

HOLLY TOWNSHIP
PROPOSED AGENDA
PLANNING COMMISSION
March 11, 2026 at 6:30 PM
Holly Township Hall (Upstairs)
102 Civic Dr., Holly, Michigan 48442

CALL TO ORDER – PLEDGE OF ALLEGIANCE

ROLL CALL: Glen Mitchell Ray Kerton Michael McCanney Ben Armstead
Chuck Stoner Leslie Jorgensen Derek Sommer

AGENDA APPROVAL

PUBLIC COMMENT – For Items on the Agenda Only.

PUBLIC HEARINGS: Special Land Use Application from Dirt Works Equipment Rental 6180 Denton Hill Road, Fenton MI 48430 to operate an Equipment Rental Business at 3045 Grange Hall Rd., Parcel Number 01-28-301-013 in the C-2: General Commercial District.

APPROVAL OF MINUTES – February 11, 2026.

COMMUNICATIONS: None.

OLD BUSINESS:

1. Holly Township Zoning Ordinance Diagnostics for Review and Discussion.
2. Proposed Planning Commission By-Laws Amendments.

NEW BUSINESS:

1. Special Land Use Application from Dirt Works Equipment Rental 6180 Denton Hill Road, Fenton MI 48430 to operate an Equipment Rental Business at 3045 Grange Hall Rd., Parcel Number 01-28-301-013 in the C-2: General Commercial District.
2. Site Plan Application from APEX Management 3043 Grange Hall Rd., Suite 10, Holly, MI 48442 for Dirt Works Equipment Rental 6180 Denton Hill Road, Fenton MI 48430 to operate an Equipment Rental Business at 3045 Grange Hall Rd., Parcel Number 01-28-301-013 in the C-2: General Commercial District.

REPORTS

PUBLIC COMMENT

ADJOURNMENT

RULES FOR PUBLIC HEARING PARTICIPATION

Welcome to this public hearing. We appreciate your taking the time to present your opinions. Everyone will be given an opportunity to speak. In order for us to have an effective public hearing, we ask that you abide by the following rules:

1. Please wait for the Chairperson to acknowledge you before you speak.
2. Begin by stating your name and address.
3. Give us your comments, opinions, and concerns. Each speaker will have 3 minutes to present during the public hearing.
4. Do not talk or interrupt while another person is speaking at the microphone.
5. The commission does not respond directly to questions during a public hearing. This is because the purpose of the public hearing is to provide time for the public to speak, not for the commission to discuss or debate the item at hand.
6. Please be respectful of the board, the applicant, and your neighbors.

Again, thank you for attending.



Memorandum

TO: Planning Commission
Holly Township
102 Civic Drive
Holly, MI 48442

FROM: Alexis Farrell-Rodriguez, AICP, NCI
Sommer Nafal, NCI

SUBJECT: Takings Overview

DATE: March 3, 2026

In support of the 2026 Zoning Ordinance Update, please find enclosed an overview of takings and how they may apply to the Update process. Understanding what takings are and how they will affect property owners will be essential to keep in mind as the Planning Commission reviews and evaluates revised regulations.

What is a taking?

Takings refer to the government's act of acquiring or seizing private property for public use. There are two types of takings:

1. **Physical.** The government occupies or acquires the property.
2. **Regulatory.** The government restrictions limit property use so severely that it becomes the equivalent of a physical seizure.

Under the Fifth Amendment of the United States Constitution, the government must provide just compensation when it takes private property. The Takings Clause in the Fifth Amendment states: "[N]or shall private property be taken for public use, without just compensation."

Typically, a "just compensation" is determined by an appraisal of the property's fair market value. This means that any sentimental or other value held by the owner will not be considered in calculating compensation. Generally, one determines the fair market value by looking at the sales of similar property to that being taken.

Takings extend beyond land. They can involve easements, personal property, trade secrets, and contract rights. In 1947, the Supreme Court held that a taking occurs when government action significantly limits an owner's use of property, even without formal seizure.

Even if a regulation limits how property can be used, it may be upheld if it serves a valid public health, safety, or welfare goal. This is possible under the "noxious use" doctrine, even if it significantly burdens property.

Examples of situations where regulation or government action may trigger takings concerns include:

- Properties near airports affected by excessive noise, fumes, or flight path intrusions
- Waterfront properties harmed by government-caused rerouting of water
- Livestock or agricultural farms disrupted by nearby noise or ground vibration

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM



Eminent Domain

Eminent domain refers to the power of the government to take private property and use it for a public purpose. This is a form of a physical taking. Like a regulatory taking, the government may only exercise this power if they provide just compensation to the property owners. The Fifth Amendment's Taking Clause prohibits the government from taking private property for public use without just compensation. This extends to regulatory takings where government regulations (such as a change in zoning ordinances) significantly diminish property values.

Partial Takings

It is often the case that a landowner is not completely deprived of their property. Instead, they suffer a restriction or impairment of their right to use it. Reasons a government may need to include:

- Zoning district changes that decrease the intensity of allowable uses (also known as "downzoning"), i.e. changing from a district that allows commercial uses to one that only allows residential uses.
- In *Loretto v. Teleprompter Manhattan CATV Corp. (1982)*, the Supreme Court ruled that a permanent physical occupation of property by a government entity, such as cable television installations, constitutes a taking that requires just compensation under the Fifth Amendment.
- In *Lucas v. South Carolina Coastal Council (1992)*, the Supreme Court ruled that the Beachfront Management Act, which prohibited Lucas from building on his oceanfront property, constituted a regulatory taking that required compensation.

A governmental taking for a public project has to have a legitimate public purpose to be constitutional. In any event, the government would need to prove the necessity of the action. Courts interpret "public use / interest" broadly. In one case, the Supreme Court upheld a taking for private development, finding it served a public purpose by promoting economic development.

CONCLUSION

Any Zoning Ordinance update can inadvertently cause regulatory takings. Takings claims tend to be a serious litigious matter, and preventing such claims is a responsible goal for the Township in this process. We intend to perform careful analysis throughout this update to avoid property rights conflicts and allow a path forward to enact the Township's land use vision.

An up-to-date master plan and zoning ordinance can lay a solid foundation for all land use regulation. These documents also create realistic expectations among landowners by describing the community's vision for development. When given direction by the Township, applicants are more likely to propose new land uses that are consistent with the Township's vision.

As the Commission begins to make decisions on the Zoning Ordinance update, it will be critical to understand takings.

Sources Used:

1. "Eminent Domain." *Legal Information Institute, Legal Information Institute*, www.law.cornell.edu/wex/eminent_domain. Accessed 16 Jan. 2026.
2. *Five Cases & Five Trends in Takings Law*, www.cacities.org/uploadedfiles/leagueinternet/fa/fa20e867-ecd9-43e7-a256-db7908d2ff7d.pdf. Accessed 16 Jan. 2026.
3. *The Takings Clause of the Constitution*; www.congress.gov/crs_external_products/R/PDF/R47562/R47562.1.pdf. Accessed 16 Jan. 2026.
4. "Takings." *Legal Information Institute, Legal Information Institute*, www.law.cornell.edu/wex/takings. Accessed 16 Jan. 2026.
5. *What Is a Taking?* - Findlaw, www.findlaw.com/realestate/land-use-laws/what-is-a-taking.html. Accessed 16 Jan. 2026.



News & Resources

Publications

March 6, 2015 | *Foster Swift Finance, Real Estate and Bankruptcy News* Scott H. Hogan and Julie C. LaVille

Zoning and the Fifth Amendment: When do Zoning Regulations "Go Too Far"?

The Michigan Court of Appeals recently rejected a landowner's challenge of a zoning restriction as a regulatory taking requiring just compensation under the Fifth Amendment. In *Grand/Sakwa of Northfield, LLC v. Twp. of Northfield*, 304 Mich. App. 137, 851 N.W.2d 574 (Mich. Ct. App. 2014), the court held that a township's denial of an application to rezone land from agricultural to single-family residential did not constitute a regulatory taking based on the three-part *Penn Central* balancing test.

