.55			
END FUND BALANCE - ALL FUNDS						
		3,316,739.55	3,720,227.81			



06/12/2025 INVOICE GL DISTRIBUTION REPORT FOR HOLLY TOWNSHIP  
 POST DATES 05/22/2025 - 06/18/2025  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount
Fund 101 GENERAL FUND				
Dept 000 GENERAL				
101-000-018-000	ACCOUNTS RECEIVABLE	YN ENTERPRISES LLC	MAY-25 SENIOR CHORE GRANT PROGRAM	7,192.50
		Total For Dept 000 GENERAL		7,192.50
Dept 253 TREASURER				
101-253-860-000	MILEAGE REIMBURSEMENT	JENNIFER RYAN	FY 2024-2025 MILEAGE REIMBURSEMENT	450.53
		Total For Dept 253 TREASURER		450.53
Dept 262 ELECTIONS				
101-262-740-000	OPERATING EXPENSES	OAKLAND COUNTY	NOV 24 EARLY VOTING	860.24
		Total For Dept 262 ELECTIONS		860.24
Dept 265 TOWNSHIP PROPERTIES				
101-265-850-000	TELEPHONE	ELAN FINANCIAL SERVICES	MAY-25	734.02
101-265-920-000	UTILITIES	CONSUMERS ENERGY	MAY-25 120 S. SAGINAW ST	417.16
101-265-920-000	UTILITIES	CONSUMERS ENERGY	MAY-25 CONSUMERS 4092 GRANGE HALL RD	303.77
101-265-920-000	UTILITIES	CONSUMERS ENERGY	MAY-25 CONSUMERS 13409 N. HOLLY RD	18.67
101-265-920-000	UTILITIES	CONSUMERS ENERGY	MAY-25 CONSUMERS 13465 N. HOLLY RD	8.87
101-265-920-000	UTILITIES- 102 CIVIC DR	VILLAGE OF HOLLY	JUNE-25	96.77
101-265-930-000	MAINTENANCE & REPAIRS	SUMMIT FIRE PROTECTION	ANNUAL FIRE EXTINGUISHER INSPECTION	101.00
101-265-930-000	MAINTENANCE & REPAIRS	ELAN FINANCIAL SERVICES	MAY-25	80.00
101-265-930-000	RUGS	CINTAS CORPORATION #354	MAY-25	289.33
101-265-930-000	MAINTENANCE & REPAIRS	FIRST CHOICE HEATING & COOLING	MEETING ROOM AC REPAIR	622.00
101-265-930-000	MAINTENANCE & REPAIRS	MICHIGAN DEPARTMENT OF	JUN-25	293.55
101-265-930-000	MAINTENANCE & REPAIRS - FARMSTEAD	NJW	LAWN MAINTENANCE FARMSTEAD	1,200.00
101-265-930-000	MAINTENANCE & REPAIRS	ROGER COLEMAN	LAWN MAINTENANCE CANOE LANDING	800.00
101-265-930-000	MAINTENANCE & REPAIRS	ROGER COLEMAN	LAWN MAINTENANCE DAWSON BUILDING	870.00
		Total For Dept 265 TOWNSHIP PROPERTIES		5,835.14
Dept 272 GENERAL SERVICES				
101-272-740-000	OPERATING EXPENSES	RICOH USA, INC	MAY - COPIER	142.18
101-272-740-000	OPERATING EXPENSES	SUMMIT CHEMICAL CO	APR-25 WEST NILE GRANT	1,251.16
101-272-740-000	OPERATING EXPENSES	STAPLES BUSINESS CREDIT	MAY 25 OFFICE SUPPLIES	348.85
101-272-740-000	OPERATING EXPENSES	ELAN FINANCIAL SERVICES	MAY-25	210.71
101-272-740-000	OPERATING EXPENSES	ABSOPURE WATER COMPANY	BOTTLE WATER FOR COOLER	38.95
101-272-740-000	OPERATING EXPENSES	ABSOPURE WATER COMPANY	JUNE -25 COOLER RENTAL	14.00
101-272-740-000	OPERATING EXPENSES	KERTON LUMBER	MEASURE WHEEL & BATTERIES	70.98
101-272-740-000	OPERATING EXPENSES	KERTON LUMBER	KEYS	4.98
101-272-804-000	ATTORNEY	ROSATI SCHULTZ	MAY-25	2,370.00
101-272-804-000	ATTORNEY	ROSATI SCHULTZ	MAY-25	148.50
101-272-804-000	ATTORNEY	ROSATI SCHULTZ	MAY-25	416.60
101-272-804-000	ATTORNEY	ROSATI SCHULTZ	MAY-25	1,171.50
101-272-804-000	ATTORNEY	ROSATI SCHULTZ	MAY-25	45.00
101-272-804-000	ATTORNEY	ROSATI SCHULTZ	MAY-25	132.00
101-272-804-000	ATTORNEY	ROSATI SCHULTZ	MAY-25	99.00
101-272-804-000	ATTORNEY	ROSATI SCHULTZ	MAY-25	1,086.70
101-272-804-000	ATTORNEY	TITLE RESOURCE AGENCY	MAY 25	300.00
101-272-816-000	COMPUTER MAINTENANCE	ELAN FINANCIAL SERVICES	MAY-25	7.20
101-272-816-000	COMPUTER MAINTENANCE	JAMES WRIGHT	DEPOSIT ON AUDIO EQUIPMENT	3,000.00
101-272-816-000	COMPUTER MAINTENANCE	BS&A SOFTWARE	ONLINE PAYMENTS TERMINAL	350.00
101-272-900-000	LEGAL NOTICES	VIEW NEWSPAPER GROUP	MAY 25	702.00
		Total For Dept 272 GENERAL SERVICES		11,910.31

Dept 441 PUBLIC WORKS

101-441-821-000	CEMETERY	ELAN FINANCIAL SERVICES	MAY-25	163.26
101-441-821-000	CEMETERY	C.E. LAYMAN	CEMETERY WELL	975.00
101-441-822-000	CLEANUP DAYS	RAIEYN NOLL	SPRING 2025/FALL 24 CLEAN UP	324.00
101-441-822-000	CLEANUP DAYS	ELAN FINANCIAL SERVICES	MAY-25	6.67
101-441-822-000	CLEANUP DAYS	DUMP NOW	CLEAN UP DAY	775.00
101-441-822-000	CLEANUP DAYS	SHRED EXPERTS	SPRING CLEANUP DOC SHREDDING	500.00
		Total For Dept 441 PUBLIC WORKS		2,743.93

Total For Fund 101 GENERAL FUND

28,992.65

Fund 206 FIRE AND EMERGENCY SPECIAL ASSESSMENT

Dept 338 FIRE AND EMERGENCY

206-338-740-000	OPERATING EXPENSES	CONSUMERS EFT 2413 BELFORD	MAY-25 CONSUMERS 2413 BELFORD RD	28.69
206-338-740-000	OPERATING EXPENSES	CONSUMERS EFT 4485 NELSON SCOTT	MAY-25 CONSUMERS 4485 NELSON SCOTT DR	38.89
		Total For Dept 338 FIRE AND EMERGENCY		67.58

Total For Fund 206 FIRE AND EMERGENCY SPECIAL ASSESSMENT

67.58

Fund 249 BUILDING

Dept 000 GENERAL

249-000-476-000	LICENSES & PERMITS	CAPITOL SUPPLY AND SERVICE	REFUND HOLLY HILLS-JOB CANCELLED	615.00
		Total For Dept 000 GENERAL		615.00

