

Holly Township
Board of Trustees Regular Meeting
Minutes of January 21, 2026

CALL TO ORDER: Supervisor Kullis called the Regular Meeting of the Holly Township Board of Trustees to order at 6:30 pm located at the Holly Township Offices (Upstairs), 102 Civic Drive, Holly, Michigan 48442.

PLEDGE OF ALLEGIANCE
ROLL CALL

Members Present:

George Kullis, Karin Winchester, Jennifer Ryan, Derek Burton, Ryan Matson, Michael McCanney and Richard Kinnamon

Members Absent: None.

Others Present: None.

AGENDA APPROVAL

- **Motion by Clerk Winchester to approve the agenda. Supported by Trustee Matson. A voice vote was taken. All present voted yes. The motion carried 7/0.**

CONSENT AGENDA:

1. Approval of Regular Meeting Minutes – November 19, 2025.
2. Approval of Financial Statement – November 2025.
3. Approval of Bills for Payment – December 2025
4. Receipt of Routine Reports:
 - A. N.O.C.F.A. Special Meeting Minutes – November 12, 2025.
 - B. Planning Commission Minutes – November 12, 2025.
 - C. Building Permits – November 2025.
 - D. Treasurer's Annual and Quarterly Report – NA.
5. Communications: None.

- **Motion by Trustee Kinnamon to approve the Consent Agenda. Supported by Clerk Winchester. A roll call vote was taken. All present voted yes. The motion carried 7/0.**

PRESENTATIONS: None.

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REPORTS

TRUSTEES

- Trustee McCanney reported that the Planning Commission is progressing with ordinance updates, which he noted would be "very exciting" and would allow for adding or removing ordinances during the process.
- Trustee Matson indicated his report would be covered under New Business.
- Trustee Kinnamon reported on behalf of the Chamber of Commerce that their annual dinner would be held the following Saturday at The Vault, with reservations due by Friday at \$90 per person.
- Trustee Burton had no report.

TREASURER

- Treasurer Ryan had no report.

CLERK

- Clerk Winchester had no report.

SUPERVISOR

- Supervisor Kullis mentioned he had previously reported on the farmstead at the last meeting. He noted that the contractor has until June 15th to complete the work or would need to start paying the Township.

PUBLIC COMMENT

Wendy Kozlowski 16082 Fish Lake Rd. addressed the Board.

Steven Ball 11455 Dixie Highway addressed the Board.

James Gross 11523 Dixie Highway read letter from his Neighbor Jeff Antcliff 11501 Dixie Hwy.

Rick Heatherington, attorney with CF Legal, representing James Gross 11523 Dixie Hwy addressed the Board.

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.

Alexis Farrell, Holly Township Planner, presented the rezoning request. She explained:

- The request is only for rezoning, not for approval of a specific use. While the applicant mentioned a potential car wash, this was not binding, and if rezoned, any C2 permitted use would be allowed.
- Holly Township does not have an adopted rezoning ordinance with specific criteria that must be met.
- The property's future land use classification in the master plan is "commercial center," which aligns with the requested C2 zoning.
- The area was designated for commercial use due to its access to Dixie Highway and potential utility access.
- At 1.62 acres, the lot is currently non-conforming as AGRE requires 5 acres minimum.
- Any future development would require site plan review, and an automobile wash would need special land use approval with additional criteria.
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Board members engaged in extensive discussion:

Trustee Matson expressed concerns about the residential character of the area, noting several homes along that stretch of Dixie Highway. He suggested shifting commercial zoning to a different undeveloped area to preserve this neighborhood.

Trustee Burton noted the difficulty of the decision, acknowledging that the property is on a major highway across from Shannon Fasteners (a large industrial operation) but is also very close to existing homes.

Trustee McCanney suggested C1 zoning might be more appropriate than C2 as a buffer between residential and industrial uses. He explained that townships need some commercial development to support tax revenue and services.

The board discussed the legal considerations of denying a rezoning request that aligns with the master plan and whether they should seek legal counsel before making a decision.

