

HOLLY TOWNSHIP  
PROPOSED AGENDA  
PLANNING COMMISSION  
June 10, 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:

1. Application for a Special Land Use Permit for the operation of a Vehicle Service and Sales and Mini-Golf within the C-2, General Commercial District by Troshag Properties, LLC. 2470 Grange Hall Rd., Holly, MI 48442 for 2470 Grange Hall Rd., Holly, MI 48442, Parcel # 01-29-427-003 in the C-2: General Commercial District.
2. Amendment to Holly Township Code of Ordinances Chapter 32 Zoning, Article VI Site Plan Review, Section 32-235 Planning Commission Review Procedures.
3. Amendment to Holly Township Code of Ordinances Amendment to Chapter 32 Zoning, Article XI Off-Street Parking and Loading, Section 32-423 Off-Street Parking Requirements.
4. Amendment to Holly Township Code of Ordinances Chapter 32 Zoning, Article I In General, Section 32-6 Definitions and Chapter 32 Zoning, Article Supplementary Regulations, Section 32-153 Outdoor Sales Lots - Plant Nurseries, Greenhouses and Farm Buildings.

APPROVAL OF MINUTES – May 13, 2026.

COMMUNICATIONS: None.

NEW BUSINESS:

1. Application for a Special Land Use Permit for the operation of a Vehicle Service and Sales and Mini- Golf within the C-2, General Commercial District by Troshag Properties, LLC. 2470 Grange Hall Rd., Holly, MI 48442 for 2470 Grange Hall Rd., Holly, MI 48442, Parcel # 01-29-427-003 in the C-2: General Commercial District.
2. Site Plan Application for the operation of a Vehicle Service and Sales and Mini- Golf within the C-2, General Commercial District by Troshag Properties, LLC. 2470 Grange Hall Rd., Holly, MI 48442 for 2470 Grange Hall Rd., Holly, MI 48442, Parcel # 01-29-427-003 in the C-2: General Commercial District.
3. Special Land Use and Site Plan Application for Michigan Renaissance Festival for Review and Discussion.
4. Alternative Planning Commission Meeting Date for Meeting Scheduled for Veterans Day.

PUBLIC HEARING RULES FOR PARTICIPATION ON THE BACK

## OLD BUSINESS:

1. Amendment to Holly Township Code of Ordinances Chapter 32 Zoning, Article VI Site Plan Review, Section 32-235 Planning Commission Review Procedures.
2. Amendment to Holly Township Code of Ordinances Chapter 32 Zoning, Article XI Off-Street Parking and Loading, Section 32-423 Off-Street Parking Requirements.
3. Amendment to Holly Township Code of Ordinances Chapter 32 Zoning, Article - In General, Section 32-6 Definitions and Article IV -Supplementary Regulations, Section 32-153 Outdoor Sales Lots - Plant Nurseries, Greenhouses and Farm Buildings
4. Amendment to Holly Township Code of Ordinances Ordinance Amendment – Data Centers.
5. Proposed Planning Commission By-Laws Amendments.

## REPORTS

## PUBLIC COMMENT

## ADJOURNMENT

### **RULES FOR PUBLIC 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.

Holly Township  
Planning Commission – Regular Meeting  
Minutes of May 13, 2026

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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: Jacob VanBoxel, Planner and Clerk Winchester.

AGENDA APPROVAL

- **Motion by Commissioner Sommer to approve the May 13, 2026 agenda. Supported by Commissioner Kerton. 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: None.

APPROVAL OF MINUTES – March 11, 2026 and April 8, 2026.

Two corrections to the April 8 minutes were identified; reference to the Clinton River to the wrong commissioner, it was Commissioner McCanney that raised the point and the minutes stated that the Commission *required* a conservation easement on the Fagan Road project, when in fact the easement was *offered* by the applicant. Both corrections were noted for amendment.

- **Motion by Commissioner Sommer to approve March 11, 2026 and April 8, 2026 minutes as amended. Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion carried 7/0.**

## COMMUNICATIONS:

1. Email dated May 1, 2026 from Pam Jobes, Apex Management re: Dirt Works SLU Permit.
2. Memo dated May 12, 2026 from Alexis Farrell-Rodriguez re: Planners Reports relating to Apex Managements May 1, 2026 email on Dirt Works SLU Permit Application.

The Commission discussed both communications together, as they related to the withdrawal of the Dirt Works Special Land Use Permit Application. Commissioner Mitchell expressed disappointment at the outcome, noting that the original plaza had previously contained a similar rental use, and questioning why the application had been necessary in the first place. Clerk Winchester noted that the application was incomplete at the time it was brought before the Commission, but a public hearing had already been published and the applicant had promised to provide outstanding information by the submission deadline which did not happen. It should not have come before the commission, and future incomplete applications will not.

Discussion focused on the sidewalk requirements, which was identified as a recurring obstacle for prospective businesses. It was noted that the ongoing zoning review would provide an appropriate venue to address this issue comprehensively.

