

Holly Township
Planning Commission – Regular Meeting
Minutes of March 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 as Amended moving old business 1 and 2 to new business item 3 and 4. 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: None.

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.

- **Motion by Commissioner McCanney to open the public Hearing. Supported by Commissioner Kerton. A voice vote was taken. All present voted yes. The motion carried 7/0.**

No Public Comment.

- **Motion by Commissioner Sommer to close the public Hearing. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion carried 7/0.**

Alexis spoke to the PC Bylaws and conflicts of interest and explained the process. It was identified that Commissioner Armstead's business is within 300 feet of the subject property and should

recuse himself and have the opportunity to speak as a resident. The consensus was to reopen the public hearing.

Commissioner Armstead recused himself due to a conflict-of-interest having property within 300 feet and he sat in the audience.

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

Ben Armstead Fish Lake Rd. stated that he sees sidewalks proposed on the site plan but did not see sidewalks proposed along the building for the businesses. He would like to see sidewalks connect and that actually go places.

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

APPROVAL OF MINUTES – February 11, 2026.

- **Motion by Commissioner Kerton to approve February 11, 2026 minutes. Supported by Commissioner Sommer. A voice vote was taken. All present voted yes. The motion carried 7/0.**

COMMUNICATIONS: None.

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.

Alexis Farrell presented the staff review of the special land use application. She explained that the applicant, Dirt Works Equipment Rental, seeks to operate an equipment rental business. The property is located in the C-2 General Commercial District within the Rural Town Center overlay.

Alexis noted several outstanding items that needed to be addressed before the application could be approved, including compliance with building codes, proper licensing, landscaping requirements, and site plan details. She indicated that typically applications would not come before the commission with so many outstanding items, but the public hearing was scheduled and published for tonight but all the outstanding items were not submitted for review.

The commission engaged in extensive discussion about various aspects of the proposal:

Business Operations: Commissioner Kerton asked about the nature of the business and how it would operate. The applicant explained they rent construction equipment and have some dumpster rental services. They indicated most equipment would be delivered directly to job sites rather than stored extensively on-site.

Parking and Traffic: There was discussion about parking requirements, especially given the multi-use nature of the building. Concerns were raised about potential traffic impacts and the condition of the gravel parking area.

Screening and Landscaping: Commissioner Jorgensen expressed concerns about dust and screening, particularly given the proximity to a senior center. The commission discussed requirements for landscaping and fencing along the northern boundary.

Compliance Issues: Several commissioners asked about building license requirements, noting they were unaware Holly Township had business licensing.

Site Plan Relationship: There was considerable discussion about the relationship between the special land use approval and the concurrent site plan application, and whether both needed to be addressed simultaneously.

Timeline Concerns: The applicant expressed hardship due to delays, noting this was approaching the busy spring construction season. Commissioner Kerton and Commissioner Sommer emphasized the business impact of further delays, arguing for approval with conditions rather than postponement.

Outstanding Items: Alexis provided a detailed list of items that still needed to be addressed.

After extensive debate about whether to approve with conditions or postpone for complete submittals, the commission ultimately decided to postpone both the special land use and site plan applications to allow staff time to complete all reviews and provide a comprehensive recommendation.

➤ **Motion by Michael McCanney, seconded by Leslie Jorgensen, to postpone the Special Land Use Application from Dirt Works Equipment Rental to return no later than July 2026, addressing all recommendations in the special land use review document. A roll call vote was taken: Leslie Jorgensen - Yes, Chuck Stoner - Yes, Michael McCanney - Yes, Ray Kerton - Yes, Derek Sommer - No, Glen Mitchell - Yes. The motion carried 6/1.**

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.

The commission discussed the related site plan application, noting the same outstanding issues applied to both applications.

- **Motion by Michael McCanney, seconded by Chuck Stoner, to postpone the Site Plan Application from APEX Management to return no later than July 2026, addressing all recommendations in the site plan review. A roll call vote was taken: Derek Sommer - No, Leslie Jorgensen - Yes, Chuck Stoner - Yes, Michael McCanney - Yes, Ray Kerton - Yes, Glen Mitchell - Yes. The motion carried 6/1.**
- 3. Holly Township Zoning Ordinance Diagnostics for Review and Discussion.
 - **Motion by Glen Mitchell, seconded by Derek Sommer, to postpone the Holly Township Zoning Ordinance diagnostic review and discussion to the next meeting. The motion carried 7/0.**
- 4. Proposed Planning Commission By-Laws Amendments.
 - **Motion by Leslie Jorgensen, seconded by Derek Sommer, to postpone the proposed Planning Commission bylaws amendments to the next meeting. Motion passed.**

REPORTS:

Alexis briefed the commission on potential data center development issues that may require township attention. She explained that data centers are becoming more prevalent and can have significant impacts including high energy consumption, electromagnetic interference, fire safety concerns, and substantial water usage for cooling. She suggested the township might want to consider a moratorium on such developments while studying appropriate regulations. The commission showed interest in this topic and requested more information for future consideration.

PUBLIC COMMENT: None.

ADJOURNMENT

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

ADJOURNMENT – Commissioner Mitchell adjourned the meeting at 8:49 pm.

Karin S. Winchester, Clerk