

HOLLY TOWNSHIP
PROPOSED AGENDA
PLANNING COMMISSION
September 10, 2025 at 6:30 PM
Holly Township Hall (Upstairs)
102 Civic Dr., Holly, Michigan 48442

CALL TO ORDER – PLEDGE OF ALLEGIANCE

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

AGENDA APPROVAL

PUBLIC COMMENT – For Items on the Agenda Only.

PUBLIC HEARINGS: None.

APPROVAL OF MINUTES – August 13, 2025.

COMMUNICATIONS: None.

OLD BUSINESS:

1. Planning Commission Bylaws.

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 number 01-12-476-002 in a C2 Zoning District.
2. Site Plan Application by Jeff Yacobelli (Krane Heating & Cooling) 3008 Grange Hall Rd., Holly, MI 48442 - Parcel 01-28-302-012.

REPORTS

PUBLIC COMMENT

ADJOURNMENT

Holly Township
Planning Commission – Regular Meeting
Minutes of August 13, 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

Members Absent

None.

Others Present

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

- **Motion by Commissioner Mitchell to excuse Commissioner McCanney, Jorgensen and Sommer. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion carried 4/0.**

AGENDA APPROVAL

- **Motion by Commissioner Kerton to approve the agenda as presented. Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion carried 4/0.**

PUBLIC COMMENT: No Public Comment.

PUBLIC HEARINGS: None.

APPROVAL OF MINUTES – July 9, 2025

- **Motion by Commissioner Kerton to approve the minutes as presented. Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion was carried 4/0.**

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS

1. Planning Commission Bylaws.

Alexis Farrell presented proposed changes to the Planning Commission Bylaws.

The Commission took no action.

2. Planning Commission Training.

Alexis Farrell presented training for the planning commission. The Planning Commission discussed training requirements and opportunities.

The Commission took no action.

- **Motion by Commissioner Stoner to adjourn the meeting. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion carried 4 /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



Special Land Use Review #2

TO: Holly Township Planning Commission
FROM: Alexis Farrell, AICP, NCI, Senior Planner
SUBJECT: Krane Heating and Cooling - Special Land Use Review #2
DATE: September 3, 2025

Dear Commissioner Members,

We have reviewed revised site plans dated July 16, 2025, for a heating and cooling contractor's office at 3008 Grange Hall Road in Holly Township (Parcel ID #01-28-302-012). This project was presented to the Commission at the July 9, 2025, meeting during which feedback was provided, leading to the submittal of revised plans. The required public hearing was also held, during which no comments were received.

The 1.75-acre site is located at the southeast corner of Fish Lake Road and Grange Hall Road. The applicant, Jeff Yacobelli, proposes to construct a 1,240-square-foot, single-story addition to an existing 960-square-foot pole barn. There are currently two structures on the site: a principal structure (formerly used residentially, currently being used as an office), and an accessory structure to the south (the pole barn). The applicant plans to remove some of the existing paved areas to expand the pole barn to the east.



The property is zoned C-2, General Commercial, and also falls within the Grange Hall/Fish Lake (GH/FL) Overlay District. The use, considered as "General, building, and landscape contractor's offices and yards" in the Holly Township Zoning Ordinance, is a special use in the C-2 District, and also subject to the provisions of Section 32-156 (please see our accompanying Site Plan Review memorandum dated September 3, 2025). The applicant has been operating at this site for several years without the required special use permit. To move forward, they must obtain special use approval in addition to site plan approval for the proposed pole barn addition, and they are also required to bring the site into compliance with all current ordinances and regulations.

Site improvements include updates to the parking area such as a designated loading/unloading zone and new parking lot striping, as well as the construction of a dumpster enclosure, and the removal of existing concrete and gravel areas as part of the renovation. The proposed plans also bring the site into conformance with current landscaping standards and regulations within the Grange Hall / Fish Lake Overlay District.



Intent of the C-2 General Commercial District.

The intent of the general commercial district is to provide a district in which the community's regional commercial and business facilities can be centralized to most efficiently serve the township and surrounding areas.