## OLD BUSINESS:

1. Proposed Planning Commission By-Laws Amendments.

The Commission reviewed the proposed bylaw amendments prepared by planner Alexis Farrell-Rodriguez. Commissioners noted several issues that required correction or clarification, some of which had been discussed at prior meetings but did not appear to be resolved in the current draft. The following specific concerns were raised:

- Section 2.1(a) – Compensation: The draft language states that members serve "without compensation," which is inaccurate as members do receive payment. It was agreed this language must be struck. It was suggested the language may have been a typographical error, with "without" used in place of "with."
- Section 2.1(b) – Membership Eligibility: Language referring to an elector of "another local unit of government *within* the township" was identified as likely intended to read "outside" the township and should be corrected accordingly.
- Section 2.2 – Term of Office: The provision stating a member shall hold office "until his or her successor is appointed" was discussed. While this is understood to provide a brief transitional buffer, it was suggested that the language be refined to reference "the first meeting of the year" rather than "the first meeting of January," to account for years in which no January meeting is held.
- Section 2.3 – Removal of Members: The language providing for removal after two unexcused absences, "at the discretion of the Township Board," was clarified. Members confirmed that only the Township Board has authority to formally remove a member, and the phrase grants them appropriate discretion rather than creating a conflict.
- Special Meetings: It was noted that language governing special meetings had been removed entirely from the draft. Commissioners agreed some provision for special

meetings should be retained, with the understanding that such meetings would be coordinated through the Township Zoning Administrator or Clerk rather than being called unilaterally by Commission members.

- **Secretary Duties (Section covering officer duties):** The duties listed for the Secretary do not reflect the current practice whereby a Township employee or designee fulfills that administrative role. It was agreed the section should be updated to make clear the role that may be filled by a Township employee or their designee.

The item was tabled pending further revisions and a follow-up with the planner. The Commission took No Action.

#### NEW BUSINESS:

##### 1. Draft Ordinance Amendment – Data Centers.

The Commission held discussion on a draft ordinance amendment addressing data centers. The Township currently has a moratorium on data center applications, understood to run through approximately August 1, 2026, with the possibility of extension.

Commissioners discussed the scope and classification of data centers by power consumption: small (below 5 megawatts), medium (5–100 megawatts), and hyperscale (over 100 megawatts). It was noted that older ordinances in the area were written for the far smaller, quieter data centers of the 1990s and are not equipped to address the scale and impact of modern facilities. Key concerns raised during discussion included:

- **Noise and vibration:** Members expressed concern about constant mechanical humming and ground vibration affecting nearby residents.
- **Power grid impact:** The potential for large-scale data centers to strain or interrupt power service to the surrounding community was raised as a significant issue. It was suggested that any approved facility should be required to have its own dedicated power supply, separated from the community grid, with sufficient backup generation to weather typical outages without impacting residents.
- **Water consumption and waste:** The volume of water used for cooling purposes and the disposition of that water were identified as concerns requiring clear standards.
- **Decommissioning:** Members expressed concern about what happens when these facilities become technologically obsolete—potentially within two to five years—and what requirements would ensure proper removal rather than leaving large, unusable structures on the land.
- **Land use and zoning:** Under the current draft proposal, data centers would be removed as permitted use in the Office Service (OS) district and would require a Special Land Use Permit in both the Limited Industrial (LI) and General Industrial (GI) districts. Discussion confirmed that the Commission is not obligated to rezone agricultural or other land to accommodate a data center applicant; if no appropriately zoned parcel is available, the applicant would need to seek rezoning consistent with the Township's 2024 Master Plan, which the Commission is not required to grant.

- **Tax revenue versus community benefit:** Members acknowledged that state officials are encouraging data center development due to the significant property and personal property tax revenue they generate, while noting that these facilities create very few permanent local jobs—primarily construction-phase employment only.

The Commission agreed that further research and discussion are needed and were encouraged to monitor relevant litigation and regulatory developments in other communities. The Commission took No Action.

## 2. Definition of Plant Nurseries, Greenhouses and Farm Buildings.

The Commission reviewed proposed new definitions for plant nurseries, greenhouses, and farm buildings, noting that the current ordinance contains no such definitions despite nurseries being permitted use in the AGRE district. The absence of definitions has made it difficult for staff to answer questions from prospective purchasers or tenants about whether a particular use is appropriate.

Discussion centered largely on proposed subsection (C) of the nursery/greenhouse definition, which states that operators "must grow goods and materials offered for sale on-site." Several commissioners expressed concern that this language, as written, is either too restrictive or too ambiguous. It was observed that most commercial nurseries and greenhouses in the area purchase plants from wholesalers and resell them on-site rather than growing everything themselves, and that a strict reading of the "must grow" language could effectively prohibit existing and prospective nursery businesses.

Commissioners also noted that a separate definition for "nursery dealer" exists in the ordinance, which is intended to capture operations that primarily resell rather than propagate plants, and that the two definitions should work together to provide clarity rather than conflict. The term "propagated" within the nursery greenhouse definition was also discussed, with members noting that propagation reproducing plants through cuttings or division is distinct from growing from seed and should be understood accordingly.

The Commission agreed it requires modification before a public hearing can be scheduled. The Commission too No Action.

## 3. Proposed Amendments to Zoning Ordinance Section 32-423 Off Street Parking Requirements.

The Commission discussed proposed amendments which would provide flexibility in off-street parking requirements on a case-by-case basis. The amendment was prompted by a situation involving a multi-tenant plaza where a prospective tenant would only operate on weekends, when other tenants are closed, making shared parking a practical solution that current strict requirements do not accommodate.

