

Holly Township  
Board of Trustees Regular Meeting  
Minutes of February 18, 2026

---

CALL TO ORDER: Supervisor Kullis called the Regular Meeting of the Holly Township Board of Trustees to order at 6:33 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 Burton. A voice vote was taken. All present voted yes. The motion carried 7/0.**

CONSENT AGENDA:

1. Approval of Regular Meeting Minutes – January 21, 2025.
2. Approval of Financial Statement – January 2026.
3. Approval of Bills for Payment – February 2026.
4. Receipt of Routine Reports:
  - A. N.O.C.F.A. Special Meeting Minutes – January 27, 2026.
  - B. Planning Commission Minutes – None.
  - C. Building Permits – January 2026.
  - D. Treasurer’s Annual and Quarterly Report – NA.
5. Communications: None.

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

PRESENTATIONS: Joe Mishler on District Library.

Joe Mishler, Vice President of the Holly Township Library Board, addressed the board emphasizing that the library board has taken no action other than creating a subcommittee to research becoming a district library and make recommendations.

Mishler explained the reasoning behind considering district library status. The library is experiencing significant growth, particularly in teen programming, which has expanded from 2-3 participants to 40-50 over the past two years. The library has also expanded services to the high

school after the school district eliminated their libraries, providing library cards to all Holly School District high school students. They are currently working on similar arrangements with the middle school.

The library recently completed a major remodel in November and has expanded programming including story time, presentations, AARP tax preparation services, and a food pantry. They are looking at creating a district library that would include Holly Township, Village of Holly, Groveland Township, and Rose Township, deliberately excluding the school district to avoid territorial disputes with other library systems.

Mishler outlined three main reasons for pursuing district library status: achieving autonomy as a complete municipality without being under another's umbrella, expanding services through better funding, and providing representation for Rose and Groveland townships who currently contract services for \$2 per person but have no board representation.

The detailed process would involve multiple steps: requesting resolutions from all participating municipalities, forming a district planning committee with representatives from each municipality, creating a district library agreement covering finances and operations, legal review, state librarian approval, and potentially a millage election if additional funding is sought. Currently, the library operates on 1.31 mills and serves 9,831 patrons across the participating communities. Mishler noted that Rose and Groveland's \$2 per person payment doesn't cover the full cost of services provided.

Greg Hayes, Library Director, explained their recent joining of the TLN Cooperative, which allows reciprocal borrowing with other library systems including Genesee District Library. He emphasized that all programming is free and open to the public regardless of residency. The board asked several questions about programming expansion, data collection methods, patron statistics, autonomy concerns, and the impact of potential village cityhood on district library agreements. Mishler clarified that once a district library is established, municipal status changes would not affect membership.

## REPORTS

## TRUSTEES

- Trustee McCanney reported that the Planning Commission is reviewing their operational guidelines and adding training requirements of a couple hours annually for commissioners.
- Trustee Matson inquired about the status of the commercial property use issue tabled from the previous meeting. Clerk Winchester to answer in her report.
- 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 announced a blood drive at Calvary Church on February 19th with 13 spots available. He highlighted that this organization keeps donated blood within Michigan, unlike the Red Cross. Reservation numbers were provided: 866-642-5663 or 810-265-4224.

#### TREASURER

- Treasurer Ryan reminded residents that property taxes are due by March 2nd, as February 28th falls on a weekend.

#### CLERK

- Clerk Winchester reported that the Dixie Highway rezoning applicant has chosen to put his application on hold to conduct further research so he can decide how to he wants to proceed following discussions with the planner and the township boards concerns about the proposed C2 zoning.

#### SUPERVISOR

- Supervisor Kullis reported the township receiving recognition from the University of Michigan College of Business eCities program, noting that Holly Township has been designated as a 5-star community for growth and economic development metrics over the past five years.

Regarding Riverside North subdivision, Supervisor Kullis reported ongoing work with the developer to resolve outstanding issues. A survey of residents showed 55% want street trees planted while 45% do not. The supervisor recommended the developer seek ZBA approval for tree modifications. Two other properties have improvements in areas designated for sidewalks, which the HOA management company is addressing. The consultant working with the developer was revealed to have a suspended law license and was reported to the state bar for practicing law without a license.