Both the United States Constitution and the Michigan Constitution prohibit the government from taking private land for public use without providing just compensation to the landowner. A government taking is commonly thought of as a physical taking of a landowner's property. However, the United States Supreme Court first recognized in 1922 that "if regulation goes too far it will be recognized as a taking."^[1] A regulatory taking occurs when a

Attorneys

Julie LaVille Hamlet

Scott H. Hogan

Related Services

Finance, Real Estate & Bankruptcy Law

Zoning & Land Use

government regulation limits the use of private property to such a degree that it effectively deprives the property of any value.

The Supreme Court has recognized regulatory takings in two situations: (1) when a regulation leaves the landowner with no economically viable use of the land, known as a categorical taking; [2] and (2) based on the balancing test established in *Penn Central Transportation Co. v. New York City*, 438 U.S. 104 (1978).

With respect to the first category, a categorical taking only occurs when a regulation "denies all economically beneficial or productive use of land." [3] For example, the Supreme Court held that a law prohibiting the owner of beach front property from erecting any permanent structures on the property rendered the property valueless, and therefore constituted a categorical taking under the Fifth Amendment. [4]

If the regulation does not deprive the property of all economic value, courts will analyze the regulation under the *Penn Central* balancing test. *Penn Central* involved a challenge to New York City's Landmark Preservations Law, which prevented the Penn Central Transportation Company from constructing a skyscraper on top of Grand Central Station. The Court held that the application of the law did not constitute a taking based on a three-part balancing test. This test requires courts to consider (1) the character of the state action; (2) the economic impact of the regulation; and (3) the extent to which the regulation has interfered with a distinct investment-backed expectation.

Penn Central has been interpreted to place a high burden of proof on landowners challenging a regulation under the takings clause. As one federal appellate judge observed, "few regulations will flunk this nearly vacuous test." [5]

***Grand/Sakwa v. Northfield* - Factual Background**

In January of 2002, the plaintiffs purchased a large tract of agricultural land in Michigan that had been farmed for over 100 years. The plaintiffs applied to rezone the property from AR

(agricultural) to SR-1 (single family residential) to develop the land. Although the township board initially approved the rezoning, township residents subsequently organized a referendum that overruled the rezoning and left the property zoned AR. The plaintiffs filed suit against the township, alleging that application of any zoning classification more restrictive than SR-1 constituted a regulatory taking. Shortly after the lawsuit was filed, the township board rezoned the property from AR to LR (Low Density Residential District).

The trial court ultimately ruled in favor of the township and determined that the LR zoning did not constitute a regulatory taking. The plaintiffs appealed.

Court of Appeals' Analysis

The plaintiffs did not claim a categorical taking under *Lucas*, but argued that the trial court should have found a taking under the *Penn Central* balancing test. The Michigan Court of Appeals held that the trial court was correct in holding that the zoning classification was not a taking.

Character of the state action

The appellate court first held that the trial court did not err by finding that the first prong of the *Penn Central* test weighed in favor of the township. The court noted that zoning ordinances are generally permissible and that local governments may enact zoning restrictions to promote the general welfare, even if they adversely affect a landowner's property interests.

Economic impact of the regulation

The court also found sufficient evidence to weigh the second prong of the *Penn Central* test in the township's favor. Both parties stipulated that the LR zoning created a loss of the value that the plaintiffs would have received had the property been zoned SR-1. However, the court held that while a comparison of the values is relevant to the analysis, it is not controlling. The only preexisting

rights associated with the property in question were those permissible under AR zoning. The township's initial decision to rezone the property to SR-1 never took effect because it was superseded by the referendum. Thus, there was never any vested right to develop the property under any zoning classification other than AR. The LR zoning, although more restrictive than what the plaintiffs preferred, actually expanded the owners' preexisting land use rights. There was therefore no significant diminution in value of the land to weigh in the plaintiffs' favor.

Extent to which the regulation has interfered with distinct investment-backed expectations

With respect to the third prong, the plaintiffs argued that although they purchased land that was zoned AR, they purchased it with the reasonable expectation that the zoning classification would change. The court rejected this argument, asserting that an individual who purchases land that is subject to zoning limitations with the intent to seek a modification of those limitations "accepts the business risk that the limitations will remain in place or be only partially modified." Thus, the trial court did not err in finding that the third factor favored the township.

Finally, the court rejected the plaintiffs' argument that rezoning the property to LR violated their due process and equal protection rights. To show a violation of substantive due process, a plaintiff must prove (1) that there is no reasonable governmental interest being advanced by the present zoning classification, or (2) that the ordinance is unreasonable because of the purely arbitrary, capricious and unfounded exclusion of other types of legitimate land use from the area under consideration. The court held that the township's goals of controlling growth and maintaining open space were legitimate, the method chosen was not arbitrary or capricious, and the plaintiffs' property was not improperly singled out under the circumstances.

Conclusion

As this case demonstrates, courts have given substantial deference to decisions by local governments to enact zoning regulations. For a landowner to successfully challenge a zoning ordinance, courts will generally require proof that (1) the ordinance left little or no economically viable use of the land, (2) there is no legitimate government interest being advanced by the zoning classification, or (3) the classification is purely arbitrary and capricious. Developers must be cautious in purchasing land, as the court has clearly indicated that the purchaser assumes the risk that an application for rezoning will be denied. Local governments have broad discretion to enact reasonable zoning regulations that further legitimate government interests, such as controlling growth and maintaining open space.

Please contact a Foster Swift municipal or real estate attorney with any questions regarding the constitutionality of zoning regulations.

[1] *Pennsylvania Coal Co. v. Mahon*, 260 U.S. 393 (1922).

[2] *Lucas v. S.C. Coastal Council*, 505 U.S. 1003 (1992).

[3] *Id.* at 1015.

[4] *Id.*

[5] *Dist. Intown Props. Ltd. P'ship v. Dist. of Columbia*, 198 F.3d 874, 886 (D.C. Cir. 1999).

HOLLY TOWNSHIP

102 Civic Drive • Holly, Michigan 48442 • Phone (248) 634-9331 • Fax (248) 634-5482

APPLICATION FOR SPECIAL LAND USE

Instructions to Applicant:

Answer each question completely. Please read the additional instructions provided for this application. Incomplete submittals will not be processed.

For Township Use Only:

Date Received: 9-10-25
File No.: _____
Administrative Fee Paid:
Escrow Fee Paid:

1) Applicant Information:

Name: Dirt Works Equipment Rental
Address: 6180 Denton Hill Road
City: Fenton State: MI Zip: 48430
Phone: (Home) 5863372539 Office 8104288221 (Fax) _____
Interest: Leasee

2) All Parties of Interest (Title Holder, Contract Purchaser, Partners):

Name: Apex Management Associates LLC
Address: 3043 Grange Hall Road, Ste #10
City: Holly State: MI Zip: 48442
Phone: (Home) 2484670401 Office 2486050277 (Fax) 2482680184
Interest: Purchaser

(If the applicant/petitioner is not the owner of record, a notarized letter of authority or Power of Attorney must be included as part of this application)

3) General Property Information and Description:

General Location: 3045 Grange Hall Road, Holly, MI 48442
Acreage: 14
Sidwell Number: In Process of combined parcels
Legal Description: Part of the Southwest 1/4 of Section 28, T5N-R7E, described as beginning at a point distant S 00°04'30" W 530.35 feet and N 77°58'20" E 374.23 feet from the West 1/4 corner, thence N 12°01'40" W 646.70 feet; thence S 88°10'10" E 421.03 feet; thence S 11°06'30" E 548.62 feet; thence S 70°53'30" W 166.95 feet; thence S 77°58'20" W 233.05 feet to the point of beginning

(Attach metes and bounds description where applicable)

Site Plan Application Submitted: Yes No _____

4) Zoning:

Current Zoning: C2 District

5) Special Land Use Requested:

Outdoor Rental Equipment Company

6) Signature:

I, the undersigned, state that the foregoing answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I hereby grant permission for members of the Township Board of Trustees, Township Planning Commission and the Township's Zoning Administrator, Township consultants, or other Township agents or employees, to enter the above described property for the purposes of gathering information related to this application.