Current regulations create hardship for businesses that have low parking demand but are required to provide a fixed number of spaces that may never be fully used. The proposed change would

allow the Commission to reduce parking ratios (e.g., from 4:1 to 3:1) when circumstances justify it, without making any reduction automatic. A public hearing will be set for the June meeting. The Commission took No Action.

4. Proposed Amendments to Section 32-235 Planning Commission Review Procedures.

The Commission reviewed proposed amendments which would extend the application submission deadline from 21 days to 28 days. The change is necessitated by the connection between the 15-day advance publication requirement, the application deadline and the newspaper publication timelines, which have made the current 21-day window difficult to use in practice. A public hearing will be set for the June meeting. The Commission took No Action.

REPORTS: None.

PUBLIC COMMENT:

Ron Dennis 3080 Grange Hall Rd., Holly MI 48442 addressed the Commission.  
James Grosse 11523 Dixie Hwy., Holly, MI 48442 addressed the Commission.

ADJOURNMENT

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

ADJOURNMENT – Commissioner Mitchell adjourned the meeting at 7:46 pm.

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Karin S. Winchester, Clerk





# Special Land Use Review

**TO:** Holly Township Planning Commission  
**FROM:** Jacob VanBoxel, MSA, Principal Planner  
 Paige Smith, NCI, Assistant Planner  
**SUBJECT:** Area 51 Motors (2470 Grange Hall Road) - Special Land Use Review #1  
**DATE:** May 26, 2026

Dear Commissioner Members,

We've reviewed the special land use application submitted by Troshag Properties, LLC (Keith Nicholson and Darren Flagg) for the property at 2470 Grange Hall Road in Holly Township (Parcel ID #01-29-427-006). The project is planned for an approximately 1.79-acre site located West of Fish Lake Road, on Grange Hall 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 re-occupy an existing 1,857 square foot building comprised of a dedicated office area and mechanical repair shop garage with two overhead doors that open onto a gravel drive, with an existing putt putt course situated at the northernmost portion of the site. The proposed putt putt and vehicle repair and sales operations are classified as indoor and outdoor commercial recreation, an outdoor sale lot, and automobile service station and automobile repair establishments by Ordinance definition, and are permitted through Special Land Use approval, subject to the provisions of Sections 32-153 and 32-162.

### 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.
- (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 application:

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 subject 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. The proposed use includes a combination of low-intensity automobile sales, minor vehicle repair, and mini-golf. These uses collectively demonstrate a mixed-use commercial environment that can serve both local residents and visitors. The mini-golf component provides a recreational amenity, while the auto-related uses provide service-based commercial activity consistent with the Grange Hall/Fish Lake Overlay District.

The proposal is limited in scale, with approximately 3,600 square feet of building areas and minimal outdoor inventory (typically 1-2 vehicles), ensuring the use remains compatible with the intended small-town character.

Site improvements, such as the proposed safety path along the property's frontage, are intended to more closely align the parcel with the pedestrian circulation goals of the Master Plan. Site development specifications are addressed under separate cover within the Site Plan Review letter dated May 26, 2026.

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 proposed use is a continuation and modest expansion of an existing commercial site. The surrounding area along Grange Hall Road is characterized by general commercial zoning (C-2) and similar auto-oriented and service uses, supporting compatibility.

The site will largely remain unchanged, with the existing layout, parking, and landscaping to be maintained. Further building improvements, such as eventual roof replacement and exterior painting as identified by the applicants, should be made compatible with the surrounding area through coordinating materials/colors and architectural design elements.

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



There is no indication that the proposed use would be harmful or disruptive to nearby properties. The business operations and minor auto repair will occur primarily within the enclosed building, reducing noise and impact. Vehicle sales will be low volume, with minimal on-site inventory, and will not resemble a salvage yard. For sale vehicles are intended to be displayed outside of the front yard setback per Ordinance requirements and will not interfere with driver visibility on the public right-of-way.

The existing landscaping provides buffering from adjacent uses, and no significant increase in intensity is proposed. The proposed maximum of three employees on site at any given time, and operational hours between 11:00AM – 7:00PM Monday through Friday, and 8:00AM – 1:00PM on Saturdays, are not anticipated to disrupt nearby properties.

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

A business similar in scope has already been operating on the site, and the proposed uses are intended to better support its services. The proposed development promotes reinvestment in the area and supports local business operations, without significantly increasing intensity.

**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 application includes narrative description of a dedicated fire lane, depiction of the existing parking layout, and loading/unloading area in the rear of the building. These elements have been reviewed by the Township's consultants and can comply with local standards, pending confirmation by the North Oakland County Fire Authority and Township Engineer.

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

The expansion of this existing use is unlikely to create new public costs or impact surrounding property values. Continued occupancy and maintenance of the site are likely to have a natural or positive effect.

**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. Additional details like safety path installation, dumpster screening, and exterior lighting relocation are discussed in further detail within the Site Plan Review letter dated May 26, 2026.

## **RECOMMENDATION**

At this time, we recommend the Planning Commission approve the Special Land Use application for Area 51 Motors, located at 2470 Grange Hall Rd., at the June 10<sup>th</sup> Planning Commission meeting, conditioned on the following:

1. Site Plan Review approval is granted.
2. Review and approval of the proposed fire lane and emergency response plan by the Township's engineers and the North Oakland County Fire Authority.



