

Holly Township
Planning Commission – Regular Meeting
Minutes of November 12, 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, Ray Kerton, Chuck Stoner, Leslie Jorgensen and Derek Sommer.

Members Absent

Ben Armstead.

Others Present

Alexis Farrell Rodriguez, Planner and Clerk Winchester.

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

AGENDA APPROVAL

- **Motion by Commissioner Stoner to approve the agenda. 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.

James Gross, Dixie Hwy. addressed the commission.

Steven Ball, Dixie Hwy. addressed the commission.

Wendy Antcliff, Dixie Hwy. addressed the commission.

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

➤ **Motion by Commissioner Sommer to open the public Hearing. Supported by Commissioner Kerton. A voice vote was taken. All present voted yes. The motion carried 6/0.**

James Gross, Dixie Hwy., said that in addition to his previous comments, he felt there was a large amount of commercial property to the north which is more than enough commercial property to meet the needs of the township for many years to come. It should not be placed at 11533 Dixie Hwy. Commercial and industrial should be further north.

Steven Ball, Dixie Hwy. feels his property and the neighbor's property would be devastated having a commercial property right next to theirs. They have invested a lot and asked for that to be considered.

Jeff Antcliff, Dixie Hwy. moved out of the City of Flint 10 years ago to his property on Dixie Hwy for peace and quiet. Unfortunately, Shannon was built across the street, and all those woods are gone and all they have now is the woods behind them. They are woods people, outdoor people, dog people. He has been a police officer for 33 years and he knows what kind of clientele may show up. He doesn't know what kind of business they are trying to put in. His question was answer that it is a car wash. That is a good example, a lot of drug deals happen at car washes, all kinds of bad things happen at car washes, not just in the City of Flint. Having this in the middle of the country is a perfect spot for drug dealers to meet coming from Pontiac. His neighbors just moved there, and they have a little kid, building their family, they don't want the riff raff that comes along with that type of property.

Val Bouchard, Dixie Hwy. has lived in the area for a little over 25 years and she opposes it for a lot of reasons. She can understand why the people would want to do it. There could be worse things like CBD Dispensaries. She agrees with everything James Gross stated. She is especially concerned with the ground water and the contamination the car wash would have. There is not a drainage system there to handle that and she is concerned about chemicals seeping into the ground water. She lives across from Shannon and saw all of the thousands of trees taken down. She understands progress happens and needs to happen, but that there has been enough progress and we don't need it anymore. It would be nice for this not to come in, especially for the young family and all of us residents. She is very concerned about property values as well and wants peace and quiet. It would be an easy place for criminals being right off I75. It would not be good for the area and implores the commission not to do it. Before Shannon Industries was built, you could look at the beautiful sky and see the stars, now she has to put up shades to block the lighting. She has also been dealing for 25 years with the gravel pit trucks driving on Belford Rd. They should enter and exit off Dixie Hwy. RCOC finally came and installed an apron at the entrance at Belford from Dixie Hwy. She agrees with James Gross and the officer, and she stands against it.

- **Motion by Commissioner Sommer to close the public Hearing. Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion carried 6/0.**

APPROVAL OF MINUTES – October 8, 2025

- **Motion by Commissioner Sommer to approve October 8, 2025 minutes. Supported by Commissioner Kerton. A voice vote was taken. All present voted yes. The motion carried 6/0.**

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS

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

There was a lot of discussion between the commission and the planner regarding considerations for rezonings and the process.

- **Commissioner Stoner moved to recommend approval of the rezoning request from Anthony Reed from 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:**
 - 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**

Supported by Commissioner Kerton. A roll vote was taken. Kerton; yes, McCanney; no, Stoner; yes, Jorgensen; no, Sommer; yes, Mitchell; yes. The motion carried 4/2.

REPORTS: None.

PUBLIC COMMENT:

Steven Ball, Dixie Hwy. addressed the commission.

Val Bouchard, Dixie Hwy. addressed the commission.

Wendy Antcliff, Dixie Hwy. addressed the commission.

ADJOURNMENT

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

ADJOURNMENT – Commissioner Mitchell adjourned the meeting at 8:08 pm.

Karin S. Winchester, Clerk