

HOLLY TOWNSHIP
PROPOSED AGENDA
PLANNING COMMISSION
October 8, 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: Special Land Use Permit Amendment Application by the Michigan Renaissance Festival to operate a Festival and other Events on parcel number 01-12-476-002 and 01-12-401-003 in an AGRE. Zoning District.

APPROVAL OF MINUTES – September 10, 2025.

COMMUNICATIONS: None.

OLD BUSINESS:

NEW BUSINESS:

1. Special Land Use Permit Amendment Application by the Michigan Renaissance Festival to operate a Festival and other Events on parcel number 01-12-476-002 and 01-12-401-003 in an AGRE. Zoning District.

REPORTS

PUBLIC COMMENT

ADJOURNMENT

Public Hearing Rules – see other side

RULES FOR PUBLIC PARTICIPATION

Welcome to this public hearing. We appreciate your taking the time to present your opinions. Everyone will be given an opportunity to speak. In order for us to have an effective public hearing, we ask that you abide by the following rules:

1. Please wait for the Chairperson to acknowledge you before you speak.
2. Begin by stating your name and address.
3. Give us your comments, opinions, and concerns. Each speaker will have **3 minutes** to present during the public hearing.
4. Do not talk or interrupt while another person is speaking at the microphone.
5. The **commission does not respond directly to questions** during a public hearing. This is because the purpose of the public hearing is to provide time for the public to speak, not for the commission to discuss or debate the item at hand.
6. Please be respectful of the board, the applicant, and your neighbors.

Again, thank you for attending.

Holly Township
Planning Commission – Regular Meeting
Minutes of September 10, 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

ROLL CALL

Present

Glen Mitchell, Michael McCanney, Ben Armstead, Chuck Stoner, Leslie Jorgensen and Derek Sommer.

Members Absent

Ray Kerton.

Others Present

Alexis Farrell, Planner and Clerk Winchester.

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

AGENDA APPROVAL

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

PUBLIC COMMENT – For Items on the Agenda Only: No Public Comment.

PUBLIC HEARINGS: None.

APPROVAL OF MINUTES – August 13, 2025

Motion by Commissioner Sommer to approve August 13, 2025 minutes. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion carried 6/0.

COMMUNICATIONS: None.

OLD BUSINESS

1. Planning Commission Bylaws.

Proposed amendments are being reviewed by the Township Attorney. The Commissioners took no action.

2. 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.

The Commission discussed details regarding the sidewalk requirements for the property. Secretary Ben Armstead raised concerns about the proposed 8-foot pathway heading east across the road to the plaza, noting there was no crossing going north. He mentioned that they had recently approved a similar pathway for Trilogy less than a quarter mile north and suggested it would be logical to connect these pathways. Armstead questioned the standard sidewalk width requirements, stating he hadn't seen 6-foot wide sidewalks in Holly before.

Armstead expressed his belief that development of sidewalks on the north side of Grange Hall Road would likely happen first since they were closer to that goal. He emphasized that a north-south pathway connection was important and suggested it would be easier to establish crossings on Grange Hall Road first due to existing sites between locations.

Trustee Michael McCanney inquired about safety path documentation, referencing the Hubbell Roth document which noted that the safety path was not properly documented in the submitted drawings. He asked if this could be handled administratively, particularly regarding the 15-foot easements required by section 14, 137.8.

Commissioner Jorgensen questioned the consistency in applying master plan requirements, noting that cross access to adjacent parcels was being treated differently than sidewalk requirements. She expressed concern about selectively enforcing different aspects of the master plan, stating, "It kind of feels like a pick and choose what we're following in the master plan and what we're actually making stick."

Commissioner Mitchell noted that the Commission generally agreed on wanting sidewalks, but the issue was about connectivity since there were no other sidewalks currently connecting to this location. He also clarified whether concrete or asphalt pathways were required.

The applicant, Jeff Yacobelli, addressed the Commission about these issues. Commissioner Mitchell reiterated that Grange Hall Road was busy enough to warrant sidewalks on both sides, and Fish Lake Road should also have sidewalks on at least one side. He stated that sidewalks have been needed along Grange Hall Road for 30-40 years, especially given the school, senior housing, and apartments in the area.

Regarding the dumpster location, the Commission discussed concerns about its placement on a corner lot with significant public visibility. There was debate about whether the dumpster could be placed between buildings or needed to be moved to a less visible location. Jeff Yacabelli explained his intentions to use appropriate materials for the dumpster enclosure to ensure it would not be an eyesore.

After deliberation, the Commission agreed to handle both the pathway/sidewalk requirements and dumpster location through administrative approval processes.

- **Commissioner McCanney moved to grant special land use approval for a heating and cooling contractor operation considered a general building and landscape contractor's offices and yards in the zoning ordinance. At 3008 Grange Hall Road, parcel ID number 01-28-302-012, contingent on the following conditions:**

Approval of the associated site plan and submission for its request is attained.

This is based upon the following findings of fact:

- **Consistency with adjacent properties.** The proposed heating and cooling contractor operation is consistent with the character and intent of the General Commercial District, which is intended 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. The use is compatible with adjacent commercial developments, particularly nearby contractor's offices in the vicinity.
- **Consistency with the Master Plan.** The proposed heating and cooling contractor operation are consistent with the site's Future Land Use designation of Rural Town Center in the Township's 2024 Master Plan.
- **Consistency with the Grange Hall/Fish Lake Overlay District.** The proposed use and physical improvements to the site bring the property closer to compliance with the Grange Hall/Fish Lake Overlay District. While the building is set back and not mixed-use in nature, given that it is a reoccupation of an existing building, the proposed landscaping, pathway, and façade upgrades will greatly improve the character and aesthetic of the site.
- **Infrastructure exists to support the project.** The proposed use is expected to be adequately served by existing public utilities and infrastructure without negatively impacting service levels for surrounding properties.
- **Vehicular Access.** The proposed use includes access from Fish Lake and Grange Hall roads and is not expected to create major traffic concerns.

Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion carried 6/0.

3. Site Plan Application by Jeff Yacobelli (Krane Heating & Cooling) 3008 Grange Hall Rd., Holly, MI 48442 - Parcel 01-28-302-012

Commissioner McCanney moved to approve the site plan for the heating and cooling contractor operation considered a general building and landscape contractors offices and yards in the zoning ordinance at 3008 Grange Hall Road parcel ID is 01-28-302-012 contingent on the following conditions:

1. Approval of the associated special use permit for this request is obtained.
2. Administrative approval of the final plans is attained to address the following items for compliance. 1 materials and additional construction details for the proposed pathways.
3. Dumpster enclosure material and side setback between the proposed enclosure office and pole barn addition and
4. The photometric plan is updated to reflect the newly proposed sconces.

Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion carried 6/0.

REPORTS

Commissioner Mitchell mentioned that Ray Kerton wanted to invite people to an event on Friday the 19th, which would include a free lunch at Kerton Lumber.

PUBLIC COMMENT

Tom Metz 3402 Ray Rd., Holly addressed the Commission.

ADJOURNMENT

- **Motion by Commissioner Sommer to adjourn the meeting. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion carried 6/0.**

ADJOURNMENT – Commissioner Mitchell adjourned the meeting at 7:32 pm.

Karin S. Winchester, Clerk

**HOLLY TOWNSHIP
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN, that the Holly Township Planning Commission will hold a public hearing on:

DATE: October 8, 2025
TIME: 6:30 PM or as soon as possible thereafter
PLACE: HOLLY TOWNSHIP HALL (Upstairs)
102 CIVIC DR.
HOLLY, MI 48442
PHONE: 248-634-9331 Ext. 301

The purpose of the public hearing is to consider a proposed amendment to their approved Special Land Use Permit to change the operating hours for their Holly Dazzle Event by the following applicants:

Michigan Renaissance Festival on parcel number 01-12-476-002 and 01-12-401-003 in an AGRE Zoning District.

The hearing is open to the public to voice their views and/or to submit written comment. Citizens are encouraged to attend and participate in the hearing. The Holly Township Planning Commission will consider any public comments received at this time. Written comments may be submitted prior to the hearing by writing to: Clerk at 102 Civic Dr., Holly, Michigan 48442.

A copy of the proposed ordinance revisions may be reviewed at the Clerk's office at the above-mentioned address during regular business hours Monday, Tuesday and Thursday, 8:30 a.m. to 4:30 p.m. and Wednesday 8:30 to 6:00 p.m. except holidays.

Handicap persons needing assistance to attend or participate in this hearing are asked to contact the Township Clerk at 248-634-9331 x 301 or by writing to the above-mentioned address at least business days prior to the meeting.

Karin S. Winchester, MMC
Clerk/Zoning Administrator

Michigan Renaissance Festival

Since 1974

12000 Dixie Highway • Holly, MI 48442 • Phone (800)601 4848 • fax (248)634 7590

Addendum to the 2025 Michigan Renaissance Festival Special Land Use Permit

Hollydazzle Light show:

The Hollydazzle light show is an approximately ½ mile walk through the lighted and animated festival grounds. Along the way, patrons can find vendors selling their crafts, along with food, drinks, and games to play. Patrons also have the option to stop in the castle to enjoy food, drinks, watch a Christmas movie, or partake in a Holiday related trivia game and karaoke. We also offer the option of a pre-purchased nightly romantic dinner inside our heated igloos.

This festive event is still new, and significantly smaller in scope and attendance than the Michigan Renaissance Festival, averaging about 350 patrons per night. We currently use the area known as the handicapped lot only for parking during this event.

Purpose:

The purpose of this addendum is to correct the times and dates of the approved Special Land Use permit that was approved on June 11th of this year.

Request:

1. Adjust operating hours from 9am-7pm to the new time of 5pm until 10pm except for December 31st, which will be open until 12:30am to conduct a New Years Eve ball with a limited capacity.
2. Adjust previously approved dates by eliminating December 29th and 30th from the scheduled operating dates.

- 5) Discussions with the Township Planner as it concerns the proposed special land use and its conformity with the Township Master Land Use Plan, are suggested prior to submitting a formal petition to the Planning Commission.

HOLLY TOWNSHIP

102 Civic Drive • Holly, Michigan 48442 • Phone (248) 634-9331 • Fax (248) 634-5482

APPLICATION FOR SPECIAL LAND USE

Instructions to Applicant:

Answer each question completely. Please read the additional instructions provided for this application. Incomplete submittals will not be processed.

For Township Use Only:

Date Received: _____
File No.: _____
Administrative Fee Paid: _____
Escrow Fee Paid: _____

1) Applicant Information:

Name: Michigan Renaissance Festival (Chip Schultz General Manager)
Address: 12600 Dixie Hwy
City: Holly State: Mi Zip: 48442
Phone: (Home) _____ (Office) 634-5552 (Fax) _____
Interest: _____

2) All Parties of Interest (Title Holder, Contract Purchaser, Partners):

Name: James Peterson
Address: 1244 Canterbury Rd
City: Shakopee State: MN Zip: 55379
Phone: (Home) _____ (Office) 9524457361 (Fax) _____
Interest: _____

(If the applicant/petitioner is not the owner of record, a notarized letter of authority or Power of Attorney must be included as part of this application)

3) General Property Information and Description:

General Location: 12600 Dixie Hwy
Acreage: 300 +
Sidwell Number: _____
Legal Description: Property is located west off of Dixie Hwy, south of Lahrng Rd.

(Attach metes and bounds description where applicable)

Site Plan Application x _____

Submitted: Yes _____ No _____

4) Zoning: _____

Current Zoning: _____

5) Special Land Use Requested: _____

To conduct our annual Hollydazzle Light show Hours of operation will be 5pm-10pm with the exception of Dec 31st 5pm-12:30 am

Hollydazzle tentative dates: November 28, 29, 30 December 5, 6, 7, 12, 13, 14, 20, 21, 22, 23, 24, 26, 27, 28, and 31st

6) Signature: _____

I, the undersigned, state that the foregoing answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I hereby grant permission for members of the Township Board of Trustees, Township Planning Commission and the Township's Zoning Administrator, Township consultants, or other Township agents or employees, to enter the above described property for the purposes of gathering information related to this application.

Signature of Applicant

Date

Instructions to Applicant:

- 1) All applications must be accompanied by a site plan prepared in accordance with Chapter 32 Article 2 of the Holly Township Code of Ordinances.
- 2) For a special use application to be considered, fourteen (14) copies of the application, site plan and legal description must be submitted four (4) weeks prior to a regularly scheduled Planning Commission meeting.
- 3) Applications must be submitted with the application fees as set by resolution "Res 2008-02".
- 4) The Township Planning Commission will review the proposed use in terms of the standards stated within Chapter 32 Article 2. The applicant may provide a narrative describing the conformance of the proposed special use to the Holly Township Code of Ordinances, particularly in response to the Basis of Determinations set forth in Section 32-33(c).