Intent of the Grange Hall/Fish Lake Overlay District

The purpose of the Grange Hall/Fish Lake Overlay District shall be to encourage the use of property in accordance with the Holly Township Master Plan, including the Grange Hall Road Corridor and Grange Hall/Fish Lake Intersection Recommendations. Consistent with the Grange Hall Road Corridor recommendations, these regulations establish an overlay district that will: allow mixed use development; arrive at a development pattern which addresses both style and architecture appropriate for the area; encourage the redevelopment and reuse of certain properties which are no longer capable of properly serving their intended purpose; ensure safe and complementary vehicular and pedestrian circulation patterns; and, control vehicular access. The provisions of this district are intended to establish Grange Hall/Fish Lake intersection as an area which:

- (1) Promotes the goals and policies of the master plan.
- (2) Promotes for a compatible mixture of use in close proximity to one another.
- (3) Improves the physical appearance of the district by coordinating design of buildings, site arrangement and landscaping, signs, and other elements.
- (4) Encourages redevelopment of property consistent with the intent and provisions of this section.
- (5) Manages access to businesses and future development while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity needs, and speed.

SPECIAL USE STANDARDS

Below are the criteria for which the Township considers special land use application:

1. **Will be harmonious and in accordance with the general objectives or any specific objectives of the township master plan and will be compatible with the natural environment.**

The site is designated "Rural Town Center" in the Holly Township Master Plan. This land use category supports compact, mixed-use development with strong pedestrian connectivity and a small-town feel. The use aligns with this designation, and the addition of the safety paths along the Grange Hall Road and Fish Lake Road frontages support pedestrian improvements. Revised architectural designs also demonstrate stronger character than what exists today and what was previously presented. Both design and pedestrian connections are key goals of the Overlay District, and the overall proposed improvements better support this vision.

2. **Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.**

The proposed addition is in line with the existing use on-site and the overall commercial character of the corridor. Prior concern over the architectural designs have been addressed in the revised submittal, which we find are compatible and improve the aesthetic of the area. This is noted in the site plan review dated September 3, 2025.

3. **Will not be hazardous or disturbing to existing or future nearby uses.**



There is no indication that the proposed use would be harmful or disruptive to nearby properties. The business operations are internal to the building, and the landscaping buffer provides screening from adjacent residential uses.

4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.

This business has already been operating on the site (albeit without the special use approval) and has been compatible during that time with adjacent uses. The expansion is intended to better support its services, which meet a need in the community. The proposed addition also promotes reinvestment in the area and supports local business operations.

5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

The application includes fire access plans, parking layout, and general site circulation. These elements have been reviewed by the Township's consultants and can comply with local standards, pending confirmation by the Township Fire Chief on the relocated dumpster.

6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

The expansion of this existing use is unlikely to create new public costs or negatively impact surrounding property values.

7. Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and/or regulations.

The site plan generally complies with the dimensional, landscaping, and site layout standards. Please see our site plan review dated September 3, 2025, for more detailed information on compliance with additional applicable ordinances.

RECOMMENDATION

The revised plans submitted have addressed previous concerns with the criteria noted in this memorandum. As such, we recommend approval of the special land use for Krane Heating and Cooling, conditional on obtaining the associated site plan approval. I will be in attendance at the meeting on September 10, 2025. Should you have any questions or need additional information, please don't hesitate to contact us.

Respectfully submitted,

MCKENNA

Alexis Farrell, AICP, NCI
Senior Planner



Site Plan Review #2

TO: Holly Township Planning Commission
FROM: Alexis Farrell, Senior Planner
Elizabeth Hart, Senior Planner
SUBJECT: Krane Heating and Cooling - Site Plan Review #2
DATE: September 3, 2025

Dear Commission Members,

We have reviewed revised site plans dated July 16, 2025, for a heating and cooling contractor's office at 3008 Grange Hall Road in Holly Township (Parcel ID #01-28-302-012). This project was presented to the Commission at the July 9, 2025 meeting during which feedback was provided, leading to the submittal of revised plans.

The 1.75-acre site is located at the southeast corner of Fish Lake Road and Grange Hall Road. The applicant, Jeff Yacobelli, proposes to construct a 1,240-square-foot, single-story addition to an existing 960-square-foot pole barn. There are currently two structures on the site: a principal structure (formerly used residentially, currently being used as an office), and an accessory structure to the south (the pole barn). The applicant plans to remove some of the existing paved areas to expand the pole barn to the east.

The property is zoned C-2, General Commercial, and also falls within the Grange Hall/Fish Lake (GH/FL) Overlay District. The use, considered as "General, building, and landscape contractor's offices and yards" in the Holly Township Zoning Ordinance, is a special use in the C-2 District, and also subject to the provisions of Section 32-156 (please see our accompanying Special Land Use Review memorandum dated September 3, 2025). The applicant has been operating at this site for several years without the required special use permit. To move forward, they must obtain special use approval in addition to site plan approval for the proposed pole barn addition, and they are also required to bring the site into compliance with all current ordinances and regulations.