Dept 371 BUILDING INSPECTION

249-371-740-000	OPERATING EXPENSES	STACY AYERS	BUILDING FILE MAINTENANCE	360.00
249-371-740-000	OPERATING EXPENSES	STACY AYERS	BUILDING DEPT FILE MAINTENANCE	225.00
249-371-740-000	OPERATING EXPENSES	STAPLES BUSINESS CREDIT	MAY 25 OFFICE SUPPLIES	49.88
249-371-740-000	OPERATING EXPENSES	ELAN FINANCIAL SERVICES	MAY-25	140.60
249-371-740-000	OPERATING EXPENSES	STACY AYERS	BUILDING DEPART FILE MAINTENANCE	378.00
249-371-740-000	OPERATING EXPENSES	INSPECTION SERVICES BY SAH	05/16/25 - 05/31/25	2,426.78
249-371-805-000	BUILDING INSPECTOR	INSPECTION SERVICES BY SAH	05/01/25 - 05/15/25	2,421.38
249-371-806-000	ELECTRICAL INSPECTOR	MIKE KYLE	05/01/25 - 05/15/25	1,054.20
249-371-806-000	ELECTRICAL INSPECTOR	MIKE KYLE	05/16/25 - 05/31/25	165.60
249-371-807-000	MECHANICAL INSPECTOR	INSPECTION SERVICES BY SAH	05/01/25 - 05/15/25	821.40
249-371-807-000	MECHANICAL INSPECTOR	INSPECTION SERVICES BY SAH	05/16/25 - 05/31/25	738.00
249-371-808-000	PLUMBING INSPECTOR	INSPECTION SERVICES BY SAH	05/01/25 - 05/15/25	1,120.20
249-371-808-000	PLUMBING INSPECTOR	INSPECTION SERVICES BY SAH	05/16/25 - 05/31/25	51.00
249-371-941-000	LEASE PAYMENT	GENERAL FUND	JUNE-25 BLDG DEPT RENT	1,500.00
249-371-942-000	LABOR DUE TO GENERAL FUND	GENERAL FUND	LABOR DUE TO GENERAL FUND	5,508.00
		Total For Dept 371 BUILDING INSPECTION		16,960.04

Total For Fund 249 BUILDING

17,575.04

Fund Totals:

Fund 101 GENERAL FUND	28,992.65
Fund 206 FIRE AND EMERGENCY SPECIAL ASSE:	67.58
Fund 249 BUILDING	17,575.04
Total For All Funds:	46,635.27



**NORTH OAKLAND COUNTY FIRE AUTHORITY  
MINUTES**

Tuesday May 27, 2025

Location: NOCFA Station 1 at 5051 Grange Hall Rd., Holly, MI 48442

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER:** Chair Kullis called the meeting to order at 6:30 pm.

**ROLL CALL**

**MEMBERS PRESENT:** Kullis, Stilwell, Winchester, Miller, Johnson

**ABSENT:** None

**AGENDA APPROVAL**

**Motion by Winchester to approve the agenda as presented. Supported by Stilwell. A voice vote was taken. All present voted yes. The motion was carried 5/0.**

**CONSENT AGENDA**

1. Approval of Regular Meeting Minutes - April 22, 2025
2. Approval of Special Meeting Minutes – May 6, 2025
3. Approval of Special Meeting Minutes – May 20, 2025
4. Financial Reports: General Fund Revenue & Expense – April 2025  
Balance Sheet – April 2025
5. Bills for Payment: 04-23-25 to 05-27-25
6. Payroll Cost: 04-28-25 to 05-12-25

**Motion by Winchester to approve the Consent Agenda as presented. Supported by Johnson. A roll call vote was taken. All present voted yes. The motion was carried 5/0.**

**PUBLIC COMMENT – ON AGENDA ITEMS ONLY**

No public comment was received.

**PRESENTATIONS:** None

**UNFINISHED BUSINESS**

1. Establish a Capital Equipment Fund

Chief Weil presented an equipment replacement schedule and included approximate costs. He will refine the estimates as he talks to vendors. He estimates that the department will need approximately \$2M per year to fund equipment replacement. The Townships will discuss ways to grow this new fund.

No action was taken.

**NEW BUSINESS**

1. Attorney Services.

On May 30, 2025, Attorney Rita Lauer will be leaving the firm of Maddin Hauser and joining the firm of Harvey Kruse. Chief Weil is requested authorization to sign an agreement to continue services with Attorney Lauer at the new firm. There will be rate reduction with the new firm.

**Motion by Winchester to approve continuing the services of Attorney Lauer at the firm of Harvey Kruse and authorizing Chief Weil to sign the letter of agreement. Supported by Kullis. A roll call vote was taken. All present voted yes. The motion was carried 5/0.**

2. July 1, 2025 Meeting Dates – Proposed Resolution 2025-01.

**Motion by Miller to approve Resolution 2025-01, the meeting dates for the six-month term July 1, 2025 through December 31, 2025. Supported by Winchester. A roll call vote was taken. All present voted yes. The motion was carried 5/0.**

3. Authorize Short Term Disability Beginning July 1, 2025 per the Approved Tentative Agreement to Extend Collective Bargaining Agreement

Chief Weil stated the following terms: 0 day waiting period; 60% wage replacement; under \$5k annually. The insurance was part of the Approved Agreement to Extend Collective Bargaining Agreement. He requested authorization to sign the documents with a start date of July 1, 2025.

**Motion by Kullis to authorize Chief Weil to sign the Short-Term Disability Agreement with a start date of July 1, 2025. Supported by Stilwell. A roll call vote was taken. All present voted yes. The motion was carried 5/0.**

4. Adopt the Annual Exemption Option as Set Forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act – Proposed Resolution 2025-02. (Per the Approved Tentative Agreement to Extend Collective Bargaining Agreement).

This is a 6-month agreement and will become part of contract negotiations at the end of the current Letter of Understanding.

**Motion by Winchester to adopt the Annual Exemption Option as Set Forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act – Proposed Resolution 2025-02. Supported by Johnson. A roll call vote was taken. All present voted yes. The motion was carried 5/0.**

## REPORTS

- Chief's Report
  - 127 calls (57 Rose Twp., 54 Holly Twp., 5 expressway)
  - Getting busier, averaging 4 calls/day
  - Brush truck sustained \$6k in damage and is being repaired
  - Regularly meeting with MDOT to resolve issues during construction
  - Uncovered shifts – 1.49% (43 out of 2880 hours)
  - Mutual aid is 8% of total runs
  - Gave an overview of significant response incidents – Grange Hall off-ramp incident; fatal incident on SB I-75 near Grange Hall overpass; Storm Response May 16, 2025
  - Randy Finkbeiner reported on a very successful day at Rose Hill for their annual Flower Day – over 1,000 people were there, and he was able to familiarize new personnel with the layout and activities at Rose Hill
- Firefighters Assoc. – Greg Allen, Secretary
  - No meeting in May; next meeting is June 8
  - Donated to the family whose home burned on Cogshall
  - Food donation to Oakland County
- Holly Twp. – Supervisor Kullis
  - There will be a meeting at Holly Village offices on Tues., May 27, to discuss the fate of the Mill Pond Dam that is in need of repair. Suggestions from EGLE have created concern regarding the geological and hydrological impact on residents and the surrounding municipalities if the dam is removed, and the pond is drained.
  - Thanked Greenland Market for providing pastries for tonight's meeting
- Rose Twp. – Supervisor Stilwell
  - Working on the budget
  - Concerns about the Oakland County Assessing rate increase
  - Portions of the movie, The Heart of a Drum Horse, were filmed in the township offices



- Citizen at Large – Johnson; no report

**PUBLIC COMMENT**

Julius Stem, 1445 Munger Road, commended Chief Weil for his comments on TV; suggested synced signal lights for Grange Hall/I-75 construction area; talked to DTE personnel who were working to repair recent damage; suggested a remedy for the Mill Pond dam issue