MCKENNA

September 30, 2025

Planning Commission
Township of Holly
102 Civic Drive
Holly Township, MI 48442

Subject: Michigan Renaissance Festival 2025 - Special Land Use Amendment Review
Location: 12600 Dixie Highway, Holly, MI 48442; West of Dixie Highway, South of Lahring Road
Applicant: Michigan Renaissance Festival (MRF) [Chip Schultz, General Manager]

Dear Planning Commissioners:

We have reviewed the request to amend the Special Land Use permit conditionally approved on June 11th, 2025, for the Michigan Renaissance Festival (MRF) operation at 12600 Dixie Highway, Holly, MI 48442. The original request was approved on eight conditions outlined in the Planner's report dated June 3, 2025. The special land use amendment request concerns the hours of operation for the annual Hollydazzle Light show, hosted in November and December. While the main festival season that runs late August through September has concluded for 2025, we want to be clear that the request only specifically pertains to the Hollydazzle Light Show, not the main festival.

A list of dates and times for Hollydazzle was included in the original request and special use permit for the 2025 – 2026 festival season. The amendment proposes adjusting the times and dates of the approved special land use permit from the original 9:00 am to 7:00 pm, to 5:00 pm to 10:00 pm, except for December 31st, when the grounds are proposed to be open until 12:30 am to allow for a New Years Eve celebration with limited admittance. Additionally, the amendment proposes eliminating December 29th and 30th as scheduled operating dates. The full list of dates requested to operate Hollydazzle are as follows:

November 28, 29, 30

December 5, 6, 7, 12, 13, 14, 19, 20, 21, 22, 23 24 26, 27 28, 31

To date, the applicant has met conditions of the June 11th, 2025, approval thus far. There are upcoming deadlines that will require additional site specifications and improvements to be made per this approval. MRF has been working closely with the North Oakland County Fire Authority (NOCF) and the Holly Township Building Official to address these concerns. As it stands, progress and improvements have been satisfactorily to the Township based on the conditions of approval.

In previous years, Hollydazzle has remained open until 10:00 pm on all approved dates. No other operational changes are proposed, though differences exist in operations between the main festival season and Hollydazzle. During Hollydazzle, only the handicapped parking area will be used for parking, and MRF will admit crowds of roughly 350 patrons per night (based on the provided 2024 attendance log). This is considerably smaller than the thousands of daily visitors the MRF received during the main festival.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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☎ 248.596.0930
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RECOMMENDATION

We are not opposed to an amendment of the hours of operation due to the fact that conditions today are generally the same as they were when the Special Land Use Permit was approved. Given the minimal proposed changes to the scope of operations, and pending the results of the public hearing, we find it appropriate to approve the special land use amendment request. For ease of use, suggested motion language is provided below:

I motion to approve the request to amend the special land use permit for the operation of the Michigan Renaissance Festival at 12600 Dixie Highway, Holly, MI 48442 to allow for the Hollydazzle Light Show to operate from 5:00 pm to 10:00 pm on the dates noted in the Planner's report dated September 30, 2025, and from 5:00 pm to 12:30 am the evening of December 31st, based on the findings of fact that:

- a) *The operation of the site will be harmonious and in accordance with the general and specific objectives of the Township master plan and will be compatible with the natural environment based on the site design and operational regulations put in place by the Festival.*
- b) *The site is 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.*
- c) *The site and operation are not hazardous or disturbing to existing or future nearby uses based on the landscape buffering and operational regulations such as parking management put in place by the Festival.*
- d) *The site and operation are compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner, based on the landscape buffering and operational regulations such as parking management put in place by the Festival.*
- e) *The site and operation are served adequately by essential public services.*
- f) *The site and operation will not create excessive additional public costs and will not significantly decrease property values of surrounding properties, based on the continuing investment into the site and its long-standing history in the Township.*
- g) *The site and operation meets all the requirements and standards of the Holly Township Zoning Ordinance and other applicable laws, standards, ordinances, and/or regulations.*

I will be at the meeting on October 8th, 2025, Planning Commission meeting to discuss any questions you may have. If you have any questions regarding this case, please do not hesitate to contact us.

Sincerely,

McKENNA

Alexis Farrell, AICP, NCI
Senior Planner

Paige Smith, NCI
Assistant Planner

c: Karin Winchester, Township Clerk
George Kullis, Township Supervisor
Scott Herzberg, Building Official
North Oakland County Fire Department (NOCFA)



Site Plan and Special Land Use Review

TO: Holly Township Planning Commission
c/o Karin Winchester, Township Clerk
102 Civic Drive,
Holly Township, MI 48442

FROM: Alexis Farrell
John Jackson, AICP

SUBJECT: Michigan Renaissance Festival 2025 – Review #1

DATE: June 3, 2025

Dear Planning Commissioners:

The Michigan Renaissance Festival (MRF) operates seven weekends a year starting in mid-August through the end of September. In 2001, the Township worked with the MRF to create permit conditions for an orderly annual review of this massive and unique event. The MRF contains over 300 acres, although about 75 acres are in neighboring Groveland Township. Traffic management improvements made since 2015 and the elimination of on-site camping in 2018 contribute to a much smoother operating season. In 2024, the Planning Commission approved the use with a variety of conditions, including:

1. Allow administrative review and approval for non-Michigan Renaissance Festival events on site with more than 1,000 attendees.
2. Allow administrative review and approval for documentation of a variety of operational items, such as dust control services, trash removal services, insurance coverage, vendor contact information and leases, and permits from the Township Building Official, Fire Department, Oakland County Health Department, or any other applicable Township official or regulatory body.
3. Attendance at regular meetings with Township officials, the Township Building Official, the North Oakland County Fire Department (NOCFA), and the Township Planning and Engineering consultants after the conclusion of the main festival season in October 2024 to discuss a timeline for completing the following items in order to obtain approval for the 2025 season.
4. The following items addressed by April 1, 2025:
 - a. Submission of revised, compliant site plans including up-to-date locations of all site features, all changes that have been made to the internal layout, such as drive lanes or internal roads, buildings, walkways, or other structures, up-to-date stormwater management plans, grading and drainage plans, and up-to-date traffic control plans.
 - b. Compliance with all condemnation notices issued by the Building Official and condemned structures marked as off-limits unless the applicant successfully obtains a Certificate of Occupancy from the Building Official.



- c. Development of a work plan and timeline for any outstanding site improvements as discussed with Township Officials that are required prior to the opening of the 2025 season.