Site improvements include updates to the parking area such as a designated loading/unloading zone and new parking lot striping, as well as the construction of a dumpster enclosure, and the removal of existing concrete and gravel areas as part of the renovation. The proposed plans also bring the site into conformance with current landscaping standards and regulations within the Grange Hall / Fish Lake Overlay District.

Our review of the proposed addition is based on the requirements of the Holly Township Zoning Ordinance and general planning best practices. We offer the following comments for your consideration.





SUMMARY OF COMPLIANCE

We have reviewed this project against the Holly Township Zoning Ordinance, 2024 Master Plan, existing site conditions, and sound planning and design principles to provide constructive and helpful feedback for the development of this site. A summary of our findings and compliance is located in the table below, with further specifications, review, and recommendations detailed on the following pages.

Ordinance Standard	Compliance
Required Submission Materials	Can Comply <i>Some elements are missing; details are provided in the review below.</i>
Zoning and Use	Complies, subject to special use approval
Schedule of Regulations	Complies
Grange Hall / Fish Lake Overlay District	Complies
Architecture and Design	Complies
Pedestrian Circulation and Sidewalks	Can Comply
Parking	Complies
Landscaping, Natural Features, and Screening	Complies
Outdoor Trash Area	Complies
Stormwater Management	Complies
Lighting	Complies
Ingress / Egress	Complies
Fire	Please refer to the NOCFA review.
Engineering and Utilities	Please refer to the Township Engineer's review.

SITE PLAN REVIEW

We offer the following comments for your consideration. **Items requiring correction or more information are underlined and highlighted.**

1. **Zoning and Use (Section 32-100(c)).** Proposed use of the site as a *general, building, and landscape contractor's offices and yards* requires a special land use application and evaluation and is also subject to standards in Section 32-156. For notes on the proposed use, please see the Special Land Use letter dated September 3, 2025.



2. **Use-Specific Standards (Section 32-156(a-d)).** The following are standards specific to general, building, and landscape contractor's offices and yards (abbreviated for legibility):

(a) *The contractor's office building shall be of permanent construction. **Complies.***

(b) *Storage shall not be located within the area between the front face of the building and the street right-of-way, in any required side or rear yard, or in any required parking or loading space. **Complies.***

(c) *Storage shall be screened from the view of public roads and adjacent properties zoned either residential, commercial, or office. Screening measures shall meet the requirements of section 32-92(d). **Complies.***

(d) *The location and size of areas for storage, nature of items to be stored therein, and details of the enclosure, including description of materials, height, and typical elevation of the enclosure shall be provided. **Complies.***

These standards are met.

3. **Schedule of Regulations (Section 32-104).** The following table demonstrates compliance with dimensional regulations for the C-2 District:

Standard	Required	Proposed/Existing	Meets Standard?
Building Height	30 ft./2.5 story (max.)	14.9 feet/1 story	Complies
Lot Width	150 feet	~300 ft along Grange Hall	Complies
Lot Area	1 acre	1.72 acres	Complies
Lot Coverage	25%	Existing Building: 1977 SF Existing Garage: 960 SF Proposed Addition: 1240 SF =5.5% total coverage	Complies
Front Yard Setback	30 feet	Proposed Addition: 93.6 feet	Complies
Side Yard Setback	10 feet	Proposed Addition: 32.3 feet from existing building	Complies
Rear Yard Setback	30 Feet	Proposed Addition: 34.4 feet	Complies

4. **Grange Hall/Fish Lake Overlay District (Section 32-162).** In addition to the standards set forth in Section 32-162 regarding lighting, landscaping, and uses (which are addressed in other parts of this letter) the following standards shall apply in the Grange Hall/Fish Lake Overlay District.

a. **Consistency with Overlay District Purpose.** The Grange Hall/Fish Lake Overlay District was established to encourage redevelopment patterns that promote a coordinated mix of uses, high-



quality architecture, pedestrian connectivity, and improved site design aligned with the Township's Master Plan.

While cross-access between adjacent properties is not proposed, it is only an aspect of the Overlay District intent and not necessarily warranted at this time given the orientation of the existing structures and lack of connection points to neighboring sites.