For the Whistle Stop Lane group home issue, the state confirmed it's a temporary license with maximum capacity of six residents, though determining who monitors capacity remains unclear.

Regarding the EGLE permit process for the farmstead gazebo, EGLE has requested a 100-year floodplain plan despite being unable to explain its purpose or provide examples of requirements. This is for a simple gazebo structure in a flood zone, causing significant delays and frustration with the agency's responsiveness.

#### PUBLIC COMMENT

James Gross, Dixie Highway addressed the Board.

OLD BUSINESS – None.

#### NEW BUSINESS

1. Set Spring and Fall Cleanup.

Supervisor Kullis requested postponing this item to coordinate dates with Rose Township through NOCFA, as firefighters assist both townships and scheduling conflicts have occurred when both cleanups fall on the same Saturday, spreading emergency services thin.

- **Motion by Supervisor Kullis to postpone setting Spring and Fall Cleanup. Supported by Trustee Kinnamon. A voice vote was taken. All present voted yes. The motion carried 7/0.**

2. Guidelines for Poverty Exemption – Proposed Resolution 2026-03.

Clerk Winchester explained these are amendments to the previous resolution based on new state requirements. Changes include required percentage exemptions (25%, 50%, 75%, 100%), asset limitations including stocks and mutual funds, and other improvements to align with state mandates.

Supervisor Kullis noted that some communities break down exemptions to 10% increments for more flexibility, and this resolution adopts annual changes automatically to avoid yearly approvals. The asset requirements help identify legitimate poverty cases versus those with significant assets but low income.

Trustee Burton expressed concern about including retirement assets for elderly residents, but Supervisor Kullis explained this prevents abuse while allowing graduated relief through percentage-based exemptions.

- **Motion by Clerk Winchester to approve the Guidelines for Poverty Exemption – Proposed Resolution 2026-03. Supported by Trustee Matson. A roll call vote was taken. All present voted yes. The motion carried 7/0.**

3. 2025 Planning Commission Annual Report.

Trustee McCanney presented the annual report, noting excellent attendance. He praised the commission's collaborative working relationship, with experienced and new members working well together. The board includes diverse perspectives from large landowners and village residents, creating productive discussions without contentious discussions.

- **Motion by Trustee Kinnamon to accept the 2025 Planning Commission Annual Report. Supported by Trustee Matson. A voice vote was taken. All present voted yes. The motion carried 7/0.**

4. Amendment to Policies and Procedures – Proposed Resolution 2026-04.

Supervisor Kullis proposed changing the township hall alcohol policy from "no alcohol permitted" to "no consumption of alcohol," allowing temporary storage for charitable auction items or events like Dickens Festival while maintaining the prohibition on drinking.

Clerk Winchester expressed concern about optics and the principle of not using public property for private purposes, arguing that exceptions for some would require exceptions for all who wish to store items at the township.

The discussion revealed contradictions in the current policy between the first sentence limiting facility use to township business only and the last sentence addressing individuals or organizations using facilities.

After extensive debate about liability, scope of exceptions, and policy clarity, the board amended the resolution striking the last sentence of the policy.

➤ **Motion by Trustee Kinnamon to approve the Amendment to Policies and Procedures – Proposed Resolution 2026-04. Supported by Supervisor Kullis. A roll call vote was taken. Winchester; no, Ryan (yes), Burton; yes, Kinnamon; yes, McCanney; yes, Matson; no, Kullis; yes. The motion carried 5/2.**

5. Moratorium on Issuance of Approvals or Permits for Data Processing Centers – Proposed Resolution 2026-05.

Supervisor Kullis explained that the current ordinance from 1992 is outdated for modern data centers essentially allowing almost anything. The moratorium will provide time for the planner to review township needs and write appropriate regulations addressing environmental impacts, water usage, noise, lighting, and other concerns relevant to the township's rural character.

The resolution was amended to correct the numbering to 2026-05.

➤ **Motion by Clerk Winchester to approve the Moratorium on Issuance of Approvals or Permits for Data Processing Centers – Proposed Resolution 2026-05. Supported by Trustee Burton. A roll call vote was taken. All present voted yes. The motion carried 7/0.**

PUBLIC COMMENT: None.

ADJOURNMENT – Supervisor Kullis adjourned the meeting at 8:22 pm.

Karin Winchester, Clerk