To date, the applicant has met all the conditions from the 2024 approval. The Township continues to work and meet with the MRF staff and representatives to address on-going operational compliance concerns as noted in the NOCFA letters dated October 30, 2024, January 27, 2025, and March 3, 2025, and email from the Township Building Official dated May 8, 2025. Also included in your packets are several letters from the MRF regarding work plan progress updates.

2025 SPECIAL LAND USE REVIEW PROCESS

We based our review of the Michigan Renaissance Festival (MRF) application for Site Plan Review and Special Land on the 2025 Site Plan and Special Land Use submission, correspondence from Renaissance Festival Manager Chip Schultz, previously mentioned documents from the Building Official and NOCFA, discussions between the Township and MRF, and the site plans dated April 2025. Additional comments on the plans can be found in the Site Plan Review section of this letter.

The Renaissance Festival seeks Special Land Use approval to conduct the annual seven-week festival beginning August 16, 2025, as well as 21 days spread throughout November and December 2025 for Hollydazzle. We are recommending that the approval be granted with the attached conditions, with the special land use permit expiring on June 11, 2025. If substantial changes are made to the site plan between the date of approval and the opening of the festival, a site plan shall be resubmitted to the Township for review and approval.

We reviewed the above referenced site plan and special land use applications along with the submitted response letters according to the Holly Township Zoning Ordinance, the Michigan Renaissance Festival Master Plan (dated 1989), past approvals, and sound planning practices. The subject site is zoned AGRE and has hosted the MRF since 1989. In 2023 the festival hosted 254,027 patrons during the main festival weekends and 5,933 patrons during Hollydazzle, and in 2024 hosted a total of 269,464 during the main festival weekends, and 7,119 during Hollydazzle.

We offer the following comments for your consideration.

SITE PLAN REVIEW

Sec. 32-233. - Criteria of site plan review.

- 1. The proposed use will not be injurious to the surrounding neighborhood.**

The Michigan Renaissance Festival has been held at this site for over thirty years. The festival will maintain the existing screening between properties and is committed to minimizing traffic impacts through an updated comprehensive traffic and parking management plan. In 2023, MRF hired a private parking company, Elite Parking Solutions Inc., which successfully reduced traffic on Dixie Highway during the 2023 and 2024 seasons. The submission indicates that the MRF will maintain private parking services in 2025. Additionally, the applicant collaborates closely with the Township to mitigate any negative effects on the surrounding neighborhood.

- 2. There is a proper relationship between major thoroughfares and proposed service drives, driveways and parking areas and provisions have been made for acceleration, deceleration and passing lanes or approaches to preserve the safety and convenience of pedestrian and vehicular traffic.**



The main entrances to the MRF are from Dixie Highway. The 2025 plan shows two entrances on the north and south sides of the festival offices and maintains the one-way out driveway and exit at the south end of the site on Dixie Highway, which was established in 2022. The MRF is currently continuing to make improvements along this exit drive, working with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to remediate wetland disturbance in the area and install culverts. The submission also includes signage plans for Dixie Highway and I-75 to direct traffic to the site.

The 2025 site plans also detail the existing parking and access to the festival grounds, including an internal perimeter drive around the southern parking area to allow for vehicle stacking. Additionally, the plan provides for a maneuvering lane within the grass parking area, a no-parking fire lane, and designated large vehicle parking for the festival.

The MRF presented a Traffic Management strategy to Groveland Township in May of 2023, which details plans to prevent traffic from stacking up along Dixie Highway and blocking access for the Groveland Township Fire Department. They presented a similar strategy in April 2024, and the Groveland Township Board granted the MRF a special use permit for the 2024 season on May 13th, 2024. For the 2025 season, the MRF sought a 3-year approval from Groveland Township at the Planning Commission (PC) meeting on May 19, 2025. Groveland Township's PC motioned to recommend that their Township Board approve this request. This item will be before Groveland Township's Board of Trustees on their June 9, 2025 meeting. We will follow up on the outcome of this to update Holly's PC at our June 11, 2025 meeting.

- 3. The location of buildings, outside storage receptacles, parking areas, screen walls and utility areas are such that the adverse effects of such uses will be minimized for the occupants of that use and surrounding areas.**

The existing buildings and parking areas of the MRF are reasonably screened by the existing trees that help minimize the adverse effects of the festival for the occupants of the surrounding area.

- 4. It provides for proper development of roads, easements and public utilities and protects the general health, safety, welfare and character of the township.**

There are two main internal roads for the site, the main road to the north that leads to the festival area and the south road loop that leads to parking, and ultimately back to Dixie Highway as an exit. The plan includes the location, and signage for, fire lanes throughout the site. These fire lanes must comply with the Fire Departments requirements for access, which we defer to NOCFA to address.

In 2018, the MRF began construction of a second entry into the festival, which is now fully operational. The main entrance on the north side was also widened to allow for two lanes of flow in and out of the site. In 2022, a third egress onto Dixie Highway was constructed as an exit-only drive at the very south of the property. This drive is nearly complete with the exception of several culverts being installed and wetland remediation carried out per EGLE requirements.

- 5. It meets the requirements and standards for grading and surface drainage and for the design and construction of storm sewers, stormwater facilities, parking lots, driveways, water mains, sanitary sewers and for acceleration, deceleration and passing lanes or approaches as determined by the township engineers and set forth in the township design and construction standards.**

The 2025 site plan includes existing site grading and does not propose any changes at this time. It is important to understand the potential drainage patterns to determine any off-site impacts. Any future proposed changes or expansion of the festival must include proposed grading plans.



- 6. Proper access to all portions of the site and all sides of any structure is provided. All structures or groups of structures shall be so arranged as to permit emergency vehicle access by some practical means to all sides. Site features such as, but not limited to, trees and other plant materials, fences, retaining walls, berms, outdoor furniture, outdoor structures, and natural and artificial water bodies shall be arranged to permit adequate emergency vehicle access.**

This item will be subject to the review of the North Oakland County Fire Department (NOCTA) Fire Chief. Please refer to the Fire Chief's letters dated October 30, 2024, January 27, 2025, and March 3, 2025 for more information regarding emergency access.

- 7. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, groundwater and woodlands.**

In 2018, the festival removed trees to access the second entry and for an emergency access-only drive that is required by the Fire Department. Most of the site remains wooded. None of the trees removed are visible off site. The 2025 site plan does not show additional tree removal or cutting. Future tree removal will be subject to the Township's Woodland Protection Ordinance. Any future changes that include tree removal subject to the Woodland Protection Ordinance must be demonstrated on plans which will be reviewed in respect to natural feature preservation.