## RECOMMENDED MOTION

*I motion to grant special land use approval for for a proposed mini golf and vehicle repair and sales operations at 2470 Grange Hall Road (Parcel ID #01-29-427-006), contingent on the following conditions:*

- 1. Approval of the associated site plan submission for this request is obtained.*

*This is based on the following findings of fact:*

- 1. The proposed mini golf and vehicle repair and sales operations 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.*
- 2. The proposed mini golf and vehicle repair and sales operations 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.*
- 3. The proposed mini golf and vehicle repair and sales operations will not be hazardous or disturbing to existing or future nearby uses.*
- 4. The proposed mini golf and vehicle repair and sales operations will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.*
- 5. The proposed mini golf and vehicle repair and sales operations 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.*
- 6. The proposed mini golf and vehicle repair and sales operations will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.*
- 7. The proposed mini golf and vehicle repair and sales operations will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and/or regulations.*

Please do not hesitate to contact us with any questions you may have.

Respectfully submitted,

MCKENNA

Jacob VanBoxel, MSA  
Principal Planner

Paige Smith, NCI  
Assistant Planner



# Site Plan Review #1

**TO:** Holly Township Planning Commission  
 Jacob VanBoxel, MSA, Principal Planner

**FROM:** Paige Smith, NCI, Assistant Planner

**SUBJECT:** Area 51 Motors (2470 Grange Hall Road) - Site Plan Review #1

**DATE:** May 26, 2026

Dear Commission Members,

We have reviewed site plans dated April 20, 2026, and additional narrative correspondence dated May 11, 2026, submitted by Troshag Properties, LLC (Keith Nicholson and Darren Flagg) for the property at 2470 Grange Hall Road in Holly Township (Parcel ID #01-29-427-006). The project is planned for an approximately 1.79-acre site located West of Fish Lake Road, on Grange Hall 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 re-occupy an existing 1,857 square foot building comprised of a dedicated office area and mechanical repair shop garage with two overhead doors that open onto a gravel drive, with an existing putt putt course situated at the northernmost portion of the site. The proposed mini golf and vehicle repair and sales operations are classified as indoor and outdoor commercial recreation, an outdoor sale lot, and automobile service station and automobile repair establishments by Ordinance definition, and are permitted through Special Land Use approval, subject to the provisions of Sections 32-153 and 32-162.

The applicant plans to make minimal site alterations. Site improvements include installation of a safety path along Grange Hall Road, incorporation of a dumpster enclosure on site, and perimeter fence replacement where necessary.

Our review of the proposed addition is based on the requirements of the 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	Can comply <i>Some elements are missing; details are provided in the review below.</i>
Zoning and Use	Complies
Schedule of Regulations	Complies
Grange Hall / Fish Lake Overlay District	Complies
Architecture and Design	N/A
Pedestrian Circulation and Sidewalks	Complies
Parking	Can Comply
Landscaping, Natural Features, and Screening	Can Comply
Outdoor Trash Area	Can Comply
Stormwater Management	Can Comply
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 the site as *indoor and outdoor commercial recreation including bowling, outdoor skating rinks, and similar uses, an automobile service station, and outdoor sales, such as new and used car sales* require a special land use application and evaluation. For notes on the proposed use, please see the Special Land Use letter dated May 26, 2026.



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

- a. **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 within the mini golf course appears to be a downturned lighting fixture. An additional light post is proposed for removal by the applicant to allow for installation of an 8-foot-wide safety path along Grange Hall Road.

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

No strings of flags, pennants, or bare bulbs are proposed in tandem with the outdoor sale lot component of this application. One existing flagpole within the mini golf course is proposed to remain.

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

All vehicles for sale are to be displayed in the rear and side yards behind an existing roller fence gate.

- d. **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.

**3. 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	~155 feet along Grange Hall	Complies
Lot Area	1 acre	1.786 acres	Complies
Lot Coverage	25%	Existing Building(s): 1,857.12 Square Feet ~2.4% total coverage	Complies
Front Yard Setback	30 feet	>30 feet	Complies
Side Yard Setback	10 feet	21 feet from existing shed	Complies
Rear Yard Setback	30 Feet	>30 feet	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 in other parts of this letter) the following standards shall apply in the Grange Hall/Fish Lake Overlay District.

**Consistency with Overlay District Purpose**

The proposed uses support the Master Plan's goals of encouraging redevelopment patterns that promote a coordinated mix of uses, and pedestrian connectivity. The uses demonstrate a mixed-use commercial business that can serve both local residents and visitors. The mini-golf component provides a recreational amenity, while the auto-related uses provide service-based commercial activity consistent with the Grange Hall/Fish Lake Overlay District. Further, a safety path is proposed along Grange Hall Road, and



an existing cross-access driveway on the site's western property boundary is to be maintained to connect the neighboring parcel, as supported by the Overlay District.

**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 no changes are proposed to the existing buildings or landscaping, the cross-access connection on the property's westernmost property boundary is intended to be maintained.

**Site Access, Parking, and Loading.** The site layout generally complies with the intent of this section. Driveway access is 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 expected, the parking layout supports safe vehicular circulation and does not appear to create pedestrian or traffic conflicts.

**Pedestrians Pathways and Sidewalks.** 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.

An eight-foot safety path is proposed to be installed along Grange Hall Road. The addition of pedestrian infrastructure aligns with the intent of the overlay.

