

HOLLY TOWNSHIP
PROPOSED AGENDA
PLANNING COMMISSION
November 12, 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: Rezoning request from Anthony Reed (AR Real Estate) to rezone Parcel ID # 01-01-326-005 11533 Dixie Hwy., Holly MI 48442. from AGRE (Agricultural Residential min 5 acres) to C2.

APPROVAL OF MINUTES – October 8, 2025.

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. Rezoning request from Anthony Reed (AR Real Estate) to rezone Parcel ID # 01-01-326-005 11533 Dixie Hwy., Holly MI 48442. from AGRE (Agricultural Residential min 5 acres) to C2.

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 October 8, 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, Ray Kerton, Chuck Stoner, Leslie Jorgensen and Derek Sommer.

Members Absent

None.

Others Present

Paige Smith, Planner and Clerk Winchester.

AGENDA APPROVAL

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

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

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.

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

Chip Schultz, Director explained that the amendment is needed due to the fact that the Hollydazzle event hours are different than what was approved for the festival's Special Land Use Permit.

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

APPROVAL OF MINUTES – September 10, 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 7/0.**

COMMUNICATIONS: None.

OLD BUSINESS: None.

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.
 - **Commissioner McCanney moved 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 longstanding 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

Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion carried 7/0.

REPORTS: None.

PUBLIC COMMENT: None.

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 7/0.

ADJOURNMENT – Commissioner Mitchell adjourned the meeting at 6:53 pm.

Karin S. Winchester, Clerk



November 3, 2025

Planning Commission
Holly Township
102 Civic Drive
Holly, MI 48442

Subject: 11533 Dixie Highway (Parcel ID # 01-01-326-005) Rezoning Review #1

Location: Northeast of Dixie Highway, south of McClelland Road

Applicant: Anthony Reed, property owner

Dear Planning Commissioners:

We have reviewed the above rezoning application submitted by Anthony Reed to rezone the subject site from the AGRE, Agricultural Residential District to the C-2 General Commercial District. The subject site is located west of Vassar Road, north of Groveland Road, and is currently undeveloped. The parcel is currently a nonconforming, roughly triangular-shaped lot within the Agricultural Residential district, approximately 1.62 acres in size with 320 feet of lot frontage on Dixie Highway. The applicant is requesting a rezoning to C-2 with the intent of constructing a touchless self-serve truck and car wash on the parcel.

We have reviewed the rezoning request for compliance with the Holly Township Zoning Ordinance, 2024 Master Plan, and sound planning principles. We offer the following comments for your consideration.

REZONING ANALYSIS

The Planning Commission's responsibility is to hold a public hearing and make a recommendation for the rezoning proposal to the Township Board. The Township has used the following questions (bolded) to evaluate the appropriateness of rezoning applications in the past. Please note, these questions are meant to help the Planning Commission evaluate whether the rezoning is appropriate; they are not standards that must be met for approval.

- 1. Is the requested rezoning consistent with the goals, policies, and Future Land Use map of the master plan? Or, has applicant demonstrated conditions have changed significantly since the master plan was developed, and request is demonstrably consistent with the development trends in the area?**

The proposed rezoning is consistent with the Master Plan. The existing zoning is AGRE, Agricultural Residential and the Future Land Use designation is Commercial Center. According to the Future Land Use designation in the Master Plan the intent of the Commercial Center is to accommodate intense mixed, commercial, fabrication, and flex-employment uses. The Zoning Plan within the Master Plan lists the Local Commercial (C-1), General Commercial (C-2), and Office Service (OS) Districts as correspond for the Commercial Center Future Land Use classification. Thus, the proposed zoning is consistent with the Master Plan's specifications for the Future Land Use of the parcel.

HEADQUARTERS

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The existing land use, current zoning, and master plan Future Land Use designations for the subject site and for the surrounding parcels is provided in the following table as a reference.

Location	Existing Land Use	Current Zoning	Future Land Use Designation
Subject Site	Undeveloped	AGRE Agricultural Residential	Commercial Center
North	Single-Family Home	AGRE Agricultural Residential	Commercial Center
East	Undeveloped	AGRE Agricultural Residential	Neighborhood Residential / Rural Town Center
Southeast	Undeveloped	AGRE Agricultural Residential	Rural Town Center
South	Single-Family Home	AGRE Agricultural Residential, SR Suburban Residential	Rural Town Center
West	Distribution Center	LI Limited Industrial	Light Industrial / Commercial Center

In addition to the Commercial Center designation, the subject site is also located within the Urban Service/Receiving District on the Future Land Use map. This Receiving District is intended to be the basis of a future transfer of development rights (TDR) program, which is a market-based tool used to manage land development and resource conservation. TDR is a voluntary transfer of development rights from areas with low population needs (sending zones) to areas of high population needs (receiving zones). The receiving zones are areas that are appropriate for an increase in density and development. While there is no TDR program yet today, the Master Plan is clear that this area of the Township is suitable and intended for higher intensity development, such as commercial uses.