 9-2-25
Signature of Applicant Date

Instructions to Applicant:

- 1) All applications must be accompanied by a site plan prepared in accordance with Chapter 32 Article 2 of the Holly Township Code of Ordinances.
- 2) For a special use application to be considered, fourteen (14) copies of the application, site plan and legal description must be submitted four (4) weeks prior to a regularly scheduled Planning Commission meeting.
- 3) Applications must be submitted with the application fees as set by resolution "Res 2008-02".
- 4) The Township Planning Commission will review the proposed use in terms of the standards stated within Chapter 32 Article 2. The applicant may provide a narrative describing the conformance of the proposed special use to the Holly Township Code of Ordinances, particularly in response to the Basis of Determinations set forth in Section 32-33(c).
- 5) Discussions with the Township Planner as it concerns the proposed special land use and its conformity with the Township Master Land Use Plan, are suggested prior to submitting a formal petition to the Planning Commission.

HOLLY TOWNSHIP

102 Civic Drive • Holly, Michigan 48442 • Phone (248) 634-9331 • Fax (248) 634-5482

APPLICATION FOR SITE PLAN REVIEW

Instructions to Applicant:

Answer each question completely. Please read the additional instructions provided for this application. Incomplete submittals will not be processed.

For Township Use Only:

Date Received: 9-10-25
File No.: _____
Administrative Fee Paid:
Escrow Fee Paid:

1) Applicant:

Name: APEX Management
Address: 3043 Grange Hall Rd., Suite 10
City: Holly State: MI Zip: 48442
Phone: (Home) (248) 476-0401 (Office) _____ (Fax) (248) 268-0184
Interest: Vendee

2) All Parties of Interest (Title Holder, Contract Purchaser, Partners):

Name: Northwest Plaza
Address: 3045 Grange Hall Road, Suite #8
City: Holly State: MI Zip: 48442
Phone: (Home) _____ (Office) _____ (Fax) _____
Interest: Vendor

(If the applicant/petitioner is not the owner of record, a notarized letter of authority or Power of Attorney must be included as part of this application)

3) Designer: (Registered Engineer, Architect, Surveyor, Landscape Architect or Planner)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: (Home) _____ (Office) _____ (Fax) _____
Interest: _____

4) General Property Information and Description:

General Location: 3-43 - 3045 Grange Hall Rd, Holly, MI 48442
Acreage: 5.54 acres
Sidwell Number: Parcel ID 01-28-301-011 (010 adjacent)
Legal Description: Please see attached

(Attach metes and bounds description where applicable)

Site Plan Attached: Yes No

5) Zoning:

Current Zoning: C-2 General Commercial District

6) Proposed and Intended Use:

Warehouse/Pole barn to clean/repair/store rental equipment

Construction Trailer or Mobile Office on site: Yes No

Requested Location: n/a

7) Signature:

I, the undersigned, state that the foregoing answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I hereby grant permission for members of the Township Board of Trustees, Township Planning Commission and the Township's Zoning Administrator, Township consultants, or other Township agents or employees, to enter the above described property for the purposes of gathering information related to this application.

Roseella M. Jones
Signature of Applicant

June 4, 2025
Date

Instructions to Applicant:

Date: 02/17/2026

MCKENNA

Alexis Farrell-Rodriguez, AICP, NCI

Senior Planner

235 E. Main Street,

Suite 105

Northville, MI 48167

RE: Site Plan Review - Crown Pointe Center, Dirt Works, 3045 Grange Hall Road

Dear Alexis,

The Fire Department has reviewed the site plan documents, spoke to one of the owners of the entire Crown Pointe Center site (Apex Management) during a site visit on 02/17/2026.

Operations of the open yard and newly constructed pole barn were discussed. No review of the existing building on the west side of the lot was conducted. This activity is the foundation for development of the list of requirements and commentary that follows.

Although the applicant, Apex Management, indicated in their November 11, 2025, response that pole barn will be used solely for equipment storage, the fire department is expecting cleaning, repair work and storage to be conducted in this building. These operations are typical for equipment rental operations and confirmed in the applicants June 04, 2025, application which stated in *Section 6, Proposed and Intended Use: "Warehouse/Pole barn to clean/repair/store rental equipment"*.

The IFC considers this an S-1 Occupancy Group, Repair Garage. While this section of the fire code controlling Repair Garages references in its text, "Commercial Motor Vehicles ", which generally refers to cars, buses or trucks 10,000 LBS GVW or greater, the IBC also uses "most nearly resembles" logic for unlisted uses. Repair facilities for "construction and agricultural machinery" (construction equipment) in unlisted but shares the same hazard profile as a Repair Garage, in a repair and storage context. This classification is the best match rather than moving the classification to F-1 (Factory Industrial) which references manufacturing and repair of motor vehicles. Furthermore, this type of construction equipment introduces the additional hazard associated with combustible hydraulic fluid under pressure and bulk storage of this combustible oil. The Fire Department believes S-1 Occupancy Group, Repair Garage, is the appropriate assignment.

Fire Department Requirements.

1. 16-foot gate at the entrance to the unpaved area must remain in operation with a Fire Department Knox box installed for key access to the gates padlock. *(Property owner has agreed to this during our onsite meeting and the Knox application will be email to him at, rental@Apexpropertygmt.com)*
2. Parking Lot and Storage Area require permanent markings to delineate a 20-foot fire access route to the building, where parking or storage of equipment is prohibited.
3. Roll off Dumpsters and Dump Trailers are only allowed to be stored empty on this site. The **Blu Bin Dumpster Rental** operation consisting of 10, 20, and 30 Yard Roll Off Dumpsters could present a fire hazard if returned to this limited storage yard full of combustible material.
4. **Fire lane – No Parking** signs need to be install along the west 20-foot access drive. *(Property owner has agreed to this during our onsite meeting and will install 4 double sided signs)*
5. Spray Painting and Fueling of vehicles, Tractor, Skid Steers, Excavators, Loaders, Mowers and any other equipment is prohibited from being refueled in the building.
6. Limit the time lithium-ion or lithium metal powered equipment or vehicles (if applicable) are in the building to actual repair activity. No overnight storage. See automatic sprinkler requirement if more than occasional repair/storage occurs.
7. Submitted material shows no fuel storage or provision to refuel out-of-doors. If this is an anticipated activity, than the site plan requires updating with an additional review.

The reviewed documentation indicated that the building is about 2400 square feet and Type V-B construction. If business conditions warrant a building addition or expansion to 5,000 square feet or greater, then fire protection in the form of an automatic sprinkler system, installed to NFPA 13, would be required.

Please call my cell, 248-459-8322, at any time to review these items.

In Fire Safety,

C Douglas Smith CSP, CFPS
Deputy Fire Chief
Matt Weil CFI
Fire Chief

- C. Karen Winchester, Holly Twp Clerk
- C. Scott Herzberg, Holly Township Building Official
- C. Paige Smith, Planner McKenna
- C. John Balint, HRC

References

Reference: IFC 903.2.9.1 Repair Garages

An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the *International Building Code*, as shown:

3. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).
4. A Group S-1 *fire area* used for the storage of lithium-ion or lithium metal powered vehicles where the *fire area* exceeds 500 square feet (46.4 m²)

Commercial Motor Vehicle

A motor vehicle used to transport passengers or property where the motor vehicle:

1. Has a gross vehicle weight rating of 10,000 pounds (454 kg) or more; or
2. Is designed to transport 16 or more passengers, including the driver.

The International Fire Code, 2024 Edition, together with appendices A, B, C, D, E, F and G, H, I, J, K, L, and M as promulgated by the International Code Council, is hereby adopted by reference in its entirety herein, except for those changes set forth in this article.

