

Holly Township
Planning Commission – Regular Meeting
Minutes of February 11, 2026

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, Derek Sommer and Leslie Jorgensen.

Members Absent: None.

Others Present: Alexis Farrell Rodriguez, Planner and Clerk Winchester.

AGENDA APPROVAL

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

PUBLIC COMMENT – For Items on the Agenda Only:

James Gross 11523 Dixie Hwy addressed the Commission.

PUBLIC HEARINGS: None.

APPROVAL OF MINUTES – December 10, 2025.

Commissioner Kerton noted corrections needed in the minutes regarding vote counts.

- **Motion by Commissioner Stoner to approve December 10, 2025 minutes as amended. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion carried 7/0.**

COMMUNICATIONS: None.

OLD BUSINESS:

1. Holly Township Zoning Ordinance Diagnostics for Review and Discussion.

The commission discussed zoning ordinance terminology and updates. The discussion covered the transition from current zoning designations to proposed new categories and how existing properties would be handled during rezoning - whether they would maintain current designations or transition to new categories, and at what point such transitions would occur.

The commission explored how properties with existing uses that become nonconforming under new ordinances would be handled, including resale scenarios and changes of use that would trigger site plan review requirements.

The discussion emphasized the goal of providing flexibility to serve rural areas better while preserving their character, though the implementation methods remain complex to navigate.

The Commission took No Action.

NEW BUSINESS

1. Election of Officers.

- **Motion by Commissioner Kerton to Appoint Glenn Mitchell as Chair. Supported by Commissioner Sommer. A voice vote was taken. All present voted yes. The motion carried 7/0.**
- **Motion by Commissioner Mitchell to appoint Ray Kerton as Vice Chairperson. Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion carried 7/0.**
- **Motion by Commissioner Mitchell to appoint Commission Armstead as Secretary. Supported by Commissioner Sommer. A voice vote was taken. All present voted yes. The motion carried 7/0.**

2. Proposed Planning Commission By-Laws Amendments.

Chairman Mitchell had several concerns and questions:

- On page 1, under master plan section b, he suggested changing "advantageous" to "appropriate" as more objective language.
- On page 2, section 12.1, he questioned the compensation clause and the removal of language allowing business owners who don't live in the township to serve.
- He raised concerns about conflicts with other township positions, particularly regarding library board service.
- On page 3, he questioned the language requiring members to serve "until successor be appointed" and how it addresses resignations.
- He discussed the absence policy and whether it should reset annually.
- On page 7, he noted agenda formatting issues with roll call placement.

The commission discussed ex parte communications, conflict of interest policies, and how board members should handle situations where they have property interests near items being considered. Chuck Stoner's dual service on the Board of Zoning Appeals was clarified as a requirement under the bylaws.

Revisions to be made based on the discussion.

The Commission took No Action.

3. 2025 Planning Commission Annual Report.

- **Motion by Commissioner Sommer to forward to the Township Board. Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion carried 7/0.**

REPORTS:

Commissioner McCanney reported that the Township Board did not vote on the Dixie Highway rezoning, concerns were raised that require further review.

PUBLIC COMMENT: None.

ADJOURNMENT

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

ADJOURNMENT – Commissioner Mitchell adjourned the meeting at 8:12 pm.

Karin S. Winchester, Clerk