We also note that the proposed material and color is compatible with the surrounding architectural character based on the elevations and drawings dated August 1, 2025.

b. Development Pattern. The intent of the Overlay District is to establish a coordinated development pattern that reflects the character of Holly Township and supports smooth transitions between adjacent uses. This can be achieved through consistent building styles and setbacks, landscape buffering, and cross-access connections. While the site includes existing buildings and provides ample separation from nearby uses to the east and south, no cross-access to adjacent properties is proposed at this time.

c. Site Access, Parking, and Loading. The site layout generally complies with the intent of this section. Driveway access is provided from both Grange Hall Road and Fish Lake Road, and internal circulation is functional for the proposed use. Given the size of the site and the limited number of employees and patrons expected, the parking layout supports safe vehicular circulation and does not appear to create pedestrian or traffic conflicts.

While the site does not include cross-access to adjacent parcels, which is encouraged by the Overlay District, the configuration is reasonable given the existing development pattern and the current lack of opportunity for coordinated access with neighboring properties.

If the Planning Commission finds that a strict interpretation of cross-access or parking placement is not practical for this site, they may consider this layout acceptable under the flexible standards provided in this section.

d. Pedestrians Pathways and Sidewalks. The Overlay District emphasizes the importance of safe and connected pedestrian circulation, including links to adjacent neighborhoods, open spaces, and commercial areas. Pathway connections between parking areas, buildings, and surrounding pedestrian systems are encouraged wherever feasible, with the intent of improving walkability over time. Additionally, this section notes that "safety paths shall be planned and installed wherever feasible".

While the proposed addition to the pole barn will function primarily as warehouse and office space, with limited pedestrian activity anticipated, the Master Plan identifies both the Grange Hall Road and Fish Lake Road corridors as priority Safety Path routes. On the revised plan sheet 2, dated July 16, 2025, an 8-foot wide safety path is proposed along the Grange Hall frontage, and a 6-foot wide path proposed along the Fish Lake Road frontage.

This proposal does not note material, but we defer to the Township Engineer for comments regarding construction specifications. We note that best practice calls for an 8-foot wide asphalt construction for a safety path, and moreover, within Chapter 14 of the Holly Township General Code, Section 14-253 states:

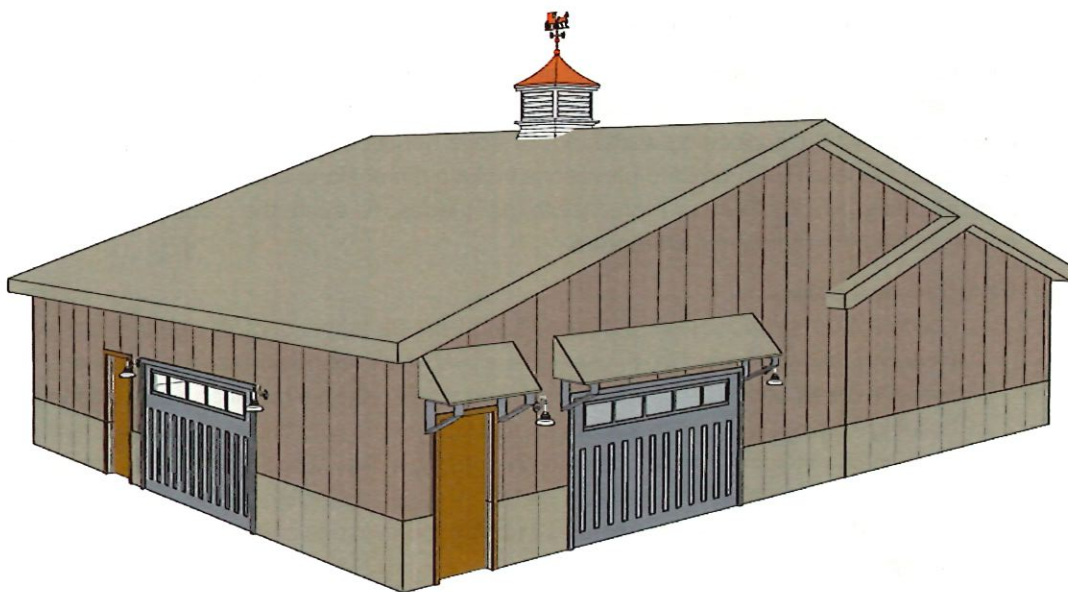


(a) For any development requiring site plan or subdivision approval, the following regulations shall apply if the development is located on, immediately adjacent to, or within one-quarter mile of an existing or planned safety path