2. Are the site's physical, geological, hydrological, and other environmental features compatible with the host of uses permitted in the proposed zoning district, especially for sites without public utilities?

The subject site meets the minimum lot size required for C-2 of 1 acre. The property appears to be able to support General Commercial uses based on geological, hydrological, and other relevant environmental features of the land. While the site is not currently connected to public utilities, it is located in an area where it is likely feasible to connect to water, as the industrial property across Dixie Highway is connected to Genessee County public water. Additionally, at 1 acre, we find that the sight is large enough to accommodate well and septic facilities if connecting to public utilities is not possible.

3. Are all the potential uses allowed in the proposed zoning district compatible with surrounding uses in terms of land suitability, density of use, environmental impacts, nature of use, traffic impacts, aesthetics, infrastructure, and maintenance of property values.

Potential uses permitted in the C-2 district are not anticipated to be incompatible with the surrounding uses. Much of the land surrounding the site is undeveloped, with a large distribution center, Shannon Precision Fastner, to the west across Dixie Highway. There is a single-family home to the north of the site, which is also designated as



Commercial Center per the Future Land Use map. Generally, the proposed zoning is not anticipated to generate intensity that cannot be supported by municipal infrastructure and existing roadways. Development of the site would require site plan review and specific uses may require a special land use permit (such as a car wash), at which point the impacts of development would be reviewed in detail. At that time, screening requirements that would protect the residence to the north would be required. Therefore, we do not find any broad issues with land suitability.

4. Has the applicant demonstrated that they cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning?

The site is currently nonconforming with the existing AGRE zoning as it does not meet the minimum lot area requirement of 5 acres. As such, the only possible use for which the site could currently be developed as is a single-family dwelling, while all other permitted uses are unviable.

5. Is the capacity of the infrastructure and municipal services, including public schools, adequate to accommodate the uses permitted in the requested zoning district without compromising the "health, safety, and public welfare"?

We do not believe that the proposed rezoning would have a detrimental effect on the capacity of infrastructure and municipal services. The proposed car wash, if pursued, would be evaluated during site plan review in detail for potential impacts on municipal services.

6. Is there evidence of demand for additional land uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to meet the demand?

Yes, the Township regularly received inquiries for commercially-zoned property in the Township. Only roughly 2.7% of the Township is currently zoned commercially. Additionally, while there are 2 car washes in the Village of Holly today, there are none in the Township. The ones that do exist in the Village are located relatively far (around 6 miles) from the subject site. While this decision does not hinge on the site being developed as a car wash, the same could be said for most of the permitted uses in the C-2 District.

7. Is the rezoning necessary to avoid exclusion of a lawful land use?

The rezoning is not necessary to avoid exclusion of a lawful land use.

8. Is the rezoning establishing a desirable zoning trend policy for similar or identical lands?

The proposed rezoning is consistent with the Future Land Use map in terms of density and desirable development patterns in the area, which is envisioned as a commercial corridor and in the future will likely be rezoned to align with the Zoning Plan within the Master Plan. Approving the request would establish a desirable trend for similar parcels to follow.

9. Are the boundaries of the requested rezoning reasonable in relationship to surroundings and ability to meet the dimensional regulations in the zoning ordinance? Of the market?

The site is currently a nonconforming lot within the AGRE District, not meeting the required 5 acres in lot area. The C-2 District has a lot minimum of 1 acre and a minimum frontage of 150 feet. The subject site's 1.62 acres with 320 feet of lot frontage are consistent with the requirements of the C-2 District.



10. If a rezoning is appropriate, is the requested zoning district more appropriate from the community's perspective than even some other zoning district?

The Zoning Plan within the Master Plan lists the Local Commercial (C-1), General Commercial (C-2), and Office Service (OS) Districts as correspond for the Commercial Center Future Land Use classification. Theoretically, any of these zoning districts are supported by the Master Plan for this site. In terms of permitted uses, the C-1 District is the most restrictive, while there are a variety of additional permitted uses allowed in C-2. Given the proximity of this site to public utilities and its position along Dixie Highway- a major collector, one of the highest classifications in terms of mobility- we find that this site is suitable for a more intense district, (allowing additional uses such as a car wash).

11. If the request is to permit a specific use, is rezoning the land (changing the map) more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use changing the text?