- 8. The proposed development respects the natural topography to the maximum extent possible by minimizing the amount of cutting, filling and grading required.**

No changes to topography or grading are shown on the 2025 plans. Any future proposed changes must be shown on revised plans and will be re-evaluated in respect to this standard.

- 9. The proposed development will not cause soil erosion or sedimentation.**

Grading or construction may require a Soil Erosion and Sedimentation Control (SESC) permit from the State of Michigan.

- 10. Stormwater management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible and will not substantially reduce or increase the natural retention or storage capacity of any wetland, water body or water course, or cause alterations which could increase flooding or water pollution on or off-site.**

A stormwater management plan has not been provided at this time. Once the MRF is prepared to construct the new proposed improvements for a second entrance on the west side of the site, a stormwater management plan should be included to ensure stormwater management is addressed in light of changes over the last several years and to demonstrate how the proposed improvements would affect the site area.

- 11. Wastewater treatment systems, including on-site septic systems will be located and designed to minimize any potential degradation of surface water or groundwater quality.**

The property currently utilizes an on-site septic system for wastewater management. Currently, there are no plans or proposals to upgrade, modify, or expand the existing septic system. Any future changes to the



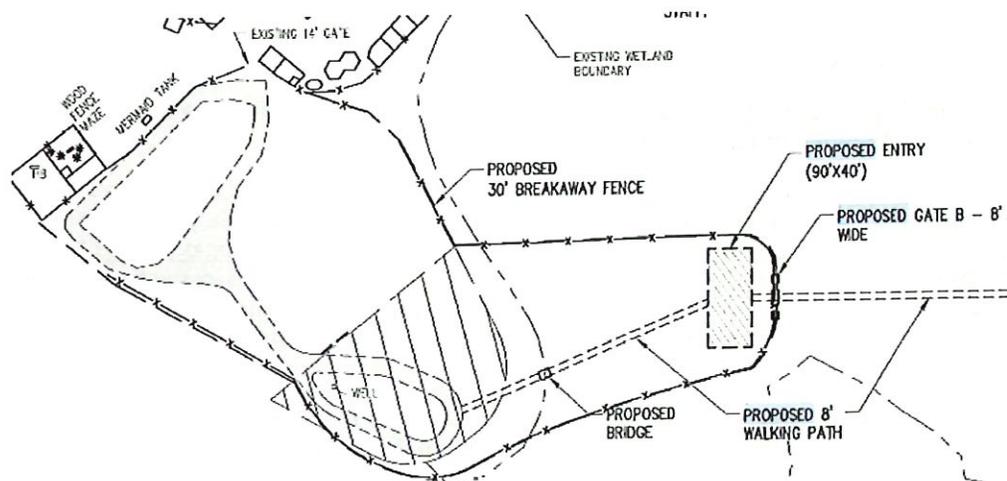
system should be included on updated site plans, which will be reviewed to ensure that this standard is met.

12. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby water bodies.

The applicant agrees that there will not be storage of hazardous materials or waste, fuels, salt, or chemicals. During a site walk in September 2024, while the festival was operating, there were noticeable issues with grease waste management. The MRF is working with the Building Official and NOCFA to address operational issues such as this through facility upgrades and weekly inspections during the festival operations.

13. The location of buildings, parking, drives, landscaping and other improvements on the site is appropriate and consistent with good design standards for the lot size, shape and general location.

Updated site plans, dated April 2025, have been provided. The location of all existing buildings, walkways, and driveways are noted. This includes existing infrastructure, and also a few proposed changes to the southwest area of the festival grounds to introduce a secondary entrance to the grounds. This includes the extension of the existing 30-foot breakaway fence, 8-foot wide gate, 8-foot wide walking paths and a bridge, as well as a 90 x 40 foot (3,600 square feet) gravel area for festival entrance operations.



Snippet from Sheet 3 of the site plans.

This additional pedestrian entrance to the festival grounds is supported by NOCFA to allow for a secondary pedestrian entrance and exit, which is especially important during emergencies. However, these changes are proposed in an existing floodplain and very close (if not projecting into) the wetlands. The MRF must obtain proper approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) prior to construction. If, during the permitting process with EGLE, the proposed layout changes, any revised site layout must be administratively approved by Holly Township.



Additionally, the submission notes that building sizes are not accurate to scale. The MRF has committed to providing this and indicated that in the fall of 2025, their engineers and surveyors will be conducting a site-wide survey to capture existing dimensions and will provide a to-scale drawing. This must be submitted by December 1st, 2025.

- 14. Landscaping, including grass, trees, shrubs and other vegetation is provided to maintain and improve the aesthetic quality of the site and area.**

The applicant provides and maintains appropriate vegetation.

- 15. The proposed use follows all township ordinances and any other applicable laws.**

The use of the MRF is consistent with past reviews. Please see the Special Land Use criteria and review comments on the following pages.

SPECIAL LAND USE REVIEW

Our review of the Special Land Use for the Michigan Renaissance Festival is based on the Master Plan for the Michigan Renaissance Festival, originally dated January 13, 1989, and as amended by revised drawings dated April 2025. Below is a list of the conditions that have been required for past approvals.

MRF MASTER PLAN

- 1. Approval is based upon the Master Plan for the Michigan Renaissance Festival dated January 13, 1989 and as amended by revised drawings dated April 2025.**

The 2025 site plans submitted show existing features of the site, as well as several proposed changes. Please refer to the Site Plan Review section of this letter.

- 2. Appropriate building, electrical, plumbing and mechanical permits for the Township, Oakland County and the State of Michigan shall be maintained.**

The MRF is working with the Township Building Official to address outstanding compliance issues. The Building Official has provided correspondence dated May 8, 2025, which notes they are satisfied with the progress to date. This correspondence also indicates that the Building Official has given the MRF until August 1, 2026 to complete upgrades and address compliance issues based on inspections conducted during the 2024 season. The site will continue to be inspected by the Township Building Department for compliance as permits are pulled to address these items. We defer to the Building Official for additional information on this standard.

- 3. Appropriate food service, water supply, and sanitation permits from the Oakland County Health Department and Michigan Department of Health shall be maintained, with copies to Township.**

The applicant has stated that the Oakland County Health Department conducts inspections throughout the 7-week main festival. The MRF has indicated that they understand that they cannot open the Food Areas until the appropriate permits are issued.