The section goes on to detail construction specifications but does allow for discretion by the Township Engineer for deviation from these specifications if appropriate. While the proposed layout and installation of the pathways meet this standard, we defer to the Township Engineer's comments regarding feedback on the construction details and recommend that the final specifications be reviewed and approved administratively for compliance with Chapter 14.

e. Signage (Article X): An existing electronic monument sign is located on the subject property and is not proposed to change. Any newly proposed signage must comply with the Overlay District standards as well as Article X, applied for with a separate permit.

f. General site design/architectural guidelines for nonresidential uses. The Overlay District calls for high-quality architecture and coordinated site design that enhances the overall character and economic vitality of the area. This includes reducing the visual impact of large structures, encouraging creative design, and using building materials and colors that are compatible with the surrounding streetscape. Revised plans dated August 1, 2025 include a 3-D view of the proposed design for the pole barn addition, shown below:



The principal structure is not proposed to change. The proposed pole barn addition includes metal siding and roofing, which appear to match the existing structure on the site for a seamless design between the original barn and the addition. Other newly proposed design elements include a cupola on the roof, awnings over the doors and garage entries, and sconce lighting. Based on feedback from the Planning Commission when originally presented, we find that this design aligns



with existing character in the area while also furthering the architectural character envisioned for this overlay district.

g. Overall Compliance with Overlay District Standards. In conclusion, we find that the proposal generally complies with the intent and standards of the Overlay District, with several details such as the construction specifications and

5. **Architectural and Design Standards (Section 32-163).** Revised architectural renderings and elevations have been submitted with the site plan package, dated August 1, 2025. The architectural elevations include dimensions and demonstrate façade materials, and information regarding color has been added. The following applicable standards are from Section 32-163 of the Zoning Ordinance:

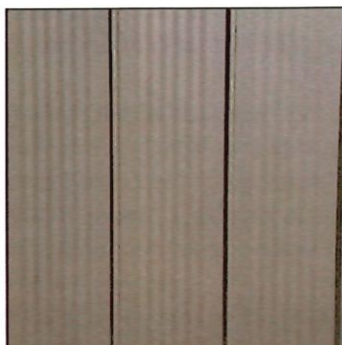
i. **Building Facades and exterior walls.**

- a) The ordinance requires that building facades greater than 100 feet in length incorporate architectural interest. The proposed addition and existing garage do not have a combined length of 100 feet or more. **Complies.**
- b) The ordinance requires proposed building facades to incorporate repeating patterns of color change and texture change. Design features such as projections, recesses, color deviations, or windows to create more architectural interest must make up at least 20% of the façade. We find that this is not applicable because the façade is not longer than 100 feet, however we note that the awnings, differentiation in façade color, and cupola support the intent to create visual interest. **Complies.**

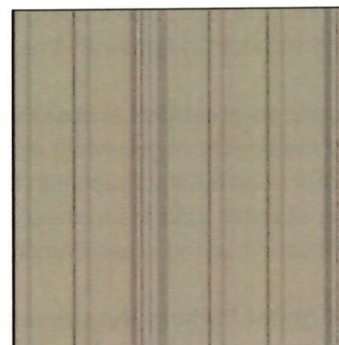
- ii. **Roofs.** Because the applicant has proposed a pitched roof, the building elevations must demonstrate compliance with Section 32-163.2.b. This section requires overhanging eaves (at least 3 feet past the supporting walls), a roof slope between 4:12 and 12:12, and a minimum of 3 roof slope planes. The submitted elevations include dimensions that meet these requirements, and the design shows three or more visible roof planes. As such, the proposed roof design complies with the ordinance. **Complies.**

iii. **Materials and colors.**

- a) *Predominant exterior building materials shall be attractive, durable and maintainable including, but not limited to, brick, stone, wood, vinyl, aluminum, and integrally tinted/textured concrete masonry units.* The plans propose metal paneling and trim for the building's siding, along with a metal roof, which aligns with the existing pole barn. While surrounding buildings in the area feature materials like stucco, brick, or traditional siding, we find that metal roofing and siding is generally seen as durable and low maintenance, and the proposed colors and design features such as the awnings create an attractive façade. **Complies.**
- b) *Exterior colors must be low-reflectance, subtle, neutral, or earth-toned. High-intensity colors, metallic finishes, black, and fluorescent colors are prohibited.* The proposed colors noted on the revised elevations comply with this standard (as shown below).



