

Holly Township  
Planning Commission – Regular Meeting  
Minutes of July 11, 2025

---

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

**PLEDGE OF ALLEGIANCE**

**Members Present**

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

**Members Absent**

None.

**Others Present**

Karin Winchester, Clerk/Zoning Administrator  
Alexis Farrell, McKenna & Assoc.

**AGENDA APPROVAL**

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

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

**PUBLIC HEARINGS:** Special Land Use Application from Jeff Yacobelli (Krane Heating & Cooling) 3008 Grange Hall Rd., Holly, MI 48442 to operate a Heating and Cooling Contractors Office and Warehouse on Parcel 01-12-476-002 in a C2 Zoning District.

- **Motion by Commissioner Sommer to open the public hearing. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion carried 7/0.**

No Public Comment.

- **Motion by Commissioner Sommer to close the public hearing. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion carried 7/0.**

**APPROVAL OF MINUTES – June 11, 2025**

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

**COMMUNICATIONS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS**

1. Special Land Use Application from Jeff Yacobelli (Krane Heating & Cooling) 3008 Grange Hall Rd., Holly, MI 48442 to operate a Heating and Cooling Contractors Office and Warehouse on Parcel 01-12-476-002 in a C2 Zoning District.

**The commission discussed the special land use application from Jeff Yacobelli for Krane Heating & Cooling. Several issues were raised and discussed:**

1. **Sidewalks:** There was extensive discussion about the requirement for sidewalks. Commissioners debated whether to require concrete sidewalks or asphalt pathways, and whether the requirement should be immediate or deferred. Concerns were raised about the cost to the business owner and the practicality of sidewalks that don't connect to existing infrastructure.
2. **Building Design:** The commission noted that the submitted plans did not match the applicant's verbal description and photo of the proposed building. They requested more detailed plans showing the design elements discussed, such as cupolas and brackets.
3. **Landscaping:** There were concerns about the extent of required landscaping, particularly between the property and the neighboring residential (but commercially zoned) property to the south. Some commissioners felt the landscaping requirements were excessive.
4. **Color Scheme:** The commission requested more information about the proposed color scheme for the building.
5. **Dumpster Location:** The location of the dumpster enclosure was discussed, with a request for potential relocation or better screening.

**The commission advised the applicant to work with township staff to address these issues before the next meeting.**

- **Motion by Commissioner Jorgensen to table the Special Land Use Application from Jeff Yacobelli (Krane Heating & Cooling) at 3008 Grange Hall Road, Holly, Michigan 48442. Supported by Commissioner Sommer. A voice vote was taken. All present voted yes. The motion carried 7/0.**
2. Site Plan Application by Jeff Yacobelli (Krane Heating & Cooling) 3008 Grange Hall Rd., Holly, MI 48442 - Parcel 01-28-302-012.

- **Motion by Commissioner Mitchell to table the Site Plan Application from Jeff Yacobelli (Krane Heating & Cooling) at 3008 Grange Hall Road, Holly, Michigan 48442. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion carried 7/0.**
- **Motion by Commissioner Sommer to adjourn the meeting. Supported by Commissioner Jorgensen. A voice vote was taken. All present voted yes. The motion carried 7/0.**

**REPORTS** – Commissioner Mitchell reminded everyone about the upcoming 4-H fair starting on Friday, mentioning fireworks, a figure 8 race, and a band performance. He also noted that Farm Bureau members could enjoy free parking on Monday.

**PUBLIC COMMENT** - No Public Comment.

**ADJOURNMENT** – Commissioner Mitchell adjourned the meeting at 8:05 pm.

---

Karin S. Winchester, Clerk