No. The intended use of a car wash (considered an automobile wash in the Zoning Ordinance) is not an appropriate use in the AGRE District. The intent of the AGRE District is "to provide for those uses of land that are compatible with the need to: protect and enhance vital township natural resources and amenities, fish and wildlife habitat, woodlands, wetlands and water resources; encourage agricultural and other resource-based production; and, encourage utilization of the township's recreational and rural residential potential." The intended use is incompatible with this intent.

12. Does the requested zoning correct an error in the zoning map? or zoning text?

No, the rezoning is not necessary to correct a zoning map or text error.



RECOMMENDATION

As the findings above dictate, the requested rezoning is compatible with 2024 Holly Township Master Plan, surrounding existing land uses, and the intent and purpose of the Zoning Ordinance. We recommend that the Planning Commission make a recommendation of approval for the rezoning to the Township Board.

To assist the Planning Commission in making such a recommendation, we have provided the following example motion for your consideration:

I move to recommend approval of the rezoning request from the AGRE, Agricultural Residential district to the C-2, General Commercial district for parcel number 01-01-326-005 located on Dixie Highway to the Holly Township Board, based on the findings of fact that:

- a. The 2024 Holly Township Master Plan designates the future use of the site as Commercial Center, which aligns with the requested C-2 General Commercial District in the Zoning Plan;*
- b. The physical aspects of the site make it suitable for commercial development, given its location along a major thoroughfare, access to public utilities, and compliance with dimensional requirements of the C-2 General Commercial District;*
- c. The site is currently nonconforming with the dimensional requirements of the AGRE Agricultural Residential District, and rezoning it to C-2 General Commercial District would eliminate its nonconforming status;*
- d. The site has the potential to meet the full site development standards of Chapter 32 of the Holly Code of Ordinance. Site plan review by the Planning Commission will be required in the future which will ensure compatibility with the surrounding area.*

We will be in attendance at the November 12, 2025 planning commission meeting to discuss our findings and recommendations in more detail.

Respectfully Submitted,

MCKENNA

Alexis Farell-Rodriguez, AICP, NCI
Senior Planner

Paige Smith, NCI
Assistant Planner

c: Karin Winchester, Township Clerk
George Kullis, Township Supervisor



Exhibit A: Zoning Plan from Master Plan (page 91)

Future Land Use Category	Density	Corresponding Zoning District(s)
Rural Estate /Residential	1 dwelling unit / 2.5-40 acres	Agricultural Residential (AGRE)
State Recreation Lands	N/A	Agricultural Residential (AGRE)
Low Density Residential	1 dwelling unit / 1-5 acres	Rural Estate (RE)
Neighborhood Residential	1-3 dwelling unit / 1 acre	Single Family Residential (R-1 and R-2) Multiple Family Residential (RM-1 and RM-2)
Institutional/Local Recreation	N/A	N/A
Research/Office Center	N/A	Office Service (OS)
Manufactured Housing Park	N/A	Mobile Home Park (RMH)
Commercial Center	N/A	Local Commercial (C-1) General Commercial (C-2) Office Service (OS) Limited Industrial (L-1)
Rural Town Center	N/A	*

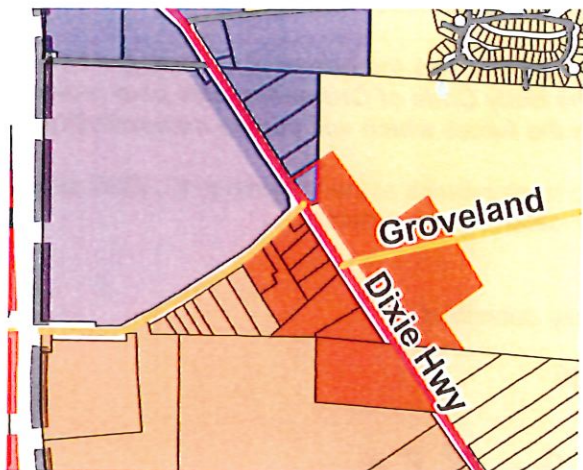
* The Rural Town Center will require the development of a new mixed-use zoning district.

Exhibit B: Excerpt from Zoning Map



AGRE	<i>Agricultural Residential (5.0 ac.)</i>
R-1	<i>Single Family Residential (0.5 ac.)</i>
R-2	<i>Single Family Residential (1.0 ac.)</i>
SR	<i>Suburban Residential (1.5 ac.)</i>
RE	<i>Rural Estate (2.5 ac.)</i>

Exhibit C: Excerpt from Future Land Use Map



Rural Estate	Rural Town
Low Density Residential	Commercial Center
Neighborhood Residential	Research/Office Center
Manufactured Housing Park	Light Industrial
Institutional/Local Recreation	
State Recreation Lands	
Sending Area	
Urban Service/Receiving District	