METAL SIDING PANEL
COLOR- BUCKSKIN



METAL ROOF PANEL,
WAINSCOT AND TRIM
COLOR- CLAY

- c) *Building trim and accent areas may feature brighter colors, including primary colors, but neon light shall not be permitted as an acceptable feature for building trim, window trim, or accent areas. The proposed trim and accent areas align with the overall material palette.*

Complies.

- d) *Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels, unless such materials are consistent with materials used for buildings within the immediately surrounding area. The existing pole barn uses neutral-colored metal panels, and the principal structure features vinyl siding in similar colors. Surrounding structures to the north and east featuring materials such as stucco, brick, and siding, but notably the building to the west is comprised of metal siding. While metal siding can be inconsistent with the long-term intent for architectural character, we find that it is supportable as presented, specifically when considering the additional design features that improve the façade's appearance.*

- iv. **Modifications.** As a note, Section 32-163 of the Zoning Ordinance permits the Planning Commission to approve modifications to the above standards either in whole or in part, as long as the modification will not create a negative visual impact, when the building is viewed from a public thoroughfare and/or a neighboring property. In order to do so, the proposed project must demonstrate one or more of the following:

- a) A demonstrated architectural objective or purpose.
- b) A practical difficulty created by the standard.
- c) Colors, facades, and architectural features that are consistent with those in the immediate area.

Based on the comments above, we find that the revised designs meet the specific architectural standards outlined in the ordinance.



6. **Parking.** Parking and loading area and interior circulation and access drives shall conform to the front yard setback and greenbelt requirements of the zoning district in which the property is located.

Required greenbelt and setbacks. Per Section 32-192(e), off-street parking must be located outside of the required front greenbelt and maintain specific setbacks from property lines. The proposed parking layout does not encroach into the required front greenbelt and is located outside of all yard setbacks. The site plan appears to meet or exceed this minimum setback. Based on the submitted layout, the proposed parking areas comply with the required setback and greenbelt standards. **Complies.**

Off Street Parking Requirements (Section 32-424). The proposed use is classified as a general, building, and landscape contractor's office and yard, which falls under "Contractor's Office" (Section 32-424(G)(3)) and requires one parking space per employee. The site plan indicates that six employees will be on-site, requiring six parking spaces. The revised plans dated July 16, 2025 provide six spaces including one accessible, ADA-compliant space. **Complies.**

7. **Landscaping and Screening (Section 32-192).** The proposed landscaping plan largely meets the requirements of Section 32-192. A compliant evergreen buffer is provided along the residential property to the south, and greenbelt and overall site landscaping standards are exceeded. While no interior parking lot landscaping is required due to the small number of spaces, trees are proposed around the lot perimeter. Trash enclosure screening can comply, pending confirmation of materials. Overall, the plan supports the ordinance intent and enhances the site's compatibility with adjacent uses, as outline in the table below.

Requirement	Required	Proposed	Meets Standard?
Section 32-192 (d), Screening Between Uses Upon any improvement for which a site plan is required, a landscape buffer shall be constructed to create a visual screen at least 6 feet in height along all adjoining boundaries between a conflicting land use and residentially zoned or used property.	A landscaped screen of 6ft or higher is required between the convalescent home and the adjacent single-family residence	The property to the south is an existing residential use. An evergreen screen long the southern property line made of 13, 6-foot tall evergreen trees are proposed.	Yes