NFPA 1: Fire Code, 2024 Edition, including annexes, A, B, C, D, E, F, G, F are also adopted by reference in their entirety herein.



February 24, 2026

Township of Holly
102 Civic Drive
Holly, Michigan 48442

Attn: Ms. Karin Winchester, Township Clerk/Zoning Administrator

Re: 3045 Grange Hall Road – Northwest Plaza Sidewalk
Site Plan – First Engineering Review

HRC Job No. 20260076.02
Parcel ID: 01-28-301-013

Dear Ms. Winchester:

As Consulting Engineers for the Township of Holly, and in accordance with your request, we have completed a cursory engineering review of the proposed site plan for the Northwest Plaza Sidewalk project for compliance with the Township's Ordinances and Design and Construction Standards. The site plan dated February 11, 2025, has been prepared by Fenton Land Surveying & Engineering, Inc. of Fenton, Michigan. The project site is located on Grange Hall Road and has an area of approximately 5.55 acres. The engineering review is focused on grading, drainage, utility, easements, and other site improvement details associated with the request. We hereby offer the following comments:

1. The Applicant is solely responsible for verifying that the site design is fully compliant with all applicable requirements of the Americans with Disabilities Act (ADA).
2. Our office has investigated the existing drainage patterns and has determined that the site improvements will have little to no impact on the volume of stormwater runoff. The site improvements proposed as part of this project result in less than an acre of soil disturbance, thereby exempting this project from the Oakland County Water Resource Commissioner's (OCWRC) Stormwater Engineering Design Standards.
3. Grades must be provided for the sidewalk to establish drainage patterns. These grades must have a maximum lateral slope of one-quarter inch per foot of width. Additionally, a cross section for sidewalks must be provided per Sec. 14-237 of the Township Ordinance. For sidewalk, the pavement must be four inches of thickness, with six-inch thickness under driveways. Driveway aprons shall not break the sidewalk level.
4. Certain existing features, such as drainage swales, utility boxes, or trees, appear to be in conflict of the location of the proposed sidewalk. Either the sidewalk must be arranged in a way where it avoids these conflicts, or a plan for the relocation of these utilities must be provided. Please note that if the location of the concrete sidewalk is moved out of the influence of the 66' Grange Hall Road Right-Of-Way easement, then a public sidewalk maintenance easement that includes the area of the proposed sidewalk must be provided.
5. This project will eventually require a ROW Permit from the RCOC for the work shown in the Grange Hall Road Right-Of-Way. The Applicant is solely responsible for obtaining any required permits prior to commencing construction.

In so far as our opinion as Township Engineer is concerned, the plan provided is appropriate for the Planning Commission to approve the proposal conditionally based in our review, and the comments provided above must be addressed to need those conditions. The plans must be resubmitted prior to Site Plan approval with the above comments addressed.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



John V. Balint, P.E.
Associate

JVB/srb

pc: McKenna – A. Farrell;
HRC – S. Bryan



Special Land Use Review

TO: Holly Township Planning Commission
FROM: Alexis Farrell-Rodriguez, AICP, NCI
 Paige Smith, NCI
SUBJECT: Dirt Works (Crowne Pointe Center) - Special Land Use Review #1
DATE: March 5, 2026

Dear Commissioner Members,

We've reviewed the special land use application submitted by Dirt Works Equipment Rental for the property at 3045 Grange Hall Road in Holly (Parcel ID #01-28-301-013). The applicant is proposing to reoccupy Suite 6 of the existing multi-tenant commercial center known as Crown Pointe Plaza (formerly known as Northwest Plaza). The applicant would use the suite for office operations, while storing equipment for an outdoor tool and equipment rental company in the fenced-in gravel area in the rear of the site. The majority of the equipment would be stored inside a recently administratively approved 2,400 square foot pole barn situated in the northeast of the fenced gravel area. Additional operational information has been provided by the applicant and is included with this memo.

The existing site sits on 5.54-acres located on Grange Hall Road, just east of Fish Lake Road. The property is zoned C-2, General Commercial, and also falls within the Grange Hall/Fish Lake (GH/FL) Overlay District. The proposed use, though not explicitly defined in the Holly Township Zoning Ordinance, is most similar to outdoor sales, which is a permitted special use in the C-2 District.

Intent of the C-2 General Commercial District.

The intent of the general commercial district is 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.

Intent of the Grange Hall/Fish Lake Overlay District

The purpose of the Grange Hall/Fish Lake Overlay District shall be to encourage the use of property in accordance with the Holly Township Master Plan, including the Grange Hall Road Corridor and Grange Hall/Fish Lake Intersection Recommendations. Consistent with the Grange Hall Road Corridor recommendations, these regulations establish an overlay district that will: allow mixed use development; arrive at a development pattern which addresses both style and architecture appropriate for the area; encourage the redevelopment and reuse of certain properties which are no longer capable of properly serving their intended purpose; ensure safe and complementary vehicular and pedestrian circulation patterns; and, control vehicular access. The provisions of this district are intended to establish Grange Hall/Fish Lake intersection as an area which:

- (1) Promotes the goals and policies of the master plan.



HEADQUARTERS

235 East Main Street
 Suite 105
 Northville, Michigan 48167

☎ 248.596.0920
 ✉ 248.596.0930
 MCKA.COM



- (2) Promotes for a compatible mixture of use in close proximity to one another.
- (3) Improves the physical appearance of the district by coordinating design of buildings, site arrangement and landscaping, signs, and other elements.
- (4) Encourages redevelopment of property consistent with the intent and provisions of this section.
- (5) Manages access to businesses and future development while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity needs, and speed.

SPECIAL USE STANDARDS

Below are the criteria for which the Township considers special land use applications, per Section 32-33 of the Holly Township Zoning Ordinance. We offer the following comments:

1. **Will be harmonious and in accordance with the general objectives or any specific objectives of the township master plan and will be compatible with the natural environment.**

The site is designated "Rural Town Center" in the Holly Township Master Plan. This land use category supports compact, mixed-use development with strong pedestrian connectivity and a small-town feel. While the use itself will not drive virtually any foot traffic, it is a service supportive of large acreage parcels that exist in the Township. The Master Plan has a major focus on maintaining and preserving agricultural and natural features, which this use would support by serving property owners. Additionally, the current site layout does not fully support pedestrian access. However, with the proposed pathway along the Grange Hall Road frontage in addition to site improvements such as landscaping, the key goals of the Overlay District are supported. As an existing operational site seeking reoccupation, these improvements are steps toward better supporting this vision while balancing the existing layout and nature of the site. Please see further details below in response to review criteria number seven.

2. **Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.**

The use is proposed to operate primarily in the northern fenced-in area of the property in the rear yard, which is largely blocked from the public right-of-way by the existing shopping center. The pole barn on the east of on site was administratively reviewed and approved in August of 2025 and was found to be consistent with the commercial character of the district.

The rental operation is a primarily delivery-based service, with approximately 85% of transactions occurring without generating customer traffic to the site. The applicant's operational narrative notes that the busy season is typically April through November, though they remain open year-round. The proposed hours of operation, between 7:30 am and 5:00 pm during the busy season, with two full-time staff members on site, are not expected to disrupt nearby businesses or residential uses.

On the special use application originally submitted for the request, it was noted that repair of the equipment would occur on-site within the new pole barn. This is cause for concern with regard to Fire and Building Code compliance as the pole barn was proposed and constructed to sustain storage only, not repair operations. The applicant has provided the following as part of their operational narrative in regard to repair:



Repairs & Mechanical Work

We do not perform mechanical repairs at this location. Fortunately/unfortunately, when machine issues arise, it's almost always when the machine is with a customer being utilized on a job site. Any repair work is handled in one of two ways:

1. If the machine is under warranty (which 80%+ of our fleet is), issues are handled directly by the dealer. They either send a field technician to the job site or we transport the machine to the dealership.
2. For machines no longer under warranty, repairs are handled by JCJ Services out of Clarkston, a mobile equipment repair company. If a repair cannot be completed in the field (rare), the machine is transported to Clarkston.