**Signage (Article X):** No signage is proposed as part of this application.

**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.

While no changes are proposed to the building façade currently, the applicant intends to install a steel roof and either side or repaint the building within a few years of operation. When architectural design changes are proposed, we request that the applicant submit construction details to be reviewed administratively to determine architectural compatibility with the surrounding District.

5. **Architectural and Design Standards (Section 32-163).** As no changes are currently proposed, Architectural renderings and elevations have not been submitted with the site plan package. The following standards from Section 32-163 of the Zoning Ordinance will be applicable when architectural or design alterations are proposed:

- i. **Roofs.** The existing roof is not proposed to be altered with this application. In the event that the property owner intends to replace the pitched roof at a future date, the proposed roof must demonstrate compliance with Section 32-163.2.b. This section requires overhanging eaves (at least 3 feet past the supporting walls), a roof slope between 4:12 and 12:12, and a minimum of 3 roof slope planes. Compliance can be determined through administrative review when a replacement roof is proposed at a later date.
- ii. **Materials and colors.**
  - a) *Predominant exterior building materials shall be attractive, durable and maintainable including, but not limited to, brick, stone, wood, vinyl, aluminum, and integrally tinted/textured concrete masonry units.*



- b) *Façade colors are not specified in the elevation plans. Per ordinance standards, exterior colors must be low-reflectance, subtle, neutral, or earth-toned. High-intensity colors, metallic finishes, black, and fluorescent colors are prohibited.*
  - c) *Building trim and accent areas may feature brighter colors, including primary colors, but neon light shall not be permitted as an acceptable feature for building trim, window trim, or accent areas.*
  - d) *Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels, unless such materials are consistent with materials used for buildings within the immediately surrounding area.*
- iii. **Modifications.** Section 32-163 of the Zoning Ordinance permits the Planning Commission to approve modifications to the above standards either in whole or in part, as long as the modification will not create a negative visual impact, when the building is viewed from a public thoroughfare and/or a neighboring property. In order to do so, the proposed project must demonstrate one or more of the following:
- a) A demonstrated architectural objective or purpose.
  - b) A practical difficulty created by the standard.
  - c) Colors, facades, and architectural features that are consistent with those in the immediate area.
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).** A component of the proposed use is classified as an automotive repair facility and requires two parking spaces per service stall and one parking space per employee. With two service stalls and three employees, seven spaces are required to fulfill the off-street parking requirements for an automotive repair facility.

While multiple vehicles will not be displayed inside, the automotive sale element of the use requires one space per each 200 square feet of showroom floor area, plus one per employee. While the applicant has not provided the specific square footage of the intended showroom floor, the 928.23 square feet of mechanic's shop elicits five parking spaces. Without double-counting employees, the combination of these uses requires at least twelve parking spaces.

Additionally, in the absence of a compatible use included in the table of off-street parking requirements for mini golf courses, we refer to guidance from the Institute of Transportation Engineers (ITE) Parking Generation Manual which recommends a parking ratio of 0.33 spaces per hole. Given the existing 18-



hole course, six parking spaces are required. **A total of 18 parking spaces, including an ADA-compliant space, is required to meet anticipated demand for the operation of three uses on a singular property.**

7. **Landscaping and Screening (Section 32-192).** The provided landscaping plan demonstrates existing vegetation, as no landscaping alterations are proposed. The landscaping plan largely meets the requirements of Section 32-192. A large woodland buffer is provided along the residential property border to the south, and greenbelt standards are exceeded. While no interior parking lot landscaping is required due to the small number of spaces, trees around the lot perimeter are intended to remain and provide adequate screening. Overall, the plan supports the Ordinance intent and enhances the site's compatibility with adjacent uses.

Requirement	Required	Existing	Meets Standard?
<b>Section 32-192 (d), Screening Between Uses</b> Upon any improvement for which a site plan is required, a landscape buffer shall be constructed to create a visual screen at least 6 feet in height along all adjoining boundaries between a conflicting land use and residentially zoned or used property.	A landscaped screen of 6ft or higher is required between the Suburban Residential zoned parcel to the south of the subject site.	There is existing dense woodland along the southern property boundary to provide screening to the abutting residential lot.	Yes
<b>Section 32-192 (e), Parking Lot Landscaping</b> 1 tree per every 8 spaces  Landscaped islands of no less than 50 square feet each  3-foot setback of plantings from curb  Parking lots shall meet the screening requirements set forth in this section when situated next to a conflicting land use	11 parking spaces provided. 0 trees required	No trees or landscaped islands area required given that the subject site's parking lot is not situated next to a conflicting land use.	Not applicable



Requirement	Required	Existing	Meets Standard?
<b>Section 32-192 (f), Greenbelts</b> A greenbelt must be provided along the road frontage with 1 tree per 30 ft, and ground cover of grass, shrubs, or other natural materials.	Grange Hall frontage = $155' \text{ linear feet} / 30 = 6$ trees required	12 trees	Yes
<b>Section 32-192 (g), Site Landscaping</b> 10% of site area shall be landscaped with a combination of preserved tree cover and new landscaped plazas, gardens, and planting beds.	$\pm 77,972.4$ square feet of total site area $\times 10\% =$ $7,797$ square feet	Vegetative cover footprint not provided	Cannot determine. <u>We defer to Planning Commission to determine if site landscaping coverage figures are required given the wooded nature of the southern end of the site.</u>