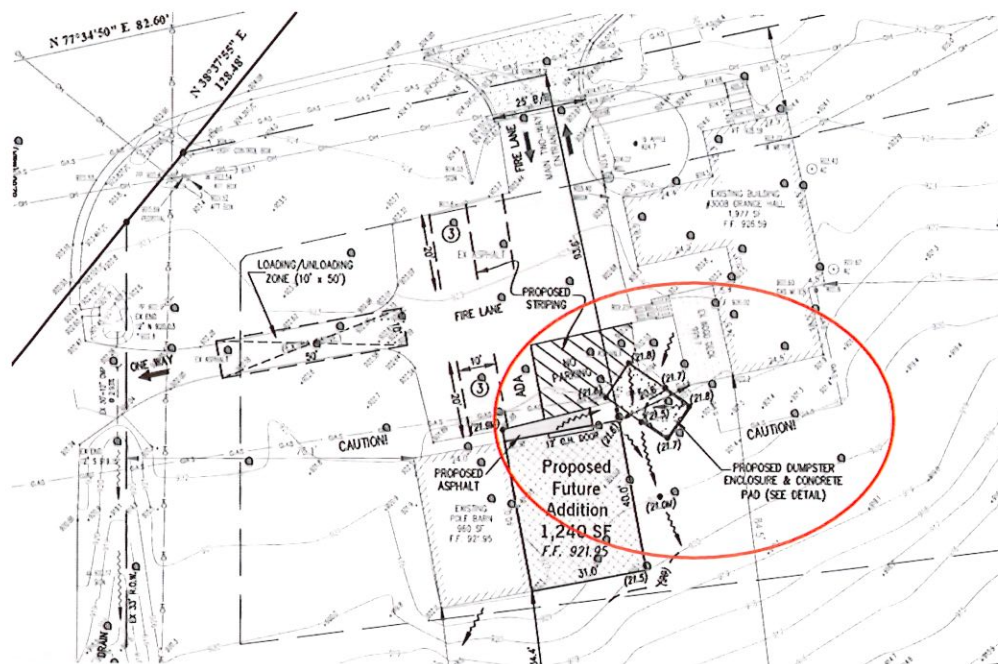


Requirement	Required	Proposed	Meets Standard?
Section 32-192 (e), Parking Lot Landscaping 1 tree per every 8 spaces Landscaped islands of no less than 50 square feet each 3-foot setback of plantings from curb Parking lots shall meet the screening requirements set forth in this section when situated next to a conflicting land use	7 parking spaces provided. 0 trees required	Trees are proposed on the perimeter of the parking area, but no trees or landscaped islands area required.	Not applicable
Section 32-192 (f), Greenbelts A greenbelt must be provided along the road frontage with 1 tree per 30 ft, and ground cover of grass, shrubs, or other natural materials.	Grange Hall frontage = 299.68' linear feet / 30 = 10 trees required Fish Lake frontage = 109.00 linear feet = 4 trees required	15 trees	Yes
Section 32-192 (g), Site Landscaping 10% of site area shall be landscaped with a combination of preserved tree cover and new landscaped plazas, gardens, and planting beds.	$\pm 74,923$ square feet of total site area $\times 10\% = 7,492$ square feet	$\pm 44,000$ SF of lawn area 3200 SF of existing trees, building foundation plantings, screening of mechanical equipment, loading area.	Yes
Section 32-192 (i) Screening of Trash Containers.	Screened on all sides with an opaque fence or wall, and at least as high as the container, but not less than 6 feet in height, and shall be constructed of material which is compatible with the architectural materials used in the site development.	A minimum 6-foot fence is proposed of metal or wood material	<u>Can Comply. The material of the enclosure must be added to the final site plans to clarify if it is intended wood or metal.</u>



Natural Features (Section 32-204). Tree removal and replacement requirements are governed by the non-single family residential tree and woodlands protection ordinance. Existing trees on site, identified on the Landscaping plan, are proposed to remain. 1 existing apple tree in front of the existing building, and 8 conifer trees on the eastern boundary.

Outdoor Trash Storage Area Screening (Section 32-192 (i)). Currently, there is no screening or enclosure on the site. The dumpster has been kept unscreened between the existing pole barn and office building. A trash enclosure is proposed on the originally submitted plans (dated April 28, 2025), relocating the dumpster and constructing an enclosure in front of both the pole barn and office building on the western side of the site, considered the front yard. This does not comply with Section 32-192 (i)(3), which states "Containers and enclosures shall be located away from public view insofar as possible." As such, the applicant submitted revised plans dated July 16, 2025, which show the enclosure proposed between the pole barn and the principal structure, which is much less prominent on the site and complies with this standard.



A minimum 6-foot fence and gate are proposed for the enclosure, with a note that it will be comprised of either metal or wood. As noted previously, the screening standards require screening materials to be compatible with the architectural materials used in site development, so this must be clarified on the final plan set, which can be approved administratively.

8. **Stormwater Management (Section 32-200).** The site plan does not identify a stormwater management plan. Please refer to the Township Engineer for further site plan review comments.