**ADJOURNMENT** – Chair Kullis adjourned the meeting at 7:51 pm.

Submitted by: Diane Hill, Recording Secretary



# Revenue Totals Report

Record Type	Exact Type	Category	Description	Entries	Amount
Permit	Building	Commercial	Com, Remodel	7	620.00
Permit	Building	Commercial	Com, REROOF	1	47.50
Permit	Building	Commercial	Commercial Base Permit Fee	10	1,227.00
Permit	Building	Inspection	Inspection, Re-Inspection	2	130.00
Permit	Building	Residential	PLAN REVIEW	9	585.00
Permit	Building	Residential	Res, Addition	1	121.50
Permit	Building	Residential	Res, Garage	4	273.75
Permit	Building	Residential	RES, POLE BARN UP TO 3000 SQ	3	449.20
Permit	Building	Residential	Res, Porch/Deck/Balcony	1	45.00
Permit	Building	Residential	Res, Remodel	3	440.00
Permit	Building	Residential	Res, REROOF	1	300.00
Permit	Building	Residential	Residential New SF	4	2,449.75
Permit	Building	Standard Item	Base fee	13	975.00
Permit	Electrical	Inspection	ELECTRICAL SERVICE	1	75.00
Permit	Electrical	Inspection	INSPECTION, SERVICE	3	225.00
Permit	Electrical	Inspection	New Mobile Home in Park	1	65.00
Permit	Electrical	License Fee	Registration - Electrical	4	60.00
Permit	Electrical	Service	Service, 15 thru 200 amps	2	70.00
Permit	Electrical	Standard Item	A/C Unit	1	10.00
Permit	Electrical	Standard Item	Circuit	2	28.00
Permit	Electrical	Standard Item	Fixture/Device	1	10.00
Permit	Electrical	Standard Item	Furnace	1	10.00
Permit	Electrical	Standard Item	Motor, 1 - 20 KVA/HP	2	30.00
Permit	Electrical	Standard Item	NEW SF DWELLING UP TO 150 AMPS	4	1,000.00
Permit	Electrical	Standard Item	PERMIT BASE FEE	7	525.00
Permit	Electrical	Standard Item	Trench	2	30.00
Permit	Mechanical	Air Handler	GENERATOR	1	85.00
Permit	Mechanical	Air Handler	VENT/EX FAN	1	10.00
Permit	Mechanical	Cooling	CENTRAL A/C UP TO 8 HP	4	180.00
Permit	Mechanical	Cooling	Heat Pump, S/C	2	50.00
Permit	Mechanical	Duct	DUCT SYSTEM OR HYDRONIC HEAT	2	50.00
Permit	Mechanical	Heating	GAS OR SOLID FUEL MANUFACT FIREP	1	25.00
Permit	Mechanical	Inspection	Inspection, Additional	2	195.00
Permit	Mechanical	License Fee	Registration - Mechanical	1	15.00
Permit	Mechanical	Piping	Piping, Gas, per Outlet	6	168.00
Permit	Mechanical	Standard Item	Exhaust Fans	1	16.00
Permit	Mechanical	Standard Item	FUEL BURNING EQUIPMENT	4	180.00
Permit	Mechanical	Standard Item	Humidifier	1	15.00
Permit	Mechanical	Standard Item	Permit Base Fee	13	975.00
Permit	Mechanical	Standard Item	Res, New SF Dwelling	3	750.00

Population: All Records

Transaction.DateToPostOn Between 5/1/2025  
12:00:00 AM AND 5/31/2025 11:59:59 PM



Permit	Plumbing	Distribution	WATER DISTRIBUTION PIPING, RES	8	60.00
Permit	Plumbing	Inspection	Inspection, Additional	8	455.00
Permit	Plumbing	Inspection	Inspection, Re-Inspection	2	130.00
Permit	Plumbing	License Fee	Registration - Master Plumber	1	15.00
Permit	Plumbing	Sewer/Drain	Sump Pump	8	60.00
Permit	Plumbing	Standard Item	Fixture	8	544.00
Permit	Plumbing	Standard Item	Meter, Water	8	60.00
Permit	Plumbing	Standard Item	Permit Base Fee	9	525.00
Permit	Plumbing	Standard Item	Res, New SF Dwelling	1	275.00
Permit	Plumbing	Standard Item	STAC, VENTS AND CONDUCTORS	1	32.00
Permit	Plumbing	Standard Item	Stack	4	40.00
Permit	Plumbing	Standard Item	STACK, VENTS AND CONDUCTORS	1	32.00
Permit	Plumbing	Standard Item	STACK, VENTS AND CONDUCTORS	1	32.00
Permit	Plumbing	Standard Item	STACKS, VENTS AND CONDUCTORS	1	32.00
<b>Totals</b>				<b>193</b>	<b>14,807.70</b>

Population: All Records

Transaction.DateToPostOn Between 5/1/2025  
12:00:00 AM AND 5/31/2025 11:59:59 PM

**NOTICE  
HOLLY TOWNSHIP RESIDENTS  
BUDGET PUBLIC HEARING (TRUTH IN BUDGETING)**

**NOTICE IS HEREBY GIVEN**, that the Holly Township Board will hold a public hearing on the proposed township budgets for fiscal year July 1, 2025 – June 30, 2026 at the Holly Township Hall (Upstairs) 102 Civic Dr., Holly, Michigan 48442 on **June 18, 2025 at 6:30 P.M.** or as soon as possible thereafter. **The property tax millage rate proposed to be levied to support the proposed budget will be the subject of this hearing.** A copy of the budget and the proposed millage rates are available for public inspection at Holly the Township Clerk's Office 102 Civic Drive, Holly, MI 48442 by contacting the Clerk at 248-634-9331 ext. 301.

The Holly Township Board will provide necessary reasonable auxiliary aid and services to Individuals with disabilities upon seven (7) day notice to the Clerk's Office prior to the hearing by writing, calling 248-634-9331 Ext. 301 or emailing the Clerk at [clerk@hollytownship.org](mailto:clerk@hollytownship.org).

Karin S. Winchester, MMC  
Holly Township Clerk





**NOTICE OF PUBLIC HEARING**  
**Annual Redetermination of Special Assessment Roll for**  
**Special Assessment District for the Purpose**  
**of Fire Protection Services and**  
**Emergency Medical Response Services**  
**TOWNSHIP OF HOLLY**  
**Oakland County, Michigan**

**NOTICE IS HEREBY GIVEN**, that the Township Board of the Township of Holly will conduct a public hearing at the Holly Township Hall (Upstairs) 102 Civic Drive, Holly, Michigan 48442 on June 18, 2025, at 6:30 p.m. or as soon as possible thereafter on the estimated costs and expenses, and the distribution of the levy for Fire Protection Services and Emergency Medical Response Services as redetermined pursuant to MCL 41.801(4).

PLEASE TAKE NOTICE that the Special Assessment District for the Purpose of Fire Protection Services and Emergency Medical Response Services within which the cost of fire protection services, including but not limited to construction of facilities, operational cost of fire protection, maintenance and improvement of equipment facilities, and the cost of ambulance services and related emergency medical response services within the Special Assessment District for the fiscal year 2025-2026 is approximately \$1,239,746.00. The amount of the special assessment is based upon the special benefit to real property from the nature and level of fire protection services and emergency medical response services to be provided to the Township by the North Oakland County Fire Authority.

PLEASE TAKE FURTHER NOTICE that the total amount proposed to be specially assessed in the Special Assessment District for the Purpose of Fire Protection Services and Emergency Medical Response Services and the millage rate proposed are:

TOTAL: \$1,239,746.00    MILLAGE RATE: 4.2000

PLEASE TAKE FURTHER NOTICE that copies of the proposed budget and of the proposed special assessment roll may be reviewed at the office of the Township Clerk at 102 Civic Drive, Holly, Michigan 48442.

PLEASE TAKE FURTHER NOTICE that at the public hearing, the Township Board will hear and or review said special assessment roll and any comments or objections thereto which might be made or filed with the Board at or prior to the time of said public hearing, and will consider any revisions, amendments, or changes to said proposed special assessment roll and the amount of special assessments to be levied against benefited property.

Appearance and protest at this public hearing is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal. An owner or party in interest or his or her agent may appear in person at this hearing to protest the special assessment or shall be permitted to file his or her appearance or protest by letter received at or before the public hearing, and if such a letter is filed, then the personal appearance of the person protesting is not required.

The owner or any person having an interest in the real property who protests in person or in writing at this hearing as set forth above may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days after the confirmation of the special assessment roll.

PLEASE TAKE FURTHER NOTICE that if the proposed special assessment roll is confirmed, or is modified and confirmed, the special assessment will be collected in the same manner as property taxes as provided for by law.

All interested persons are invited to be present at the aforesaid time and place to submit comments concerning any of the foregoing, or to protest the proposed special assessment roll and/or special assessment.

Holly Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the hearing, to individuals with disabilities at the hearing upon seven (7) day notice to the Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk at 248-634-9331 ext. 301.