8. **Outdoor Trash Storage Area Screening (Section 32-192 (i)).** A trash enclosure is identified on the west side of the site plan. The applicant has indicated that the dumpster is shared with neighboring Holly Lanes. While we find the enclosure's location acceptable to serve both businesses, the dumpster must be enclosed per Ordinance requirements. The applicant has indicated that they are willing to provide appropriate screening. The dumpster must be screened on all sides with an opaque fence or wall, and at least as high as the container, but not less than 6 feet in height, and shall be constructed of material which is compatible with the architectural materials used in the site development.
9. **Stormwater Management (Section 32-200).** The site plan does not identify a stormwater management plan. We defer to the Township Engineer on whether one is required for this request.
10. **Lighting (Section 32-197).** The applicant has identified two existing light poles on the site. There are no changes proposed to the existing downturned light post within the mini golf area, however, the minimally shielded light post within the right of way will be removed to accommodate installation of the safety path along the northernmost property boundary.
11. **Ingress/Egress.** The site will be accessed by a 25-foot-wide entrance off Grange Hall Road. Given the proposed use of the site, we find the circulation to generally be acceptable. Further review is subject to the Fire Marshall's report.
12. **Fire.** The proposed entrance off of Grange Hall is existing at 25 feet in width. The applicant has also noted that any flammable storage to be maintained on site will be housed externally inside an 8' x 8' shed, inside an approved flammable storage cabinet. Further review is subject to the Fire Marshall's report.



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

**RECOMMENDATION**

The proposed site plan for Area 51 Motors at 2470 Grange Hall Road is generally compliant with the applicable requirements of the Zoning Ordinance, including site layout, setbacks, pedestrian connectivity, and development of a mixed-use Overlay District. We recommend **conditional approval** of the site plan dated April 20, 2026, for the property at 2470 Grange Hall Road (Parcel #01-29-427-006), subject to the following conditions:

1. **Special Land Use Approval:** Planning Commission grants Special Land Use approval.
2. **Parking:** Provision of an additional seven (7) parking spaces is required to meet anticipated vehicular activity of the proposed combination of uses.
3. **Trash Enclosure.** The dumpster must be screened on all sides with an opaque fence or wall, and at least as high as the container, but not less than 6 feet in height, and shall be constructed of material which is compatible with the architectural materials used in the site development. This change can be reviewed administratively before final approval is granted.
4. **Stormwater Management:** If required by the Township Engineer, a stormwater plan must be submitted and approved before final approval.
5. **Future Architectural Review:** While no alterations to the building design are proposed at this time, any future changes proposed to the façade or roof must be reviewed and approved administratively for architectural compliance with Grange Hal/Fish Lake Overlay District standards.

**RECOMMENDED MOTION**

*I motion to approve the site plan for a proposed mini golf and vehicle repair and sales operations at 2470 Grange Hall Road (Parcel ID #01-29-427-006), contingent on the following conditions:*

1. *Approval of the associated special use permit for this request is obtained.*
2. *Administrative approval of the final plans is obtained to address the following items for compliance:*
  - a. *Approval by the Township Engineer, North Oakland County Fire Authority, and any other applicable local or state agencies must be satisfied upon completion of the process.*
  - b. *Parking (if applicable based on Planning Commission review)*
  - c. *Trash Enclosure (if applicable based on Planning Commission review)*

McKenna staff will be in attendance at the meeting on June 10, 2026. Should you have any questions or need additional information, please don't hesitate to contact us.



Respectfully submitted,

**McKENNA**

Jacob VanBoxel, MSA  
Principal Planner

Paige Smith, NCI  
Assistant Planner



*NORTH OAKLAND COUNTY*  
**NOCF****A**  
*.ORG*  
**FIRE AUTHORITY**

**P.O. BOX 129**  
**Holly, MI 48442**  
[mweil@nocfa.com](mailto:mweil@nocfa.com)

**Fire Chief**  
**Matthew J. Weil**

**Office: 248-634-4511**  
**Fax: 248-634-3817**  
**Cell: 248-459-8313**

Jake VanBoxel, MSA  
235 East Main Street Suite 105  
Northville, MI 48167  
231-224-3155

Holly Township Planning Commission  
102 Civic Drive  
Holly MI 48442  
C/O Clerk Karin Winchester

June 1, 2026

Ref: 2470 Grange Hall Road – Area 51 Motors

This office has reviewed the submitted application materials, related correspondence, and supporting documents associated with the proposed site plan. Based on the information provided, the proposed use appears to include an automotive repair and sales facility with an associated putt-putt / mini golf course.

The following comments and requests for clarification are provided as part of the Fire Department review:

**1. Fire Apparatus Access / Fire Lane Requirements**

The Fire Department review of the narrative business description identified the following statement:

"Email correspondence item #7. Our fire lane is located on the west 15 feet of the driveway, extending south approximately 200 feet."

Under International Fire Code (IFC) Section 503.2.1, fire apparatus access roads are required to maintain an unobstructed width of not less than 20 feet. Additionally, IFC Section 503.6 requires any gate installed across a fire apparatus access road to provide a minimum clear opening width of 20 feet.

Based on our review, the paved portion of the parking area appears to provide adequate width for fire apparatus access. However, at the rear of the paved parking area, where the access transitions into the looped drive, the route appears to narrow below the required 20-foot minimum width. This area should be widened to maintain compliant fire apparatus access.