We do not employ an in-house mechanic, and our business model is built around outsourcing all repair services.

We suggest that as part of the special use permit it is explicit that repair is not permitted to ensure compliance and accurate documentation of what is and is not allowed as part of this request. Additionally, in terms of storage of the equipment, we recommend that it be explicit that all equipment, including trucks and trailers that are used to transport equipment, must be kept within the fenced-in area. The area to be utilized for storage should also be notated on the site plan.

Along the northern property line which abuts residential land, there is existing chain-link fence with privacy screening and barbed wire. Barbed wire is not permitted by the Zoning Ordinance and thus the fence exists as a legal nonconformity. While the fence has existed as a screen for many years and is sufficient for now, when the time comes to replace the fence (if and when the fence loses its nonconforming status per Section 32-464) it must be replaced with a fence that meets the standards of Section 32-138, Fences, walls, and screens. As part of the special use permit we recommend that a stipulation is added to note the fencing must remain fully opaque in perpetuity. The fabric privacy screening must remain in good condition and if damaged, must be replaced to maintain an opaque screen. A note to this effect should be added to the site plan.

Lastly, regarding the dumpster rentals, the operational narrative states that bins are delivered to customers empty and return to the site empty. Storage of waste in these bins is strictly prohibited.

Given all of these proposed operational conditions, we find that Holly's rural character can be maintained with several conditions of approval to ensure harmony between the proposed use and existing development in the area.

3. Will not be hazardous or disturbing to existing or future nearby uses.

If the conditions noted above are imposed, we find that the proposed use would not be harmful or disruptive to nearby properties. All rental equipment is proposed to be stored within the fenced-in area in the rear, with a majority of the equipment being stored inside the pole barn. In terms of noise, the operational narrative notes that equipment is only started and operated briefly to load onto the trailer for transport. The narrative states that there are typically zero to 5 deliveries each day. The applicant must also maintain compliance with the Township's noise ordinance in Chapter 10 of the General Code.

There is residentially zoned property to the north, including an under-construction senior living facility. We find that if the recommended conditions are imposed, the proposed use should not be hazardous or disturbing to neighbors.



4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.

This business is expected to provide a necessary service for Holly Township residents and neighbors. Access to tools such as trailers, riding mowers, auger bits, mini excavators, and dumpsters is necessary for the maintenance of large rural properties. The proposed use will meet a local need and complement the existing tenants within the plaza at 3045 Grange Hall Road. Additionally, the applicant owns and operates an existing location of the proposed operation, Dirt Works, from Fenton today. The need for expansion demonstrates a demand for this service in the region.

In addition to what has been previously noted in terms of compatibility with other uses, the site is surrounded by commercially zoned and operated property. While there is a senior living facility under construction to the north, it is considered more commercial in nature given it has a full-time staff and medical services are a component of the use. If the recommended conditions noted throughout the review are imposed, we find that the proposed use can be a compatible, economically desirable addition to the Township.

5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

The proposal has been reviewed by the Township's staff and consultants and can comply with local standards. Given there may be some equipment stored outdoors within the fenced-in area, it should be noted that there must be enough open area maintained for vehicular turn-around and access within that area if it is necessary to access in case of emergency (gates and drive lanes must not be blocked). These lanes should be noted on the site plan.

For additional comments, please refer to North Oakland County Fire Authority's report dated February 17, 2026, and HRC (Township engineering consultant) report dated February 24, 2026.

6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

The rental equipment company is unlikely to create new public costs or impact surrounding property values.

7. Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and/or regulations.

The site plan generally complies with the dimensional, landscaping, and site layout standards. Proposed landscaping improvements were administratively approved in August of 2025, and will be installed when weather conditions permit. Similarly, dimensional standards were reviewed with the application of the pole barn.

While the submitted site plan demonstrates a proposed five-foot-wide concrete pathway parallel to Grange Hall Road, a revised site plan is required to convey the required eight-foot-wide pathway in a location on site that will not obstruct the existing culverts and other stormwater management infrastructure in place.



RECOMMENDATION

As demonstrated in this memo, there are the variety of revisions that are still necessary to ensure compliance. We recommend that the Planning Commission hold the scheduled public hearing to obtain feedback and comments from neighbors regarding the use and tabling the decision to allow for incorporation of necessary revisions to the plan. It is intended that by holding the public hearing, it will allow the applicant to incorporate any additional changes to the plan that arise from commentary in a single revision. I will be in attendance at the meeting on March 11, 2026. Should you have any questions or need additional information, please don't hesitate to contact us.

Respectfully submitted,

MCKENNA

Alexis Farrell-Rodriguez, AICP, NCI
Senior Planner

Paige Smith, NCI
Assistant Planner

Dirt Works - Clarification of property use

From Brandon Bidus <rental@rentdirtworks.com>

Date Mon 3/2/2026 10:37 PM

To Alexis Farrell <afarrell@mcka.com>

You don't often get email from rental@rentdirtworks.com. [Learn why this is important](#)

Hey Alexis,

Sorry for the late-night email – we just got the kiddos back from Disney. Thanks for the opportunity to clarify our intended use for the property. I know things can get lost in translation when there's more than one party relaying information.

Our business operates as a light equipment rental company (fleet of small construction equipment that services approximately 35% local homeowners and 65% small contractors). The primary activity at this location will be the storage and dispatch of company-owned equipment such as small excavators, skid steers, and homeowner landscape tools.

I tried to put myself in the township's shoes and answer as many questions as I could think of.

To clarify a few points:

- Repairs & Mechanical Work

We do not perform mechanical repairs at this location. Fortunately/unfortunately, when machine issues arise, it's almost always when the machine is with a customer being utilized on a job site. Any repair work is handled in one of two ways:

1. If the machine is under warranty (which 80%+ of our fleet is), issues are handled directly by the dealer. They either send a field technician to the job site or we transport the machine to the dealership.

2. For machines no longer under warranty, repairs are handled by JCJ Services out of Clarkston, a mobile equipment repair company. If a repair cannot be completed in the field (rare), the machine is transported to Clarkston.

We do not employ an in-house mechanic, and our business model is built around outsourcing all repair services.

- Traffic & Deliveries

Our business is delivery-based. We came in at just over an 86% delivery rate for 2025, and that is the model we prefer. As a result, foot traffic is minimal. We are a family-owned "mom and pop" shop, not a large commercial retail operation.

We typically have between 0–5 rentals per day, with most activity occurring between 8am and 11am. Customers call for equipment or dumpsters, we deliver the equipment to their job site for the duration of their project, and then retrieve it when the job is complete.

All deliveries are performed using company-owned pickup trucks with trailers or medium-duty trucks. We do not operate semi-trucks, tractor trailers, or heavy freight vehicles from this location.

- Dumpster Operations

All dumpsters leave our property empty and return empty. Waste is disposed of directly at licensed landfill facilities. No trash, debris, sorting, or waste processing is stored or handled on site.

- Hours of Operation

Our standard business hours are 7:30am–5:00pm Monday through Friday, with limited Saturday operations during peak season. We do not operate at night or on Sunday. We trim hours back to 8am-4pm Monday through Friday for the "off season".

- Seasonality

We are a seasonal business. Our busy season typically runs from April through November, depending on weather. We remain open year-round, but winter activity is minimal.

- Noise Levels

Equipment is only started briefly for loading or unloading. Machines are not operated for extended periods on site, nor are they operated outside of normal business hours.

- Outdoor Storage & Property Appearance

We prefer to keep equipment indoors whenever possible; however, due to the nature of the business, some outdoor storage is required. Equipment is modern, well-maintained, and stored in an orderly manner. No scrap material, debris, inoperable equipment, or loose materials will be stored on site. We take pride in maintaining a clean and organized property. Additionally, all equipment will be stored in the gated area behind the plaza, locked up when we are not open for business. None of which is visible to the public.

- Staffing

The business operates with a small team and is primarily owner-operated. This is not a large-scale commercial operation, and we prefer it that way. We are very much a community based and community involved small business.

