

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