**P.O. BOX 129**  
**Holly, MI 48442**  
[mweil@nocfa.com](mailto:mweil@nocfa.com)

**Fire Chief**  
**Matthew J. Weil**

**Office: 248-634-4511**  
**Fax: 248-634-3817**  
**Cell: 248-459-8313**

Pursuant to IFC Section 503.2.3, fire apparatus access roads must also be capable of supporting imposed fire apparatus loads and shall be surfaced to provide all-weather driving capabilities.

In addition, the proposed fire apparatus access route should remain entirely within the applicant's property boundaries. Based on available aerial imagery from Survey Oakland, a portion of the looped drive area appears to encroach onto the adjacent Holly Lanes property.

*As currently described and depicted, the proposed route does not appear to meet the minimum requirements for an approved fire apparatus access lane.*

## **2. Food Preparation Area**

The application documents reference an existing "food prep" area. It is currently unclear whether this area is intended solely for employee use (break room functions) or if it is associated with and incidental to the proposed mini golf operation.

Based on the limited information provided, *the Fire Department review assumes the area is intended only for light food preparation activities, such as reheating prepackaged, frozen, or fully cooked foods similar to a typical employee break room.* The current review does not contemplate commercial cooking operations involving grease-producing appliances, commercial hood systems, or specialized fire suppression systems.

Any future installation or use of commercial cooking equipment, including but not limited to fryers, grills, ranges, charbroilers, or similar appliances, may require additional review and compliance with IFC Chapter 6, including Section 607 related to commercial kitchen exhaust hood systems and automatic fire-extinguishing systems.

## **3. Propane Storage / Refilling Operations**

It should also be noted that prior use of the site reportedly included propane cylinder refilling operations. The current narrative business description and submitted site plan do not reference or depict any propane storage, dispensing, or refilling operations.

*Clarification should be provided confirming whether propane-related operations have been discontinued or are proposed as part of the current or future use of the site.*

Any propane dispensing, storage, or refilling operations may require additional permits and compliance with IFC Chapter 61, including provisions related to Liquefied Petroleum Gas (LP-Gas) storage and dispensing operations.

## **4. Flammable, Combustible, and Hazardous Material Storage**

**NORTH OAKLAND COUNTY**  
**NOCF.A**  
**WWW. NOCF.A .ORG**  
**FIRE AUTHORITY**

**P.O. BOX 129**  
**Holly, MI 48442**  
[mweil@nocfa.com](mailto:mweil@nocfa.com)

**Fire Chief**  
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Additionally, referenced email correspondence Item #2 addresses only "minimal flammable storage" within an 8' x 8' shed containing a flammable storage cabinet. However, the submitted materials do not address the storage, handling, or location of bulk fuel storage, waste oil storage, lubricants, combustible materials, flammable liquids, or other hazardous materials commonly associated with automotive repair or service-related operations, including the possible use of waste oil furnaces.

*Clarification should be provided regarding whether such materials will be stored onsite, including the type, quantity, storage method, and proposed storage locations.*

Storage, dispensing, use, and handling of flammable and combustible liquids are regulated under IFC Chapter 57. Hazardous materials storage, use, and handling requirements are further addressed within IFC Chapters 50 and 56.

Depending on the quantities and operations proposed, additional permits, spill control measures, secondary containment, fire protection systems, separation distances, and other code compliance measures may be required.

In Fire Safety,



Matt Weil CFI 12-645  
Fire Chief

C. Douglas Smith CFPS, CSP  
Deputy Chief

Logan Finkbeiner CFI 26-116  
Captain





June 2, 2026

Township of Holly  
102 Civic Drive  
Holly, Michigan 48442

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

Re: 2470 Grange Hall Road – Area 51 Motors  
Site Plan – First Engineering Review

HRC Job No. 20260437

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 compliance with the Township's Ordinances and Design and Construction Standards. The site plan dated April 4, 2026, has been prepared by Fenton Land Surveying & Engineering, Inc., of Fenton, Michigan. The project site is located on Grange Hall Road just west of Fish Lake Road and has an area of approximately 1.79 acres. The site plan focuses primarily on the change of use with not changes being proposed on the property except for the required safety path in the Grange Hall Road right of way. 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:

### Site Plan

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. This project will eventually require a ROW Permit from the RCOC for the proposed safety path work shown in the Grange Hall Road Right-Of-Way. The Applicant is solely responsible for obtaining any required permits prior to commencing construction.
3. Looking at the existing parking spaces, they do not comply with a standard parking space dimensions. A standard parking space is minimum 9-feet wide by 20-feet deep. The spaces shown on the plan vary, but are average 8-foot, 10-inches wide by 13-feet deep.
4. For the proposed safety path, provide a cross section showing required asphalt pavement and aggregate base, along with pathway dimensions.
5. Due to the shifting of the pathway to avoid the utility pole, an easement from the property owner will be required prior to the installation of the pathway. This easement shall be dedicated to the Township of Holly
6. Since there is no site work being proposed, there is no requirement for stormwater detention or water quality per the Oakland County Water Resources Commissioners Office.

In so far as our opinion as Township Engineer, based on our review, we recommend conditional approval with the understanding that all comments will be addressed.

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

Very truly yours,  
HUBBELL, ROTH & CLARK, INC.