- 4. The hours of operation shall be limited from 9:00 am to 7:00 pm for a period of seven (7) weekends, including Labor Day and School Day, starting approximately in mid-August and ending approximately September 30.**

The MRF will continue to operate under this condition, and the festival is scheduled to open this year on August 16th. The applicant desires permission to hold additional events outside of the festival. The



special use permit application indicates Hollydazzle, a winter holiday event, is being planned for the following dates in 2025:

- November 28, 29, and 30
- December 5, 6, 7, 12, 13, 14, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, and 31

It should be noted that in 2024, Hollydazzle was open until 10 PM on Fridays and Saturdays, and 9 PM on Sundays based on the MRF'S Hollydazzle website. The Special Land Use application notes that hours of operation are from 9:00 am to 7:00 pm, which are the hours that have been permitted for many years. These hours must be adhered to for both the main 7-week festival in the fall, as well as for Hollydazzle.

For any additional events larger than 1,000 attendees, operation time must be reviewed by staff, including the NOCFA to ensure the health, safety, and welfare of Township residents and visitors.

5. Adequate trash disposal containers and collection services shall be provided to ensure the site is kept in a litter free condition during both operation and non-operational periods.

The 2025 plans include a note on Sheet 3 regarding trash receptacles, which notes that 200 receptacles are placed throughout the site, 6 of which are located near the festival entrance. Additionally, the MRF has provided a copy of a signed agreement with the Hamady Middle / High School Marching Band, who will provide at least 15 "volunteers" at a minimum on festival days to gather and dispose of the garbage. The MRF pays the group who volunteers their time to raise funds for their uniforms, instruments, and repairs.

The trash receptacles are shown below in photos taken during the September 2024 site visit:



In years past, there have been complaints of these receptacles overflowing, resulting in litter spreading around the grounds. The MRF has shared that they are acquiring 100 additional receptacles to ensure proper waste management. If this continues to be an issue during the 2025 season, we recommend that the festival provide larger, sturdier receptacles to reduce the chance of litter and the frequency at which they must be emptied.



6. First-aid facilities and qualified medical personnel shall be provided during all periods of operation.

The 2025 site plan notes that an ambulance will be on site during festival operation times, and identifies the first-aid building on the northwest end of the site.

7. The Festival organizers shall ensure that parking areas be occupied and utilized to the greatest extent.

The applicant provided a parking management plan that keeps track of the number of vehicles entering and leaving the festival grounds. This will ensure that when the parking lots are full, traffic can efficiently be redirected to offsite areas using signage and attendants. The applicant hired a new parking management service in 2023 to organize cars and collect parking fees. The MRF will retain this service in 2025 after a successful process in 2023 and 2024.

8. The Festival buildings and booths shall not be used as dwellings for craftsman or any other participants, or in any other way that is in violation of Township Ordinances, without approval from Holly Township. No camping is permitted on-site (added 2018).

The applicant agrees to this condition.

9. Landscaping shall be maintained along Lahring Road.

In 2004, twenty evergreen trees were planted along Lahring Road to act as a screen. This landscaping appears to be maintained and still present.

10. Any discharges into the wetlands shall be clean and screened by a silt screen. The need for stormwater retention/ detentions plan and plan for discharge shall be determined on a year-to-year basis. Methods should be utilized to prevent tree damage due to soil compaction as well as other general public circumstances.

The applicant has agreed to this condition. Any major proposed construction in the future will be required to meet this standard.

11. Annual inspections and approvals of Festivals by appropriate Fire Safety personnel shall be required.

This item will be subject to the review of the North Oakland County Fire Department (NOCFA) Fire Marshal. All required permits will be handled through NOCFA.

12. Extinguisher systems shall be installed in all MRF buildings to protect against fire.

This item will be subject to the review of the North Oakland County Fire Department (NOCFA) Fire Marshal. The Fire Marshal will confirm the location of extinguishers.

13. Blast furnace for glass blower and other open flame crafts must be extinguished each night and not left unattended for any reason.

The applicant has agreed to this condition.

14. No electrical cords shall be run to individual craft sites creating a fire hazard.

The applicant agrees to prevent electrical cords being run to individual craft sites.

15. The MRF shall provide an ambulance on site during operational times.



The applicant agrees with this condition. A note exists on Sheet 3 of the 2025 site plans stating that an ambulance will be on site during operational times. In the application submission, there is also a note stating that Groveland Fire will be on site for medical assistance.

- 16. Adequate off and on-premises security and law enforcement personnel shall be provided to ensure safe and efficient traffic crowd control and enforcement of liquor laws. Further, the Festival shall have deputy sheriff on the corner of Lahring Road and Dixie Highway to ensure ingress and egress for residents along Lahring Road.**

The applicant agrees with this condition. The MRF will have an Oakland County Sheriff's Office (OCSO) at Lahring whenever there is traffic. The contract provides for total of 16-24 deputies per event date. The applicant shall comply with all applicable State of Michigan licensing requirements. The MRF seeks a 3-year contract with OCSO for 2025 which is subject to the Board of Commissioners approval. Documentation of this approval in the form of an executed agreement must be submitted prior to the start of the 2025 season.

- 17. All drives and parking areas shall be treated on a regular basis to control dust. During non-operational periods, parking areas shall be reseeded with grass to ensure stabilization and erosion and dust control.**

The 2025 site plans note on Sheet 3 that dust control will be provided a minimum of 4 times throughout the festival and additionally if required due to dry weather conditions. A receipt from Sunbelt rentals has been submitted demonstrating rental of a water trailer for treatment of gravel and unpaved drives between August 13, 2025 to October 1, 2025.

- 18. A maximum of 9,256 vehicles shall be allowed within all parking areas, including Mt. Holly, at any one time. Once the limit of 9,256 cars is reached the electronic changeable letter signs will being to display a message to incoming vehicles that the Festival parking is at capacity. This system will allow the Festival to ensure that this maximum number is monitored and enforced.**

Included in the submission was a parking lot capacity protocol. In the event that parking reaches full capacity, festival staff will deploy proper signage and coordinate with OCSO to redirect vehicles.

However, Sheet 2 on the 2025 site plans indicate that there are a total of 9,563 parking spaces.

- 19. The MRF shall provide a traffic and parking management plan. Parking attendants will keep track of the number of vehicles entering and exiting. Changeable copy signs will be used to direct traffic to offsite parking when the parking on the festival grounds is full. Generator signs with changeable letters shall be used to direct traffic and provide timely information to incoming Festival patrons. This may include notices that total number of parking vehicles is approaching the on-site vehicle limit.**

The applicant has agreed with this condition. A changeable letter sign will also be placed on I-75. The site plan identifies the location of the offsite signage for the festival.