We are a locally owned family business and take pride in operating professionally and being good neighbors. If you haven't yet, I invite you to check out our Google business profile - between Google and social media we have nearly 200 FIVE STAR reviews and nothing less. I believe that a quick skim of the reviews will tell you exactly who we are as a business and the benefit that we bring to the community. We constantly help with community projects, donate to the community, sponsor local little league and help families in need. I was in law enforcement for 11 years prior to this and I use this business as a way to continue to make a difference in the community.

Please let me know if there is anything further you'd like clarified.

Thank you again,
Brandon



Site Plan Review #1

TO: Holly Township Planning Commission
FROM: Alexis Farrell-Rodriguez, AICP, NCI
 Paige Smith, NCI
SUBJECT: Dirt Works (Crowne Pointe Plaza) - Site Plan Review #1
DATE: March 5, 2026

Dear Planning Commission Members,

We have reviewed a site plan dated February 11, 2025, submitted by Apex Management for a proposed tenant, Dirt Works, in an existing multi-tenant commercial center (Crowne Pointe Plaza, formerly known as Northwest Plaza) at 3045 Grange Hall Road in Holly Township (Parcel ID #01-28-301-013). The 5.545-acre site is located on Grange Hall Road, just east of Fish Lake Road. The property is zoned C-2, General Commercial, and also falls within the Grange Hall/Fish Lake (GH/FL) Overlay District.

The applicant is proposing to operate an outdoor tool and equipment rental company from Suite 6 of the main building and utilizing the fenced gravel area at the rear of the site. The tenant would utilize the recently constructed 2,400 square foot pole barn situated north of the multi-tenant commercial center on site within the fenced-in area. Though the specific nature of the proposed use is not explicitly defined in the Holly Zoning Ordinance, it is most similar to Outdoor sales (subject to the provisions of section 32-153) which is a Special Land Use within the C-2 General Commercial District. Please refer to our Special Land Use dated March 3, 2026 for additional details regarding Special Use standards.

The property owner and manager, Apex Management, applied for and received administrative approval in August of 2025 for the construction of a new, secondary pole barn in the fenced-in area, along with landscaping improvements adjacent to Grange Hall Road. As part of this application, a revised site plan has been submitted that reflects these amendments and depicts the general site layout, parking availability, location of utilities, property line setbacks, and a proposed safety path. Our review is limited in scope to consideration of these features and any outstanding items necessary to address for the site to be in full compliance.

Our review of the proposed site plan is based on the requirements of the Holly Township Zoning Ordinance and general planning best practices. The following comments are provided for your consideration.





SUMMARY OF COMPLIANCE

We have reviewed this project against the Holly Township Zoning Ordinance, 2024 Master Plan, existing site conditions, and sound planning and design principles to provide constructive and helpful feedback for the development of this site. A summary of our findings and compliance is detailed in the table below. Further specifications, review, and recommendations are detailed on the following pages.

Ordinance Standard	Compliance
Required Submission Materials	Complies
Zoning and Use	<u>Can Comply</u>
Schedule of Regulations	Complies
Grange Hall / Fish Lake Overlay District	<u>Can Comply</u>
Architecture and Design	Complies
Pedestrian Circulation	<u>Can Comply</u>
Parking	Complies
Landscaping, Natural Features, and Screening	Can Comply
Outdoor Trash Area	<u>Can Comply</u>
Stormwater Management	Please refer to the Township Engineer for comments.
Lighting	Complies
Ingress / Egress	Complies
Fire	Please refer to the NOCFA review.
Engineering and Utilities	Please refer to the Township Engineer for comments.



SITE PLAN REVIEW

We offer the following comments for your consideration. Items requiring correction or more information are underlined and highlighted.

- Zoning and Use (Section 32-100(c)).** Proposed use of a portion of the site as a outdoor sale lot requires a special land use application and evaluation. We note that it is our assumption the site plan date is an error and should reflect February 11, 2026. If so, this should be corrected on the plans.

For notes on the proposed use, please see the Special Land Use letter dated March 5, 2026.

- Use-Specific Standards (Section 32-153, Outdoor Sales Lots).**

- All outdoor lighting shall be shielded from projecting onto or into an adjoining residential district and shall not interfere with driver visibility on a public right-of-way.**

There is no outdoor lighting proposed as part of this application. The existing lighting identified is a combination of downturned wall light packs fixed to the Northwest Plaza building, and lighting attached to existing power line poles.

- There shall be no strings of flags, pennants or bare bulbs permitted.**

No strings of flags, pennants, or bare bulbs are proposed on this application.

- No vehicles or merchandise for sale shall be displayed within any required front yard setback.**

All storage is maintained to the rear yard and will not be visible from the public right-of-way.

- There shall be no broadcast of continuous music or announcements over any loudspeaker or public address system.**

No broadcast, loudspeaker, or public address system is proposed as part of this application.

- Schedule of Regulations (Section 32-104).**

Standard	Required	Proposed/Existing	Meets Standard
Building Height	30 ft./2.5 story (max.)	< 30 feet	Complies
Lot Width	150 feet	> 150 feet	Complies
Lot Area	1 acre	5,545 acres	Complies
Lot Coverage	25%	Existing Complex: 19,177 SF Existing Accessory Structures: 4,415 SF Pole Barn recently constructed: 2,380 SF =10.8% total coverage	Complies



Standard	Required	Proposed/Existing	Meets Standard
Front Yard Setback	30 feet	From the structure most proximal to the front lot line: 116.7'	Complies
Side Yard Setback	10 feet	East: 33.1' West: 95.7'	Complies
Rear Yard Setback	30 Feet	From the structure most proximal to the rear lot line: 30'	Complies

4. **Grange Hall/Fish Lake Overlay District (Section 32-162).** In addition to the standards set forth in Section 32-162 regarding lighting, landscaping, and uses (which are addressed within this memo) the following standards shall apply in the Grange Hall/Fish Lake Overlay District:

Consistency with Overlay District Purpose. While the proposed project meets many of the technical standards of the Zoning Ordinance, it does not yet support all the components of the Grange Hall/Fish Lake Overlay District. This district was established to encourage redevelopment patterns that promote a coordinated mix of uses, high-quality architecture, pedestrian connectivity, and improved site design aligned with the Township's Master Plan.

In particular:

- A 5-foot-wide concrete pathway is proposed; however, an 8-foot safety path is required as the Master Plan identifies this area as a hub for increased walkability, as well as Grange Hall being an identified safety path route. The existing pedestrian paths surrounding the perimeter of the primary building are adequate for internal pedestrian circulation.
- Cross-access between adjacent properties is not included, which is one of the goals of the Overlay District for future traffic flow and connectivity. While cross-access between adjacent properties is not proposed, it is only an aspect of the Overlay District intent and not necessarily warranted given the orientation of the existing structures and lack of connection points to neighboring sites. As for pedestrian connections, we note that there is a proposed pathway, however it must be widened to comply with Ordinance standards and be situated appropriately to accommodate existing features on the site.

Development Pattern. The intent of the Overlay District is to establish a coordinated development pattern that reflects the character of Holly Township and supports smooth transitions between adjacent uses. This can be achieved through consistent building styles and setbacks, landscape buffering, and cross-access connections. While the site includes existing buildings and provides ample separation from nearby uses to the east and west, no cross-access to adjacent properties is proposed, nor do we find it appropriate at this time.

Site Access, Parking, and Loading. The site layout generally complies with the intent of this section. Two points of access are provided from Grange Hall Road, and internal circulation is functional for the proposed use. Given the size of the site and the limited number of employees and patrons expected, the parking layout supports safe vehicular circulation and does not appear to create pedestrian or traffic conflicts.



While the site does not include cross-access to adjacent parcels, which is encouraged by the Overlay District, the configuration is reasonable given the existing development pattern and the current lack of opportunity for coordinated access with neighboring properties.