Karin S. Winchester, MMC  
Holly Township Clerk



User: KARIN

Fund: 101 GENERAL FUND

DB: Holly Township

PROPOSED MILLAGE RATE 1.0000

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 000 - GENERAL				
101-000-402-000	CURRENT TAX COLLECTION	435,065	462,230	487,065
101-000-434-000	MOBILE HOME FEES	1,549	1,800	1,800
101-000-445-000	PENALTIES & INTEREST	1,680	2,492	1,500
101-000-447-000	ADMINISTRATIVE FEE	142,726	166,600	175,919
101-000-448-000	SCHOOL COLLECTION	64,012	64,082	64,082
101-000-477-000	FRANCHISES FEES	61,965	57,000	58,000
101-000-522-000	COMMUNITY DEVELOPMENT - CDBG		5,760	6,650
101-000-573-000	LOCAL COMMUNITY STABILIZATION	2,153	1,829	1,800
101-000-574-000	STATE SHARED REVENUES	658,828	655,000	668,100
101-000-628-000	ZONING FEES	25	1,500	750
101-000-629-000	MINING FEES	5,741	5,750	5,750
101-000-630-000	PLANNING FEES	3,405	5,340	750
101-000-631-000	COPIES & PRINTED MATERIALS	222	352	300
101-000-665-000	INTEREST	55,246	32,510	25,000
101-000-670-000	BUILDING DEPT COST REIMBURSEMENT		66,100	65,766
101-000-671-000	BUILDING DEPARTMENT LEASE	18,000	18,000	18,000
101-000-678-000	MISCELLANEOUS	4,634	13,857	500
101-000-679-000	COMMISSIONS	2,973	3,416	3,850
101-000-693-000	SALE OF ASSETS		3,012	400,000
101-000-696-000	PROCEEDS FROM SALE OF BONDS			3,042,437
101-000-699-390	TRANSFER FROM FUND BALANCE		240,482	144,775
Totals for dept 000 - GENERAL		1,458,224		5,172,794
TOTAL ESTIMATED REVENUES		1,458,224		5,172,794





User: KARIN

Fund: 101 GENERAL FUND

DB: Holly Township

PROPOSED MILLAGE RATE 1.0000

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
APPROPRIATIONS				
Dept 101 - TOWNSHIP TRUSTEES				
101-101-702-000	SALARIES	4,125	13,400	13,400
101-101-715-000	SOCIAL SECURITY	316	1,831	1,025
101-101-830-000	DUES, SUBS & TUITION			1,000
101-101-860-000	MILEAGE REIMBURSEMENT			500
Totals for dept 101 - TOWNSHIP TRUSTEES		4,441		15,925
Dept 171 - SUPERVISOR				
101-171-702-000	SALARIES	77,550	80,032	82,033
101-171-713-000	HEALTH OPT OUT PAYMENT	4,800	4,800	4,800
101-171-715-000	SOCIAL SECURITY	6,300	6,490	6,645
101-171-830-000	DUES, SUBS & TUITION	1,165	1,500	1,500
101-171-860-000	MILEAGE REIMBURSEMENT			1,000
101-171-861-000	LODGING & EXPENSES	880	1,347	1,000
Totals for dept 171 - SUPERVISOR		90,695		96,978
Dept 215 - CLERK				
101-215-702-000	SALARIES	77,550	80,032	82,033
101-215-715-000	SOCIAL SECURITY	5,933	6,123	6,276
101-215-830-000	DUES, SUBS & TUITION	320	485	1,500
101-215-860-000	MILEAGE REIMBURSEMENT		200	1,000
101-215-861-000	LODGING & EXPENSES	190		1,000
Totals for dept 215 - CLERK		83,993		91,809
Dept 216 - CLERK ADMINISTRATION				
101-216-702-000	SALARIES		59,343	60,827
101-216-703-000	DEPUTY SALARY	1,200	1,200	1,200
101-216-715-000	SOCIAL SECURITY	92	4,632	4,746
101-216-830-000	DUES, SUBS & TUITION		40	1,500
101-216-860-000	MILEAGE REIMBURSEMENT			1,000
101-216-861-000	LODGING & EXPENSES			1,000
Totals for dept 216 - CLERK ADMINISTRATION		1,292		70,273
Dept 247 - BOARD OF REVIEW				
101-247-702-000	SALARIES	827	843	1,500
101-247-715-000	SOCIAL SECURITY	63	64	115
101-247-830-000	DUES, SUBS & TUITION	315		500
101-247-860-000	MILEAGE REIMBURSEMENT			300
Totals for dept 247 - BOARD OF REVIEW		1,205		2,415
Dept 253 - TREASURER				
101-253-702-000	SALARIES	77,550	80,032	82,033
101-253-715-000	SOCIAL SECURITY	5,933	6,123	6,276
101-253-830-000	DUES, SUBS & TUITION	796	933	1,500
101-253-860-000	MILEAGE REIMBURSEMENT	432	500	1,000
101-253-861-000	LODGING & EXPENSES	504	504	1,000
Totals for dept 253 - TREASURER		85,215		91,809
Dept 255 - TREASURER ADMINISTRATION				
101-255-702-000	SALARIES	47,685	50,165	54,546
101-255-703-000	DEPUTY SALARY	1,200	1,200	1,200
101-255-715-000	SOCIAL SECURITY	3,740	3,930	4,264
101-255-830-000	DUES, SUBS & TUITION	1,454	1,797	1,500
101-255-860-000	MILEAGE REIMBURSEMENT	371	1,000	1,000
101-255-861-000	LODGING & EXPENSES	793	504	1,000
Totals for dept 255 - TREASURER ADMINISTRATION		55,243		63,510
Dept 257 - ASSESSING				
101-257-802-000	CONTRACTED SERVICES	98,065	116,600	127,537
Totals for dept 257 - ASSESSING		98,065		127,537
Dept 261 - CODE ENFORCEMENT/ASSIST SUPERVISOR				
101-261-702-000	SALARIES	50,511	53,138	60,827
101-261-715-000	SOCIAL SECURITY	3,864	4,065	4,653
101-261-830-000	DUES, SUBS & TUITION		25	1,500
101-261-860-000	MILEAGE REIMBURSEMENT			1,000
101-261-861-000	LODGING & EXPENSES		1,347	1,000
Totals for dept 261 - CODE ENFORCEMENT/ASSIST SUPE		54,375		68,980
Dept 262 - ELECTIONS				
101-262-708-000	ELECTION SALARIES		15,027	35,000
101-262-740-000	OPERATING EXPENSES	8,174	18,133	20,000