- 20. Traffic shall be kept to a minimum in and out of the Festival at night.**

The applicant agrees with this condition. To ensure that emergency vehicles can access Dixie Highway, the festival has provided a plan that includes important contact phone numbers and the procedure for diverting traffic.

- 21. Additional sidewalks or boardwalk areas shall be provided to improve pedestrian flow and post a crossing guard to help pedestrians across the main traffic lanes.**



As mentioned in the Site Plan Review section of this letter, a secondary entrance to the festival grounds and pedestrian pathways and bridge are proposed in the 2025 site plans in the southwest region of the site. As stated previously, the MRF must obtain proper approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) prior to construction. If, during the permitting process with EGLE, the proposed layout changes, any revised site layout must be administratively approved by Holly Township.

- 22. All loudspeakers, public address mechanisms, generators and refrigerators, shall be directed to result in the least possible impact upon adjoining uses, with particular regard to residential uses.**

The applicant agrees with this condition.

- 23. The MRF shall submit an annual site plan by April 1st of each festival year and all applicable review fees paid.**

The applicant has met with the Township several times following the conclusion of the 2024 season. The applicant submitted the 2025 application form and fee on April 8th, 2025 which was agreed upon during meetings with the MRF and Township. The submission included a revised site plan dated April 1st, 2025. The site plan does not include to-scale depictions of the various structures on the property, which the MRF commits to providing by the end of 2025. To create this up-to-date plan with to-scale drawings, the MRF's engineer and surveyor will use drone sensor mapping to inventory existing structures, which must be done in the fall. Should the updated site plan not be submitted by the end of 2025, the applicant risks not obtaining necessary approvals in time to open the festival for 2026. The applicant must provide this plan by December 1, 2025, and all necessary submission materials for the 2026 season by April 1st, 2026 for next year's approval process to ensure they obtain necessary permits and inspections ahead of the events.

- 24. Holly Township shall be named as an additional insured on the Renaissance Festival insurance policy, at a minimum value of \$3,000,000.**

Insurance documents included in this year's submission meet requirements, however they expire on November 1, 2025. The insurance policy is renewed on an annual basis. As such, prior to the expiration of the current policy on November 1, 2025, the applicant must provide insurance documentation verifying they have coverage for the winter event, Hollydazzle, with Holly Township listed as an additional insured. Until the Township receives these, they may not be allowed to operate following the expiration of the insurance policy.

- 25. Sign application and fees shall be paid by the MRF for the large Road Commission type message boards.**

This will be completed prior to any operations by the festival.

- 26. The MRF shall keep track of visitors entering and existing the site to control maximum occupancy and provide updated attendance figures.**

The applicant has provided attendance counts for previous festivals in the years of 2019, 2021, 2022, 2023, and 2024.

- 27. The MRF shall provide copies of all leases for any booths, buildings, or any other enclosed space being leased by others, within the Festival property.**

The intent of this requirement is to provide the Building Official and Fire Marshal adequate access to perform inspections in a timely manner. Contact information has been provided for each user. This standard has been met.



28. The MRF shall include language in all of the booth/building leases, which specifically confirms the ability of the Township and its inspector and agents to inspect all buildings and booths within the Festival property for compliance with all applicable building, electrical, plumbing, these inspections may take place at any time during which the Festival is open to the public without notice (added in 2012).

The intent of this requirement is to provide the Building Official and Fire Marshal adequate access to perform inspections in a timely manner. Contact information has been provided for each user. This standard has been met.

29. All booth/building leases shall include a provision that guarantees a key to all leased facilities for the MRF. The MRF agrees that the Township will be able to obtain any keys necessary to access any leased facilities in accordance with the inspection provisions above.

The intent of this requirement is to provide the Building Official and Fire Marshal adequate access to perform inspections in a timely manner. Contact information has been provided for each user. This standard has been met.

30. All required Building Use inspections for any part of the Festival property shall be completed at least one week before the Festival is open to the public.

The Building Official completed 2024 inspections during the season, and a variety of outstanding items to address have been provided in writing to the MRF and its vendors. Per the Building Official's email dated May 8th, 2025, the MRF is obtaining permits and working towards an agreed upon August 1st, 2026 completion deadline. Some progress has been made to date which the Building Official is satisfied with. On-going inspections will occur, and any areas deemed condemnable or unsafe for the public health, safety, and welfare will not be permitted to open in the 2025 season.

31. The MRF shall comply with any additional conditions as determined by the Building Inspector, Electrical Inspector, and Fire Chief as a result of future inspections.

We defer to the Township Building Official and Fire Marshal and Chief, who have all verified that the on-going progress made by the MRF is suitable to this point and will be monitoring progress as the August 1st, 2026 deadline approaches. On-going building inspections will occur, and NOCFA maintains a constant presence during the main festival operations. Any areas deemed condemnable or unsafe for public health, safety, and welfare will not be permitted to open in the 2025 season.

32. Per the September 21, 2015, letter sent by Groveland Township, a traffic and parking analysis study shall be provided with the following information:

- Analysis on the appropriate directional signage, both on and off site;
- Number of sheriff deputies necessary to manage traffic;
- Identify the total number of parking spaces available for the festival;
- Whether physical delineation of parking aisles is necessary;
- Total estimated parking demand on a per day and per hour basis (account for the large swing in usage);
- Parking management plan to maximize parking utilization and minimize conflicting traffic patterns;
- Level of Service (LOS) at all impacted intersections;
- Revised and accurate plan; and
- The basis for determining the amount for escrow to cover the payment for traffic signage and sheriff deputies.



Although the applicant has not provided a report with the above required information, they did furnish a detailed traffic and parking presentation addressing past traffic and parking issues. The applicant will work with the Oakland County Sheriff's Office to maintain access to the Lahring Road residents and to the nearby Fire Station. The parking plan has been in effect for three seasons and there has been a noticeable improvement in traffic conditions along Dixie Highway. All further concerns with this review standards are being addressed by Groveland Township, whose Board will consider granting the MRF a special use permit for the 2025 season on June 9, 2025. We will follow up on the outcome of that meeting prior to Holly's meeting on June 11, 2025 to provide an update to the Planning Commission. Any future revised site plan shall indicate compliance with these conditions.