If the Planning Commission finds that a strict interpretation of cross-access is not practical for this site, they may consider this layout acceptable under the flexible standards provided in this section.

Pedestrians Pathways. The Overlay District emphasizes the importance of safe and connected pedestrian circulation, including links to adjacent neighborhoods, open spaces, and commercial areas. Pathway connections between parking areas, buildings, and surrounding pedestrian systems are encouraged wherever feasible, with the intent of improving walkability over time.

Currently, there are no existing pathways along Grange Hall Road or Fish Lake Road. While the proposed use will function primarily as an outdoor equipment rental service, with limited pedestrian activity anticipated, the Master Plan identifies this corridor as a future pedestrian-friendly area. Though no pathways exist today to connect to, pathways are included on approved site plans for the site directed adjacent to the west, along the Fish Lake Road frontage on the senior-living facility site to the north, and on the site on the southeast corner of Fish Lake and Grange Hall Roads. Thus, we find it appropriate to require immediate installation of this path. Additionally, when nonconforming sites such as this pursue a special use permit (which requires a full site plan review) incremental progress toward full compliance with the Overlay District is appropriate.

The plans include a proposed 5-foot wide pathway along the Grange Hall Road frontage. Although the 5-foot concrete pathway is included on the site plan, an 8-foot safety path is required. Given the site's arrangement of stormwater management infrastructure directly adjacent to Grange Hall Road, the final approved safety path location and width must be reflected in a feasible position, that does not disrupt stormwater management systems in place.

Signage (Article X): An existing freestanding sign advertising the tenants situated within the complex is located on the subject property, as well as wall signs affixed above each suite. It does not appear that any additional signage is proposed. Should changes be desired in the future, the applicant must apply for a sign permit separate from this request.

General site design/architectural guidelines for nonresidential uses. The Overlay District calls for high-quality architecture and coordinated site design that enhances the overall character and economic vitality of the area. This includes reducing the visual impact of large structures, encouraging creative design, and using building materials and colors that are compatible with the surrounding streetscape.

The site plan notes that there are no proposed changes to the building elevation. The pole barn received administrative approval in August of 2025, and was reviewed against Ordinance standards. The barn design includes a gabled roof, vertical siding, and windows and doors that break up the northern and eastern building facades.

The application for a special use requires a full site plan review, but this request still represents a re-occupancy of a suite in the existing multi-tenant building. As such, no new structures are proposed. The proposed landscaping along the frontage represents a noticeable improvement in the aesthetics of the site, but we suggest the Planning Commission discuss whether additional architectural improvements should be required with this request.

5. **Architectural and Design Standards (Section 32-163).** Building elevations were not included on the site plan submittal. The existing structures and barn to be constructed have previously received approval.



At this time, no architectural or design changes have been proposed. Please refer to the commentary above for additional detail.

6. **Parking.** Parking and loading area and interior circulation and access drives shall conform to the front yard setback and greenbelt requirements of the zoning district in which the property is located.

Required greenbelt and setbacks. Per Section 32-192(e), off-street parking must be located outside of the required front greenbelt and maintain specific setbacks from property lines. The proposed parking layout does not encroach into the required front greenbelt and is located outside of all yard setbacks. The site plan appears to meet or exceed this minimum setback. Based on the submitted layout, the proposed parking areas comply with the required setback and greenbelt standards. *Complies.*

Off Street Parking Requirements (Section 32-424). The proposed use is classified as an outdoor sales lot, however the inclusion of the rental equipment component classifies the use as "Wholesale stores, machinery sales, and other similar uses" within the off-street parking requirement table (Section 32-424(C(12))). For the proposed use, one parking space is required per 1,000 square feet of floor area, in addition to one space per employee. Therefore, Dirt Works requires 6.4 parking spaces for their operation, which is encompassed by the 110 spaces (see table below) provided for the entire complex.

While parking minimums are met for current tenants and the proposed use, it should be noted that future changes in tenancy may require the addition of more parking based on Section 32-424(C(12)). As a multi-tenant site, both the property owner and tenants must maintain compliance with all applicable codes and regulations. As such, the property owner and manager, Apex Management, is responsible for ensuring compliance with this requirement in addition to all other applicable codes and regulations. Future changes in tenants may require additional site improvements to support the proposed use. All tenants are also required to maintain a business license per Article VI, Licenses, of the Holly Township General Code.

This meets the parking requirement. *Complies.*



Suite	Square Footage	Current Tenant	Use Per Ordinance Standards	Ordinance Requirement	Calculation	Required Parking Spaces
1 & 2	4,615	Crowne Pointe Center (Arcade)	Business and Professional Offices	1 space/200 sq. ft.	4,615 / 200	23.075
3	883	Healing Medical Massage (Massage Clinic)	Business and Professional Offices	1 space/200 sq. ft.	883 / 200	4.41
4	883	Loyalty Tattoo Company (Tattoo Shop)	Business and Professional Offices	1 space/200 sq. ft.	883 / 200	4.41
5	2,038	Personalized Veterinary: Behavior & Rehab (Veterinary Clinic)	Business and Professional Offices	1 space/200 sq. ft.	2,038 / 200	10.19
6	2,040 + 2,400	Dirt Works (Equipment Rental)	Wholesale Stores, Machinery Sales, and Other Similar Uses	1 / each 1,000 square feet of floor area, plus 1 / each employee	2 employees + (4,400 / 1,000)	6.4
7	2,350	Michigan Laser Engraving (Embroidery Shop)	Retail Stores	1 space/100 sq. ft.	2,350 / 100	23.5
8	1,215	Billing Office	Business and Professional Offices	1 space/200 sq. ft.	1,215 / 200	6.075
9	1,636	Salon Reverie (Salon)	Barber and Beauty Shops	3 spaces/each chair	5 chairs * 3	15
10	2,784	Jobs Technology Solutions (Technology Office)	Business and Professional Offices	1 space/200 sq. ft.	2,784 / 200	13.92
Total Calculation:						106.98*
Total Required Spaces:						107

*Per Section 32-422 - When units or measurements determining number of required parking spaces result in requirement of a fractional space, any fraction shall require one parking space.



7. **Landscaping and Screening (Section 32-192).** As part of the administrative site plan amendment approval in August 2025, an amended landscape plan was submitted and approved. This landscaping was not fully installed before the winter season. In the event that the final location of the required safety path interferes with the placement of approved landscaping, a revised landscaping plan may be necessary. Following final site plan approval, landscaping must be installed immediately once the season permits.

Outdoor Trash Storage Area Screening (Section 32-192 (i)). A dumpster is identified just north of the fence at the rear of the site. No additional trash enclosure details have been provided. Per the Ordinance, trash enclosures must be at least six feet tall, surround the trash container on all sides, and be constructed of architectural materials that are compatible with the site's design. The dumpster is situated an appropriate distance from public view; however, the aforementioned enclosure components must be provided. Additionally, we recommend the enclosure is located outside of the fenced-in area to ensure access for all tenants and waste pickup services.

8. **Stormwater Management (Section 32-200).** The site plan does not identify a stormwater management plan. Given some proposed outdoor storage of equipment, concerns have been raised regarding the suitability of the gravel surface in the fenced-in area. It is also unclear if power washing or cleaning of the equipment will occur in the pole barn. Both of these should be addressed, which we defer to the Township's Building Official and Engineer to comment on further.

9. **Lighting (Section 32-197).** The applicant has identified the existing lighting on site and does not propose any changes.

10. **Ingress/Egress.** The site is accessed by two entrances off Grange Hall Road. The site circulation is almost entirely two-way. Given the proposed use of the site, we find the circulation to generally be acceptable. Further review is subject to the Deputy Fire Chief's report.

11. **Fire.** Please refer to the Deputy Fire Chief's report dated February 17, 2026, for additional comments.

12. **Engineering and Utilities.** Please refer to the Township Engineer for further site plan review comments.