BUDGET REPORT FOR HOLLY TOWNSHIP  
Fund: 101 GENERAL FUND  
PROPOSED MILLAGE RATE 1.0000

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
APPROPRIATIONS				
Dept 262 - ELECTIONS				
Totals for dept 262 - ELECTIONS		8,174		55,000
Dept 265 - TOWNSHIP PROPERTIES				
101-265-850-000	TELEPHONE	6,582	5,520	6,500
101-265-920-000	UTILITIES	8,051	11,310	10,800
101-265-930-000	MAINTENANCE & REPAIRS	32,097	45,000	50,000
Totals for dept 265 - TOWNSHIP PROPERTIES		46,730		67,300
Dept 267 - ARPA OPERATING EXPENSES				
101-267-740-000	OPERATING EXPENSES	66,670		
Totals for dept 267 - ARPA OPERATING EXPENSES		66,670		
Dept 272 - GENERAL SERVICES				
101-272-710-000	PENSION	33,989	41,312	48,553
101-272-720-000	HEALTH/LIFE INSURANCE	60,277	76,043	95,366
101-272-740-000	OPERATING EXPENSES	35,654	32,400	35,000
101-272-801-000	ACCOUNTANT/AUDITOR	20,695	18,300	19,500
101-272-802-000	CONTRACTED SERVICES	1,931	1,100	2,000
101-272-804-000	ATTORNEY	23,473	44,700	50,000
101-272-816-000	COMPUTER MAINTENANCE	35,480	35,000	40,000
101-272-820-000	ORDINANCE CODIFICATION	1,835	2,000	7,000
101-272-830-000	DUES, SUBS & TUITION	8,308	8,108	8,000
101-272-900-000	LEGAL NOTICES	4,988	7,456	3,500
101-272-955-000	MISCELLANEOUS	26,660	530	500
101-272-956-000	INSURANCE	12,452	13,240	14,500
101-272-991-000	DEBT SERVICE - TOWNSHIP HALL			200,840
101-272-995-401	TO CAPITAL PROJECT FUND	61,529	550,000	3,583,697
101-272-995-404	TRANSFERS TO ROAD IMPROVEMENT FUN	61,529	100,000	
Totals for dept 272 - GENERAL SERVICES		388,800		4,108,456
Dept 441 - PUBLIC WORKS				
101-441-821-000	CEMETERY	12,042	3,600	5,000
101-441-822-000	CLEANUP DAYS	8,369	8,000	10,000
101-441-825-000	ROAD GRAVEL	41,492	25,000	25,000
101-441-826-000	ROAD MAINT.-CHLORIDE	82,174	86,800	86,800
101-441-990-000	N. HOLLY RD. PROJECT	37,500	37,500	37,500
Totals for dept 441 - PUBLIC WORKS		181,577		164,300
Dept 660 - COMMUNITY SERVICES				
101-660-844-000	YOUTH ASSISTANCE	2,625	3,500	3,500
Totals for dept 660 - COMMUNITY SERVICES		2,625		3,500
Dept 701 - PLANNING				
101-701-702-000	SALARIES	4,580	3,695	9,035
101-701-715-000	SOCIAL SECURITY	350	281	692
101-701-802-000	CONTRACTED SERVICES	2,006	2,000	2,000
101-701-811-000	PLANNER SERVICES	25,031	12,000	54,000
101-701-812-000	ENGINEER SERVICES	601	(235)	2,000
101-701-830-000	DUES, SUBS & TUITION	423	893	1,000
101-701-860-000	MILEAGE REIMBURSEMENT			500
Totals for dept 701 - PLANNING		32,991		69,227
Dept 702 - ZONING ADMINISTRATOR				
101-702-702-000	SALARIES	8,000	8,000	60,827
101-702-715-000	SOCIAL SECURITY	612	612	4,653
101-702-830-000	DUES, SUBS & TUITION			500
101-702-860-000	MILEAGE REIMBURSEMENT			500
101-702-861-000	LODGING & EXPENSES			800
Totals for dept 702 - ZONING ADMINISTRATOR		8,612		67,280
Dept 703 - COMMUNITY DEVELOPMENT				
101-703-956-000	COMMUNITY DEVELOPMENT - CDBG		5,760	6,650
Totals for dept 703 - COMMUNITY DEVELOPMENT				6,650
Dept 704 - ZONING BOARD OF APPEALS				
101-704-702-000	SALARIES	630		505
101-704-715-000	SOCIAL SECURITY	48		40
101-704-802-000	CONTRACTED SERVICES	94		300
101-704-830-000	DUES, SUBS & TUITION	342	302	500
101-704-860-000	MILEAGE REIMBURSEMENT			500
Totals for dept 704 - ZONING BOARD OF APPEALS		1,114		1,845



GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
APPROPRIATIONS				
TOTAL APPROPRIATIONS		1,211,817		5,172,794
NET OF REVENUES/APPROPRIATIONS - FUND 101		246,407		
BEGINNING FUND BALANCE		1,248,181	1,494,589	1,494,589
ENDING FUND BALANCE		1,494,588	1,494,589	1,494,589





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BUDGET REPORT FOR HOLLY TOWNSHIP  
Fund: 206 FIRE AND EMERGENCY SPECIAL ASSESSMENT  
PROPOSED MILLAGE RATE 4.20

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 000 - GENERAL				
206-000-451-000	SPECIAL ASSESSMENT COLLECTION	1,040,726	1,111,441	1,239,746
206-000-665-000	INTEREST	6,483	4,570	100
Totals for dept 000 - GENERAL		1,047,209		1,239,846
TOTAL ESTIMATED REVENUES		1,047,209		1,239,846





BUDGET REPORT FOR HOLLY TOWNSHIP  
Fund: 206 FIRE AND EMERGENCY SPECIAL ASSESSMENT  
PROPOSED MILLAGE RATE 4.20

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
APPROPRIATIONS				
Dept 338 - FIRE AND EMERGENCY				
206-338-740-000	OPERATING EXPENSES	1,336	850	1,100
206-338-802-000	CONTRACTED SERVICES	1,056,000	1,103,000	1,130,575
206-338-995-390	TRANSFER TO FUND BALANCE		12,161	108,171
Totals for dept 338 - FIRE AND EMERGENCY		1,057,336		1,239,846
TOTAL APPROPRIATIONS		1,057,336		1,239,846
NET OF REVENUES/APPROPRIATIONS - FUND 206		(10,127)		
BEGINNING FUND BALANCE		443,040	432,912	432,912
ENDING FUND BALANCE		432,913	432,912	432,912



GRANT FUNDS

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 000 - GENERAL				
213-000-478-000	PEG FUNDS	6,330	5,800	6,400
213-000-665-000	INTEREST	3,866	3,873	6,000
213-000-699-390	TRANSFER FROM FUND BALANCE			108,232
Totals for dept 000 - GENERAL		10,196		120,632
TOTAL ESTIMATED REVENUES		10,196		120,632





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BUDGET REPORT FOR HOLLY TOWNSHIP

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Fund: 213 PEG FUNDS

GRANT FUNDS

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
APPROPRIATIONS				
Dept 213 - PEG				
213-213-740-000	OPERATING EXPENSES	615		120,632
213-213-995-390	TRANSFER TO FUND BALANCE		9,673	
Totals for dept 213 - PEG		615		120,632
TOTAL APPROPRIATIONS				
		615		120,632
NET OF REVENUES/APPROPRIATIONS - FUND 213				
		9,581		
BEGINNING FUND BALANCE		88,978	98,559	98,559
ENDING FUND BALANCE		98,559	98,559	98,559





GRANT FUNDS

GL NUMBER	DESCRIPTION	2023-24	2024-25	2025-26
		ACTIVITY	PROJECTED ACTIVITY	REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 000 - GENERAL				
214-000-572-000	METRO ACT PAYMENTS	11,771	8,000	8,000
214-000-665-000	INTEREST	3,499	3,787	4,400
214-000-699-390	TRANSFER FROM FUND BALANCE			109,631
Totals for dept 000 - GENERAL		15,270		122,031
TOTAL ESTIMATED REVENUES		15,270		122,031



GRANT FUNDS

		2023-24	2024-25	2025-26
		ACTIVITY	PROJECTED	REQUESTED
GL NUMBER	DESCRIPTION		ACTIVITY	BUDGET
<hr/>				
APPROPRIATIONS				
Dept 214 - METRO ACT				122,031
214-214-740-000	OPERATING EXPENSES			
214-214-995-390	TRANSFER TO FUND BALANCE		<u>11,787</u>	
Totals for dept 214 - METRO ACT		<hr/>	<hr/>	122,031
TOTAL APPROPRIATIONS		<hr/>	<hr/>	122,031
NET OF REVENUES/APPROPRIATIONS - FUND 214		15,270		
BEGINNING FUND BALANCE		82,574	97,844	97,844
ENDING FUND BALANCE		97,844	97,844	97,844





FUNDED BY PERMITFEES

		2023-24	2024-25	2025-26
		ACTIVITY	PROJECTED	REQUESTED
GL NUMBER	DESCRIPTION		ACTIVITY	BUDGET
ESTIMATED REVENUES				
Dept 000 - GENERAL				
249-000-476-000	LICENSES & PERMITS	59,730	175,000	100,000
249-000-665-000	INTEREST	6,526	4,712	1,649
249-000-699-390	TRANSFER FROM FUND BALANCE		26,558	34,617
Totals for dept 000 - GENERAL		66,256		136,266
TOTAL ESTIMATED REVENUES		66,256		136,266