9. **Lighting (Section 32-197).** The applicant has submitted a photometric plan and lighting cut sheets. Subject to the Zoning Ordinance, lighting levels adjacent to residential areas must not exceed 0.5 footcandles along property lines or 1.0 footcandles for nonresidential properties. Additionally, the maximum lighting levels at ground level must not exceed 20.0 footcandles, which complies. While we do not anticipate issues with compliance, the photometric plan should be updated to reflect the new scone lighting proposed on the façade of the pole barn in the final plan set, which can be reviewed administratively.
10. **Ingress/Egress.** The site will be accessed by an entrance off Grange Hall Road. The site circulation is almost entirely two-way, with the exception of the second drive off Fish Lake Road. Given the proposed use of the site, we find the circulation to generally be acceptable. Further review is subject to the Fire Marshall's report.
11. **Fire.** The proposed entrance off of Grange Hall is existing at 25 feet in width. No measurement was provided for the internal drive aisle width. The relocation of the dumpster enclosure is subject to further review by the Fire Chief, which can be confirmed administratively.
12. **Engineering and Utilities.** Please refer to the Township Engineer for further site plan review comments.



RECOMMENDATION

The proposed site plan for Krane Heating and Cooling is generally compliant with the applicable requirements of the Zoning Ordinance, including site layout, setbacks, parking, and landscaping. However, given that the Overlay District places a strong emphasis on coordinated development, we recommend that the Planning Commission consider whether the lack of cross-access can be accepted given the site's context, or if future provisions should be encouraged. If the Commission decides to require this, it should be a condition of approval.

With those considerations in mind, we recommend **conditional approval** of the site plan dated for the property at 3008 Grange Hall Road (Parcel #01-28-302-012), subject to the following conditions:

1. **Pedestrian Connectivity:** The materials and additional construction details for the proposed pathways must be added to the plans and approved administratively.
2. **Trash Enclosure:** The dumpster enclosure material should be specified on the final plans, and the proposed relocation between the office and pole barn addition approved by the Fire Chief administratively before final approval is granted.
3. **Lighting:** The photometric plan should be updated to reflect the newly proposed sconces to ensure compliance, which can be reviewed administratively before final approval.

I will be in attendance at the meeting on September 10, 2025. Should you have any questions or need additional information, please don't hesitate to contact us.

Respectfully submitted,

McKENNA

Alexis Farrell, AICP, NCI
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September 3, 2025

Township of Holly
102 Civic Drive
Holly, Michigan 48442

Attn: Ms. Karin Winchester, Township Clerk/Zoning Administrator

Re: 3008 Grange Hall Road – Krane Heating & Cooling Storage Addition
Site Plan – Worksheet Sidewalk Plan Review

HRC Job No. 20250503
Parcel ID: 01-28-302-012

Dear Ms. Winchester:

As Consulting Engineers for the Township of Holly, and in accordance with your request, we have completed a cursory engineering review of the proposed site plan for the Krane Heating & Cooling Storage Addition project, detailing a concept for a safety path along Grange Hall Road and Fish Lake Road for compliance with the Township's Ordinances and Design and Construction Standards. The Worksheet Sidewalk plan dated July 16, 2025, has been prepared by Kieft Engineering, Inc. of Clarkston, Michigan. The project site is located on Grange Hall Road and has an area of 1.72 acres. This review focuses on the safety path concept, including grading and drainage as well as its potential effect on the existing drainage ditches along both Grange Hall and Fish Lake Roads. We hereby offer the following comments:

1. The pathway going south along Fish Lake Road is designated as a "priority safety path" in the Township's master plan, which is defined as mixed use transportation route for pedestrians and bicyclists alike. Per section 14-253.c.2.e, all paths that are intended for cyclists must be 8 feet wide.
2. All pathways outside of the Township ROW must be located within a 15-foot easement per Section 14-137.a. The applicant will have to show the easement on the plans and provide easement documents to be recorded.
3. The current placement of the pathway and its required easements would not negatively impact the drainage ditch aside from increasing the surface runoff produced.
4. The grading of the pathway should be adjusted to convey water into the drainage ditch along Fish Lake Rd. The maximum cross-slope of a pathway, per ADA standards is 2%.
5. Generally, the running slope of the pathway along Fish Lake Rd is below 5% and meets the standards in Section 14-253.c.2.h.
6. Based on the Master Plan, the pathway is set to extend north along Fish Lake Rd. The current pathway does not have a receiving ramp on the North side of Grange Hall Road. At this time, Krane would not install safety path all the way to Grange Hall with an ADA ramp, as there is no receiving path on the opposite side.
7. The egress drive going onto Fish Lake is bisected by the pathway. There shall be detectable warning inserts installed on either side of the drive approach.

In so far as our opinion as Township Engineer is concerned, the plan provided is adequate to meet the Township's minimum requirements for site plan approval.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



John V. Balint, P.E.
Associate

JVB/srb

pc: McKenna – A. Farrell;
HRC – S. Bryan