Motion by Kinnamon, support by Winchester, to postpone the rezoning decision for legal consultation to be presented at the next board meeting.

Motion carried unanimously.

- **Motion by Trustee Kinnamon to postpone to seek legal counsel before making a decision. Supported by Clerk Winchester. A roll call vote was taken. All present voted yes. The motion carried 7/0.**

2. Architect & Engineering Proposal – New Township Hall.

Brandon Kitzman from Detroit Architectural Group (DAG) presented their proposal for architectural services for the new township hall.

Supervisor Kullis noted that DAG was selected by the administrative team after interviewing four different architectural firms, with all board members independently ranking DAG as their top choice by a scoring method.

- **Motion by Clerk Winchester to approve the architect and engineering proposal for the new township hall with Detroit Architectural Group, subject to approval of the contract by the township attorney. Supported by Trustee Matson. A voice vote was taken. All present voted yes. The motion carried 7/0.**

3. Holly Area Youth Assistance Member – Proposed Resolution 2026-01.

Trustee Burton explained that Leslie Jorgensen, a current Board of Review member and realtor in the community, had been added to the Holly Area Youth Assistance (HAYA) board, and this resolution represented the Township's approval of her membership.

- **Motion by Trustee Matson to approve Holly Area Youth Assistance Member – Proposed Resolution 2026-01. Supported by Trustee Matson. A roll call vote was taken. All present voted yes. The motion carried 7/0.**

4. Appointments: Two Planning Commission Members – Terms Ending 12-31-28.

- **Motion by Supervisor Kullis to appoint Ray Kerton Term Ending 12-31-28. Supported by Trustee Burton. A voice vote was taken. All present voted yes. The motion carried 7/0.**
- **Motion by Supervisor Kullis to appoint Ben Armstead Term Ending 12-31-28. Supported by Trustee Burton. A voice vote was taken. All present voted yes. The motion carried 7/0.**

5. Appointments: One Zoning Board of Appeals Member – Term Ending 12-31-28.

- **Motion by Supervisor Kullis to appoint Joe Hutchins Term Ending 12-31-28. Supported by Trustee Kinnamon. A voice vote was taken. All present voted yes. The motion carried 7/0.**

6. Appointments: One Zoning Board of Appeals Member – Term Ending 12-31-26.

Supervisor Kullis is looking to fill this position. The Board took No Action.

7. Appointments: Two Board of Review Member – Term Ending 12-31-27.

- **Motion by Supervisor Kullis to appoint Nancy Rebar Term Ending 12-31-27. Supported by Trustee Matson. A voice vote was taken. All present voted yes. The motion carried 7/0.**

- **Motion by Supervisor Kullis to appoint Chuck Stoner Term Ending 12-31-27. Supported by Trustee Kinnamon. A voice vote was taken. All present voted yes. The motion carried 7/0.**

8. Appointments: Three Construction Board of Appeals – Term Ending 12-31-27.

- **Motion by Supervisor Kullis to appoint Don Dewey Term Ending 12-31-27. Supported by Trustee Kinnamon. A voice vote was taken. All present voted yes. The motion carried 7/0.**

- **Motion by Supervisor Kullis to appoint Matt Halberstat Term Ending 12-31-27. Supported by Trustee Matson. A voice vote was taken. All present voted yes. The motion carried 7/0.**

9. Planning and Zoning Fee Schedule – Proposed Resolution 2026-02.

- **Motion by Trustee Burton to Planning and Zoning Fee Schedule – Proposed Resolution 2026-02. Supported by Trustee Matson.**
- **Motion by Trustee McCanney to strike the \$5.00 gun permit fee. Supported by Trustee Burton. All present voted yes. A roll call vote was taken. The motion carried 7/0.**

PUBLIC COMMENT

David Gillispie 6359 Laring Road addressed the board.
Steven Ball 11455 Dixie Highway addressed the Board.

ADJOURNMENT – Supervisor Kullis adjourned the meeting at 7:21 pm.

Karin Winchester, Clerk