FUNDED BY PERMIT FEES

		2023-24	2024-25	2025-26
		ACTIVITY	PROJECTED	REQUESTED
GL NUMBER	DESCRIPTION		ACTIVITY	BUDGET
APPROPRIATIONS				
Dept 371 - BUILDING INSPECTION				
249-371-702-000	SALARIES	56,410		
249-371-710-000	PENSION	5,761		
249-371-715-000	SOCIAL SECURITY	4,315		
249-371-720-000	HEALTH/LIFE INSURANCE	21,842		
249-371-740-000	OPERATING EXPENSES	9,000	11,000	3,000
249-371-805-000	BUILDING INSPECTOR	19,050	65,000	25,000
249-371-806-000	ELECTRICAL INSPECTOR	6,480	18,000	8,000
249-371-807-000	MECHANICAL INSPECTOR	6,224	19,000	10,000
249-371-808-000	PLUMBING INSPECTOR	2,960	9,170	6,000
249-371-830-000	DUES, SUBS & TUITION			500
249-371-941-000	LEASE PAYMENT	18,000	18,000	18,000
249-371-942-000	LABOR DUE TO GENERAL FUND		66,100	65,766
Totals for dept 371 - BUILDING INSPECTION		150,042		136,266
TOTAL APPROPRIATIONS		150,042		136,266
NET OF REVENUES/APPROPRIATIONS - FUND 249		(83,786)		
BEGINNING FUND BALANCE		221,345	137,558	137,558
ENDING FUND BALANCE		137,559	137,558	137,558





GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 000 - GENERAL				
401-000-665-000	INTEREST	25,283	48,066	
401-000-699-000	TRANSFERS FROM OTHER FUNDS	61,529	550,000	3,752,003
401-000-699-390	TRANSFER FROM FUND BALANCE			1,247,997
Totals for dept 000 - GENERAL		86,812		5,000,000
TOTAL ESTIMATED REVENUES		86,812		5,000,000



GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
APPROPRIATIONS				
Dept 901 - CAPITAL IMPROVEMENT				
401-901-973-000	TOWNSHIP HALL SERVICES & EXPENSES	15,998	100,000	5,000,000
401-901-995-390	TRANSFER TO FUND BALANCE		498,066	
Totals for dept 901 - CAPITAL IMPROVEMENT		15,998		5,000,000
TOTAL APPROPRIATIONS		15,998		5,000,000
NET OF REVENUES/APPROPRIATIONS - FUND 401		70,814		
BEGINNING FUND BALANCE		679,117	749,931	749,931
ENDING FUND BALANCE		749,931	749,931	749,931





GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 000 - GENERAL				
403-000-665-000	INTEREST	15,903	10,751	
403-000-674-000	CHARLES MOTT GRANT FUNDS	17,025	182,975	
403-000-679-000	COMMUNITY FOUNDATION		5,000	18,000
403-000-699-390	TRANSFER FROM FUND BALANCE		(10,751)	225,545
Totals for dept 000 - GENERAL		32,928		243,545
TOTAL ESTIMATED REVENUES		32,928		243,545



GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
APPROPRIATIONS				
Dept 903 - CAPITAL OUTLAY				
403-903-976-000	CAPITAL OUTLAY - CHARLES MOTT GRA	80,326	182,975	225,545
403-903-977-000	CAPITAL OUTLAY - GLEN MEADE TRUST	100,456		18,000
403-903-978-000	COMMUNITY FOUNDATION		5,000	
Totals for dept 903 - CAPITAL OUTLAY		180,782		243,545
TOTAL APPROPRIATIONS		180,782		243,545
NET OF REVENUES/APPROPRIATIONS - FUND 403		(147,854)		
BEGINNING FUND BALANCE		391,315	243,462	243,462
ENDING FUND BALANCE		243,461	243,462	243,462





GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 000 - GENERAL				
404-000-665-000	INTEREST	356	6,421	
404-000-699-101	TRANSFER FROM GENERAL FUND	61,529	100,000	
404-000-699-390	TRANSFER FROM FUND BALANCE			168,306
Totals for dept 000 - GENERAL		61,885		168,306
TOTAL ESTIMATED REVENUES		61,885		168,306



GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 PROJECTED ACTIVITY	2025-26 REQUESTED BUDGET
APPROPRIATIONS				
Dept 404 - ROAD IMPROVEMENT FUND				
404-404-995-390	TRANSFER TO FUND BALANCE		106,421	168,306
404-404-995-401	TRANSER TO CAPITAL PROJECT FUND			168,306
Totals for dept 404 - ROAD IMPROVEMENT FUND				168,306
TOTAL APPROPRIATIONS				
NET OF REVENUES/APPROPRIATIONS - FUND 404		61,885		
BEGINNING FUND BALANCE			61,885	61,885
ENDING FUND BALANCE		61,885	61,885	61,885
ESTIMATED REVENUES - ALL FUNDS				
		2,778,780	4,043,315	12,203,420
APPROPRIATIONS - ALL FUNDS				
		2,616,590	4,043,315	12,203,420
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS				
		162,190		
BEGINNING FUND BALANCE - ALL FUNDS				
		3,154,550	3,316,740	3,316,740
ENDING FUND BALANCE - ALL FUNDS				
		3,316,740	3,316,740	3,316,740



**HOLLY TOWNSHIP  
AMENDMENT TO THE ZONING MAP  
OF THE HOLLY TOWNSHIP  
CODE OF ORDINANCES CHAPTER 32 - ZONING ORDINANCE**

The TOWNSHIP OF HOLLY (the “Township”) ordains:

**SECTION 1 - TITLE.** This Ordinance shall be known as the “14507 Fagan Road Rezoning Ordinance.”

**SECTION 2 - PURPOSE.** The purpose of this Ordinance is to amend the Township of Holly Zoning Ordinance Map for the rezoning of approximately 13.21 acres of real property in Section 22 in the Township, located on the east side of Fagan Road, north of Grange Hall Road, to change the zoning of the property from AGRE, Agricultural Residential District, to SR, Suburban Residential District.

**SECTION 3 - AMENDMENT.** The Zoning Ordinance and the Zoning Map of the Township of Holly is hereby amended as follows:

- A. The legal description of the subject property being rezoned to SR, Suburban Residential District, is as follows:

**DESCRIPTION OF PROPERTY FOR REZONING ID 01-22-476-007**

ALL THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWN 5 NORTH, RANGE 7 EAST, HOLLY TOWNSHIP, OAKLAND COUNTY, MICHIGAN, SITUATED NORTH OF THE SOUTH SECTION LINE OF SAID SECTION; EAST OF THE CENTERLINE OF FAGAN ROAD (66 FEET WIDE); SOUTH OF THE SOUTH 1/8 LINE OF SAID SECTION AND WEST OF THE EAST SECTION LINE OF SAID SECTION, EXCEPT THAT PART TAKEN FOR ROAD AS RECITED AND RECORDED IN LIBER 31399, PAGE 790 OF DEEDS, OAKLAND COUNTY RECORDS, PARCEL CONTAINS 13.21 ACRES, MORE OR LESS, SUBJECT TO ANY RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD

**CONDITIONAL REZONING AGREEMENT**

Township of Holly  
and  
Michael and Elizabeth Isaac

Parcel ID 01-22-476-007

THIS CONDITIONAL REZONING AGREEMENT (the “Agreement”) is made this 18th day of June, 2025, by and between the TOWNSHIP OF HOLLY, a Michigan municipal corporation, with its offices located at 102 Civic Drive, Holly, Michigan 48442 (“Township”) and Michael and Elizabeth Isaac,



husband and wife, whose address is 16257 Derby Circle, Holly, MI 48442 (collectively referred to as "Owner").