RECOMMENDATION

The proposed site plan for the Crowne Pointe Plaza, pending inclusion of the proposed Dirt Works use to occupy Suite 6 and the northern portion of the site, is generally compliant with the applicable requirements of the Zoning Ordinance, including site layout, setbacks, parking, landscaping, and lighting. However, several elements do not comply and fully advance the broader goals of the Grange Hall/Fish Lake Overlay District as noted throughout this memo.

We find that compliance can be reasonably achieved by addressing the concerns and comments in both this memo and the associated Special Land Use review dated March 5, 2026. With those considerations in mind, we recommend the Planning Commission table the site plan request dated February 11, 2025, for the property at 3045 Grange Hall Road (Parcel ID #01-28-301-013) to allow for another round of revisions.

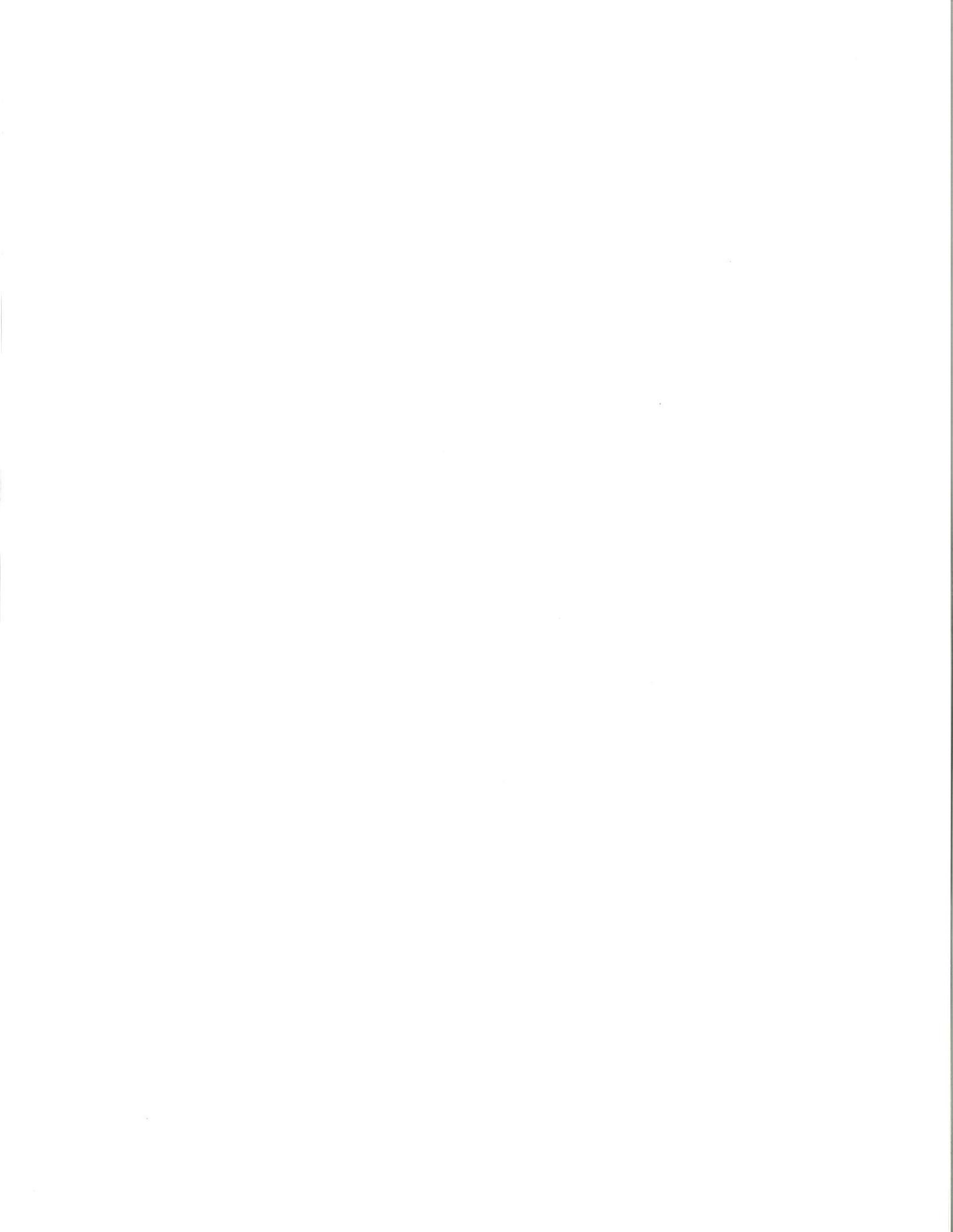
I will be in attendance at the meeting on March 11, 2026. Should you have any questions or need additional information, please don't hesitate to contact us.

Respectfully submitted,

McKENNA

Alexis Farrell-Rodriguez, AICP, NCI
Senior Planner

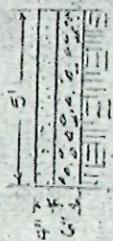
Paige Smith, NCI
Assistant Planner



FICH LAKE ROAD

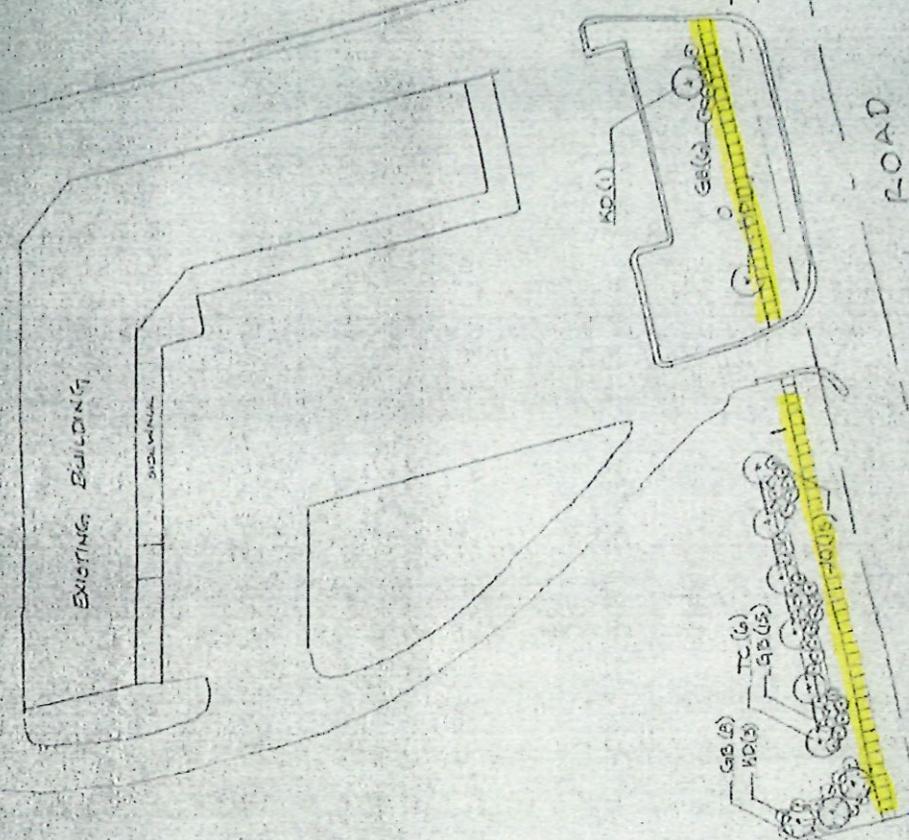
PLANT LIST

PLANT CODE	PLANT NAME	SIZE
6	TE TINA GRAB	2' CAN
5	KO THORNS DEERWOOD	2" CAL
39	GB GREEN NITE BOKWOOD	15" H
6	SM SICEA MAGIC CARPET	#5 POT
15	JO JUNIPER OLD GOLD	#5 POT



5' NON REINFORCED CONCRETE
 6" 2 1/2" A AGGREGATE COMPACTED TO 95%
 UNDISTURBED SOIL

SIDE WALK CONSTRUCTION DETAIL



CROWNE POINTE
 LANDSCAPE PLAN
 SCALE 1" = 40'