SECTION 32-33 SPECIAL USES

In addition to the above conditions, the Township's zoning ordinance has the following standards to review all Special Land Use requests:

(c) Basis of Determinations

- 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 Michigan Renaissance Festival's continued use of the site aligns directly with the currently adopted 2024 Holly Township Master Plan's designation of the area, which is Institutional/Local Recreation.

- 2. Will be designed, constructed, operated, and maintained 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. Will not be hazardous or disturbing to existing or future nearby uses.**

The activities contained to the existing MRF site are designed, constructed, operated, and maintained to be harmonious with the area. The MRF made improvements to their traffic and parking plan to help reduce off-site impacts.

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

The MRF's proposal aligns with neighboring properties by addressing potential traffic issues through ongoing support from a private parking management company, Elite Parking Services Inc., and the implementation of screening measures in parking zones.

- 4. 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 proposed use does not place an increased demand on emergency and medical personnel from years prior. The plan presented by the MRF reduces the demand for these services to the extent practical, allowing for the site to be adequately serviced and public health, safety, and welfare maintained. The submission also includes draft agreements with Oakland County Sheriff's Office to provide additional services for the festival to ensure proper coverage, which will be finalized before the start of the season.

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



The MRF has worked with the Township and Oakland County Sheriff's Office (OCSO) to limit public costs and pays for additional coverage by the OCSO which is demonstrated in their submission. The existing MRF site has been screened with trees to limit the effect on nearby properties.

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

Compliance with all requirements and standards outlined in the Special Uses chapter, as well as compliance with any other applicable laws, standards, ordinances, and regulations, have been met at this time as outlined in this review. Outstanding operational items, such as compliance with the Township's business license requirements and on-going Fire and Building code issues, are being monitored and resolved on an on-going basis with the Fire Chief, Building Official, Zoning Administrator, Township Planner, and other regulatory bodies (such as EGLE, Oakland County Health Department, etc.) as necessary. Inspections and reviews that have yet to be completed will be recorded for on-going review of the festival's compliance. Special use permit approval should be conditional on the positive outcome of these on-going inspections and additional reviews. Should the MRF be in violation of the agreed upon compliance work plan, sections or the entirety of the festival may be at risk of condemnation or the Special Land Use permit may be revoked.



RECOMMENDATION

Based on our review of submitted materials, there are several items that must be addressed in the short and long term. Subject to the results of the public hearing, we are recommending approval of the site plan request subject to the approval of the accompanying special land use request.

We recommend approval of the special land use permit request for the 2025 season subject to the following conditions:

1. Allow administrative review and approval for events not noted in the 2025 application held on site with more than 1,000 attendees.
2. Allow administrative review and approval for the following, which the applicant must submit by July 31st, 2025. Any delay on their part may result in delayed opening of the festival for the 2025 season:
 - a. The applicant must provide a copy of the approved, executed contract with the OCSO for the 2025 season.
 - b. The applicant must comply with and receive approvals from the Building and Fire Departments and obtain the appropriate Oakland County permits for on-going site improvements.
 - c. The applicant must obtain appropriate food service, water supply, and sanitation permits from the Oakland County Health Department and Michigan Department of Health and provide copies to Township.
3. Hours of operation for the all festival operations, including the main 7-week festival and Hollydazzle, must be confined to 9:00 am to 7:00 pm per the special land use permit.
4. Following the site-wide survey to capture existing, accurate dimensions of all site buildings and features in the fall of 2025, the applicant must provide a to-scale drawing of the site. This must be submitted by December 1st, 2025 for administrative approval.
5. The applicant must provide insurance documentation once current coverage expires on November 1, 2025 verifying they have coverage for the winter event, Hollydazzle, with Holly Township listed as an additional insured.
6. The applicant must obtain proper approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) prior to construction of the second entrance on the west side of the site. If, during the permitting process with EGLE, the proposed layout changes, any revised site layout must be administratively approved by Holly Township.
7. The applicant must continue to meet with Township officials, the Township Building Official, the North Oakland County Fire Department, and the Township Planning and Engineering consultants on an on-going basis to discuss a timeline for completing the following items in order to maintain their Special Use permit:
 - a. The applicant shall comply with all condemnation notices issued by the Building Official and condemned structures shall be off-limits unless the applicant successfully obtains a Certificate of Occupancy from the Building Official.
 - b. The applicant shall work with the Township officials to address a variety of outstanding code violations and necessary site improvements, which have been provided in writing to the MRF, by August 1st, 2026 completion deadline.



8. Planning Commission approval of this application shall remain in effect for one calendar year. Should the applicant not meet the conditions of approval, their Special Use permit may be revoked per Section 32-33 of the Holly Township Zoning Ordinance.

To aid you in making a motion, we have provided recommended language below:

Site Plan:

Motion to approve the site plan for the Michigan Renaissance Festival at 12600 Dixie Highway, Holly, MI 48442 based on the plans dated April 1, 2025, conditioned on the approval of the special land use permit request.

Special Land Use:

Motion to approve the special use requests for the operation of the Michigan Renaissance Festival at 12600 Dixie Highway, Holly, MI 48442 subject to the eight conditions outlined in the Planner's report dated June 3, 2025, on the findings of fact that:

- a) *The operation of the site will be harmonious and in accordance with the general and specific objectives of the Township master plan, and will be compatible with the natural environment based on the site design and operational regulations put in place by the Festival.*
- b) *The site is 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.*
- c) *The site and operation are not hazardous or disturbing to existing or future nearby uses based on the landscape buffering and operational regulations such as parking management put in place by the Festival.*
- d) *The site and operation are compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner, based on the landscape buffering and operational regulations such as parking management put in place by the Festival.*
- e) *The site and operation are served adequately by essential public services and facilities that the Michigan Renaissance Festival provides and facilitates through contracts with the Oakland County Sheriff's Office, and services provided by the North Oakland County Fire Authority and Groveland Township Fire Department adequately any such service or facility.*
- f) *The site and operation will not create excessive additional public costs and will not significantly decrease property values of surrounding properties, based on the continuing investment into the site and its long-standing history in the Township.*
- g) *The site and operation meets all the requirements and standards of the Holly Township Zoning Ordinance and other applicable laws, standards, ordinances, and/or regulations.*

We will be in attendance at the June 11th, 2025, Planning Commission meeting to discuss any questions you may have.

Respectfully Submitted,

MCKENNA



John Jackson, AICP, NCI
President

Alexis Farrell, NCI
Senior Planner

c: Karin Winchester, Township Clerk, Zoning Administrator
George Kullis, Township Supervisor
Scott Herzberg, Building Official
North Oakland County Fire Department (NOCFA)