#### RECITALS

WHEREAS, the Township is a municipal corporation organized and existing under and pursuant to the Township Act, being MCL 41.1 et seq., as amended, and exercising all of the powers provided for therein;

WHEREAS, the Owner is the fee title holder of approximately 15.19 +/- acres of real property ("Property"), Tax ID 01-22-476-007, commonly known 14507 Fagan Road, Holly Township, and more fully described as follows:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T5N-R7E, HOLLY TOWNSHIP, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE S87°24'10"W, ALONG THE SOUTH LINE OF SAID SECTION, 594.73 FEET; THENCE N05°12'29"E 208.10 FEET TO THE POINT OF BEGINNING AND THE CENTERLINE OF QUICK ROAD AS SURVEYED; THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING 2 COURSES: 1) N68°05'52"W 97.91 FEET; 2) N62°10'12"W 404.43 FEET; THENCE N21°33'20"E 214.37 FEET; THENCE N89°02'29"E 445.73 FEET TO THE SURVEYED CENTERLINE OF FAGAN ROAD; THENCE N05°49'48"E, ALONG SAID ROAD CENTERLINE, 423.09 FEET; THENCE N05°46'19"E, CONTINUING ALONG SAID ROAD CENTERLINE, 266.69 FEET TO THE SOUTH 1/8 LINE OF SAID SECTION; THENCE N87°37'37"E, ALONG SAID SOUTH 1/8 LINE, 373.55 FEET TO THE EAST LINE OF SAID SECTION; THENCE S02°27'06"E, ALONG SAID EAST SECTION LINE, 1255.35 FEET TO THE NORTH LINE OF LAND TAKEN FOR ROAD PURPOSES; THENCE S81°35'46"W 367.15 FEET; THENCE N66°07'27"W 79.52 FEET; THENCE N25°00'50"W 54.57 FEET; THENCE ALONG A 408.94 FOOT RADIUS CURVE TO THE RIGHT 215.71 FEET, HAVING A CENTRAL ANGLE OF 30°13'23" AND A CHORD BEARING AND DISTANCE OF N09°54'10"W 213.22 FEET; THENCE N83°51'34"W 66.00 FEET; THENCE S05°12'29"W 125.27 FEET TO THE POINT OF BEGINNING. CONTAINS 16.76 ACRES, INCLUDING THAT PART RESERVED FOR FAGAN ROAD AND QUICK ROAD SO-CALLED. BEING SUBJECT TO ANY RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD

(hereinafter the "Property").

WHEREAS, the Property is currently split zoned with the portion of Property on the east of Fagan Road zoned AGRE (Agricultural Residential District), which district requires a minimum lot size of 5 acres,

and the portion of the Property on the west side of Fagan Road zoned SR (Suburban Residential), which district requires minimum lot size of 1.5 acres.

WHEREAS, the portion of property on the east side of Fagan Road zoned AGRE is legally described as follows:

**DESCRIPTION OF PROPERTY FOR REZONING ID 01-22-476-007**

ALL THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWN 5 NORTH, RANGE 7 EAST, HOLLY TOWNSHIP, OAKLAND COUNTY, MICHIGAN, SITUATED NORTH OF THE SOUTH SECTION LINE OF SAID SECTION; EAST OF THE CENTERLINE OF FAGAN ROAD (66 FEET WIDE); SOUTH OF THE SOUTH 1/8 LINE OF SAID SECTION AND WEST OF THE EAST SECTION LINE OF SAID SECTION, EXCEPT THAT PART TAKEN FOR ROAD AS RECITED AND RECORDED IN LIBER 31399, PAGE 790 OF DEEDS, OAKLAND COUNTY RECORDS, PARCEL CONTAINS 13.21 ACRES, MORE OR LESS, SUBJECT TO ANY RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD

(hereinafter the “AGRE Zoned Property”).

WHEREAS, Owner desires to develop a Site Condominium Development, in accordance with the Michigan Condominium Act, Public Act 59 of 1978, and the Township Zoning Ordinance Section 32-133, with six (6) detached dwelling units on the Property (as depicted on the Preliminary Layout for Conditional Rezoning, attached hereto as **Exhibit A**), which is not permitted in the AGRE Zoned Property;

WHEREAS, pursuant to Section 405 of the Michigan Zoning Enabling Act, 2008 PA 110, MCL 125.3405 et seq., as amended, certain conditions voluntarily offered by the Owner of the Property, may become a condition of rezoning the Property;

WHEREAS, on February 17, 2025, Owner submitted a conditional rezoning request through the submission of a “White Paper” attached hereto as **Exhibit B**) for the Property with a Layout for Conditional Rezoning (see attached Exhibit A), voluntarily offering, in writing, certain conditions to rezone the a portion of the Property from AGRE (Agricultural Residential) to SR (Suburban Residential) with conditions as set forth in this Agreement;

WHEREAS, on March 12, 2025, the Township Planning Commission held a public hearing, after publication of notice thereof, on the Owner's conditional rezoning request;



WHEREAS, on March 12, 2025, the Township Planning Commission recommended approval of the Owner's request for conditional rezoning based upon the conditions voluntarily offered by Owner in writing which are set forth in this Agreement and the attached exhibits;

WHEREAS, on June 18, 2025, the Township Board approved the request for Conditional Rezoning and adopted a zoning map amendment to parcel 01-22-476-007 based upon the conditions voluntarily offered by the Owner in writing which are set forth in this Agreement and the attached exhibits; and

NOW, THEREFORE, in consideration of the foregoing and the mutual promises hereinafter set forth, the Township and Owner agree as follows:

1. Conditional Rezoning. Pursuant to Section 405 of the Michigan Zoning Enabling Act, MCL 125.3405, Owner agrees to limit the development and use of the Property as set forth in the rezoning conditions below as a condition of rezoning. Upon execution of this Agreement by the parties, the Township shall effectuate the conditional rezoning on AGRE Zoned Property to the SR (Suburban Residential) district, as legally described herein, on the Township's official Zoning Map. This Agreement is valid and entered into on a voluntary basis and represents a permissible exercise of authority by the Township pursuant to MCL 125.3405.

2. Rezoning Conditions. Owner agrees to develop and use the Property in accordance with the following conditions which have been offered voluntarily in writing by the Owner as conditions to the rezoning:

- a. The Property is to be developed as a Site Condominium in accordance with the Condominium Act and the Holly Township Zoning Ordinance. As such, Owner shall take all action necessary to complete the condominium subdivision in accordance with the requirements of the Condominium Act and Section 32-133 of the Township Code of Ordinances, including, but not limited to the recording of the Master Deed and By-Laws for the Condominium (together referred to as the "Condominium Documents"). The Condominium Documents, which shall provide for the conservation easement as described in Paragraph 2.d, below, shall be subject to review and approval by the Township Zoning Administrator, the Township Planner and the Township Attorney prior to execution and recordation. The Condominium Documents shall be executed and recorded prior to the issuance of building permits.
- b. Each condominium lot will be a minimum of 1.5 acres.

- c. Development and use of the Property shall be limited to six (6) single-family detached dwelling units on six (6) condominium lots, as defined by the Township Zoning Ordinance, with a minimum dwelling unit size of 1,200 square feet.
- d. Existing vegetation along proposed condominium lot lines, as depicted on Exhibit A (Preliminary Layout for Conditional Rezoning), will be preserved with a minimum of 3.04 acres preserved through an environmental conservation easement.

3. Compliance with Laws. Except as modified herein, development and use of the Property shall comply with all other applicable state and local requirements for land development and use, ordinances, codes, standards, regulations, requirements, and engineering design standards and requirements.

4. Compliance with Conditions. Once commenced and established, development and use of the Property must remain in compliance with the conditions of the conditional rezoning, Final Site Plan and as provided in this Agreement. Any failure to comply with a condition contained herein shall constitute a violation of the Township of Holly Zoning Ordinance and shall be punishable as provided for therein. Additionally, any such violation shall be deemed a nuisance per se and subject to abatement as provided for by law.

5. Time Limits. The Township and Owner agree that the following approvals and activities are conditions to this Agreement and if not completed in the following time limits, the Property will revert back to the AGRE (Agricultural Residential) zoning classification:

- a. Final site plan approval within one year from the date of the approval of this Agreement;
- b. A building permit for the Development is obtained within two years from the date of the approval of this Agreement.

6. Extension of Time Limits. The Township, in the Township's exclusive discretion, may agree to extend the time limits in Paragraph 5 on written request from the Owner, but the Township shall not be required to grant such request for extension. Any extension granted shall be in writing signed by both parties.



7. Township Right to Rezone. Nothing in this Agreement shall be deemed to prohibit the Township from rezoning all or any portion of the Property that is subject to this Agreement to another zoning district. Any rezoning shall be conducted in compliance with the Township's Zoning Ordinance and the Michigan Zoning Enabling Act, provided, however, that the Township shall not rezone the Property to a different zoning district provided the time limit conditions in paragraph 5 have been met.

8. Owner Acknowledgments. Owner acknowledges that it voluntarily offered the conditions contained in this Agreement, including all Exhibits, in connection with the request for conditional rezoning of the Property and that such conditions were offered in writing. Owner acknowledges that upon approval of the requested conditional rezoning and this Agreement becoming effective, the development and use of the Property shall conform thereafter with the terms and conditions of the conditional rezoning, this Agreement, and all the requirements regulating development and use within the SR zoning district as modified by the statement of conditions and with this Agreement and that any failure to fully comply with such conditions and/or this Agreement shall constitute a violation of the Township of Holly Zoning Ordinance, and shall be punishable accordingly. Owner acknowledges and agrees that the terms and conditions of this Agreement are necessary and roughly proportional to the burden imposed by the conditional rezoning of the Property, and are therefore necessary to ensure that public services and facilities will be capable of accommodating the development and use and the increased service of facility loads caused by the development and use, to protect the natural environment and conserve natural resources, to ensure compatibility with adjacent uses of land, and to promote the use of the Property in a socially and economically feasible manner, and to achieve other legitimate objectives authorized by law. Owner agrees that the terms and conditions herein do not constitute a taking of property for any purpose or a violation of any Constitutional right, and Owner agrees to be bound by each and every provision and conditions of this Agreement. Owner acknowledges and agrees that if the conditional rezoning becomes void for any reason, then no further development shall take place and no permits shall be issued unless and until a new zoning district classification for the Property has been established.



9. Entire Agreement. This Agreement and Exhibits, together with any agreements referenced herein, constitutes the entire agreement between the parties with respect to the subject of this Agreement.

10. Binding Effect, Running with the Land. This Agreement shall be binding on and inure to the benefit of the parties and their respective successors, heirs, assigns and transferees, and shall run with the land.

11. Amendments. The terms of this Agreement may be amended, changed, or modified, but only by written agreement executed by the parties. Any amendment of this Agreement shall be recorded in the Oakland County Register of Deeds.

12. Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with Michigan law.

13. Authority to Execute. The parties each represent and state that the individuals signing this Agreement are fully authorized to execute this document and bind their respective parties to the terms and conditions contained herein.

14. Enforcement. In the event of a proceeding to enforce this Agreement, a prevailing party may seek to recover its costs and attorney fees in addition to any other applicable and available relief.

15. Joint Drafting. No provision of this Consent Judgment shall be construed against or interpreted to the disadvantage of one party against any other party by any court or other governmental authority by reason of any determination or assertion that one party was chiefly or primarily responsible for having drafted this Agreement.

16. Conflicts. In the event of conflict between the provisions of this Agreement and the provisions of another applicable ordinance, code, regulations, requirement, standard, or policy, the provisions of this Agreement shall prevail.

17. Severability. The invalidity of any provision of this Agreement shall not affect the validity of the remaining provisions, which shall remain valid and enforceable to the fullest extent permitted by law.

18. Recording. This Agreement shall be binding on the parties and the Property and shall be recorded with the Oakland County Register of Deeds.

19. Counterparts. This Agreement and any amendments to it may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one Agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first set forth above.

[Signatures on next page]

**OWNERS:**

By: Michael Isaac

By: Elizabeth Isaac

STATE OF MICHIGAN )

) SS

COUNTY OF OAKLAND )

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared Michael Isaac and Elizabeth Isaac, husband and wife, who acknowledged that he/she signed this agreement.

Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

**TOWNSHIP OF HOLLY:**

By: \_\_\_\_\_  
George Kullis, its Supervisor

By: \_\_\_\_\_  
Karin Winchester, its Clerk

STATE OF MICHIGAN )

) SS

COUNTY OF OAKLAND )

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared George Kullis, the Supervisor of the Township of Holly, and Karin Winchester, the Clerk of the Township of Holly, on behalf of the Township of Holly, a Michigan municipal corporation, who acknowledged that he/she/they signed this Agreement.

Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_



# Exhibit A Preliminary Layout for Conditional Rezoning



## 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: 2100633

DATE: 2/7/25

### ZONING REQUIREMENTS

SUBURBAN RESIDENTIAL

MINIMUM LOT SIZE - 1.56 ACRES

MINIMUM FRONTAGE - 150'

SETBACKS:

FRONT 40'

SIDE 15'

REAR 50'

### ZONING INFORMATION

PARENT PARCEL = 15.19 ACRES

20% GREENBELT AREAGE 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

Holly Township Zoning Ordinance Amendment

Parcel 01-22-476-007

Adopted:

Publish

Effective:

## **Exhibit B**

### **Conditional Rezoning Request**

#### **White Paper**

To: Holly Township Planning Department

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

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#### **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.

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#### **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.

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**Contact Information**

For any questions or further discussion, please contact:

Michael Isaac

(248)872-2707

---

**SECTION 4 - SEVERABILITY.** The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

**SECTION 5 - SAVINGS.** This Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired, or liability, penalty, forfeiture, or punishment pending or incurred prior to the time of this Ordinance.

**SECTION 6 - REPEALER.** Any Ordinance or parts of any other Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 7 - EFFECTIVE DATE.** This Ordinance shall take effect 30 days after publication of this amendment as provided by law.

**SECTION 8 - ADOPTION.**

At a regular meeting of the Township Board of the Township of Holly held on June 18, 2025, adoption of the foregoing ordinance was moved by and supported by

Ayes:

Nays:

Absent:

Certification

*I, duly elected clerk of the Township of Holly, County of Oakland, and State of Michigan, do hereby certify that the foregoing is a true copy of Holly Township Zoning Ordinance Amendment adopted by the Township Board of Trustees of the Township of Holly at the regular meeting held on the 18<sup>th</sup> day of June 2025 at which a quorum was present.*

Signed: \_\_\_\_\_  
Karin S. Winchester, Clerk  
Township of Holly  
Oakland County, Michigan

Attest: \_\_\_\_\_  
George A. Kullis, Supervisor  
Township of Holly  
Oakland County, Michigan





MCKENNA

March 17, 2025

Board of Trustees  
Holly Township  
102 Civic Drive  
Holly, MI 48442

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

Dear Board of Trustees:

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.

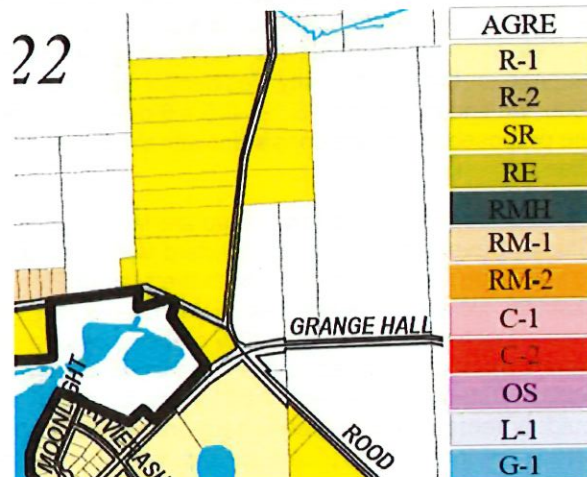
### SITE CONDITIONS OVERVIEW

**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**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
MCKA.COM

Communities for real life.



## 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 <sup>1,3</sup> (Feet)	Side Yard <sup>2</sup> (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. The Planning Commission held the required public hearing at its meeting on March 12<sup>th</sup>, 2025, during which several neighbors spoke. Several of them noted that they had no issue or concern with the proposal but inquired about the process to hook into gas lines, which while unrelated to the request, was addressed by the Township Clerk. The Commission also asked questions about the legal requirements that will be placed upon the applicant and voted to recommend that the Board approve this request.

After discussion, the Planning Commission determined it was appropriate to recommend approval of the proposed rezoning with rezoning conditions offered by the applicant. We find the Planning Commission's recommendation to approve the conditional rezoning appropriate and recommend the Township Board approve the request, specifying the tentative conditions and directing the township attorney to work with the applicant in the development of a proposed Conditional Rezoning Agreement.

To assist the Board in taking such action, we have provided the following example motion for your consideration:

***I move to approve the conditional rezoning request from the AGRE, Agricultural Residential district to the SR, Suburban Residential district for Parcel ID # 01-22-476-007, based on the findings of fact in the Township Planner report dated March 17, 2025 based on the Planning Commission's recommendation to approve the request on March 12, 2025, based on the findings of fact in the Township Planner report dated March 4, 2025.***

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