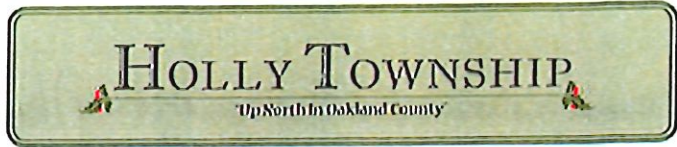
John V. Balint, P.E.  
Associate

JVB/srb

pc: McKenna – J. VanBoxel, P. Smith  
HRC – S. Bryan

**For Township Use Only:**

File No.:  
Date Submitted: 4-21-26  
Application Fee Paid: ✓  
Escrow Fee Paid: ✓



## Holly Township

### Application for Site Plan Review

**NOTICE TO APPLICANT:** Applications for Site Plan review by the Planning Commission must be submitted to the Township in substantially complete form at least four (4) weeks prior to the Planning Commission's meeting at which the proposal will be considered. Submission does not guarantee a specific meeting agenda placement, as the consultants will first need to review the application to determine if it is ready for Planning Commission review. The applicant must be accompanied by the data specified in the Zoning Ordinance and Site Plan Review guidelines, including fully dimensioned site plans, plus the required review fees.

All meetings are held at the Township of Holly Office, 102 Civic Drive, Holly, Michigan 48442. Phone number: 248-634-9331. Fax number: 248-437-2336.

**TO BE COMPLETED BY APPLICANT:**

I (We), the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Project Name: Area 51 Motors  
Applicant Name: Trosnay Properties LLC  
Mailing Address: 2470 Grange Hall Rd. Fenton, MI 48130  
Telephone: 248-807-9975  
Fax: NA  
Email: animalstrength@me.com, Keith3136@gmail.com

**Property Owner(s) (if different from Applicant):**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
Applicant's Legal Interest in Property: \_\_\_\_\_

***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.***

Present Use of Property: Balloon (hot-air) launch, vehicle dealer, mini-golf, propane  
 Proposed and Intended Use: vehicle repair & sales mini-golf <sup>services.</sup>

Is the property located within a Wellhead Protection Area?

Yes

No

**PLEASE COMPLETE THE FOLLOWING CHART:**

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial	1	3600	3
Industrial			
Other			

**INSTRUCTIONS TO APPLICANT:**

1. The applicant may choose to submit three (3) copies of a site plan for cursory review by the Township Planner and staff, prior to submitting to the Planning Commission for review. Applications and applicable fees must be provided at this time.
2. Upon submission of site plan and application, the Township Planner shall complete the site plan checklist; the site plan shall contain all of the data required by the checklist (per Chapter 32 Article 6) prior to the site plan's submission to the Planning Commission for review. The site plan checklist is available upon request from the Township.
3. Discussion with the Township Planner as it concerns the proposed site plan and its conformity with the Township Master Land Use Plan and Holly Township Code of Ordinances are suggested prior to submitting a formal petition to the Planning Commission. Appointments with the Township Planner may be made by contacting the Zoning Administrator.
4. All applicants to be submitted to the Planning Commission must be accompanied by ten (10) copies of the site plan prepared in accordance with Chapter 32 Article 6 of the Holly Township Zoning Ordinance and submitted four (4) weeks prior to a regularly scheduled Planning Commission meeting.
5. Proof of property ownership (title insurance policy or registered deed with County stamp).
6. Review comments or approval received from county, state, or federal agencies that have jurisdiction over the project, including, but not limited, to:

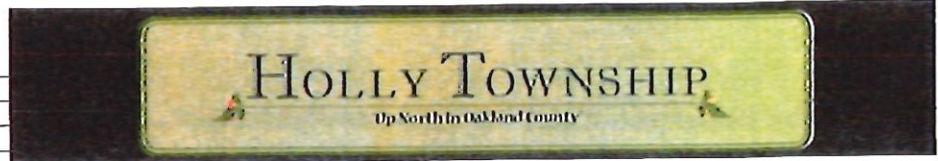
## Fire Department Site Plan Review Guidelines

### City of Houston

### Application for Special Use Review

**For Township Use Only:**

File No.:  
Date Submitted: 4-21-26  
Application Fee Paid:   
Escrow Fee Paid:



## Holly Township

### Application for Special Land Use Review

**NOTICE TO APPLICANT:** Applications for Special Use review by the Planning Commission must be submitted to the Township in substantially complete form at least 21 days prior to the Planning Commission's meeting at which the proposal will be considered.

All meetings are held at the Township of Holly Office, 102 Civic Drive, Holly, Michigan 48442. Phone number: 248-634-9331. Fax number: 248-437-2336.

Special Uses shall comply with the standards in Section 32-33 of the Zoning Ordinance. Accordingly, a public hearing shall be held by the Planning Commission before a decision is made on any Special Use request. Furthermore, a site plan shall be required, which shall be prepared in accordance with Section 32-234 of the Ordinance.

**TO BE COMPLETED BY APPLICANT:**

I (We), the undersigned, do hereby respectfully request Special Use Review and provide the following information to assist in the review:

Project Name: AREA 51 MOTORS  
Applicant Name: TROSHAG PROPERTIES LLC  
Mailing Address: 2470 GRANGIE HALL RD. FENTON, MI 48430  
Telephone: 248) 807 - 9975  
Fax: \_\_\_\_\_  
Email: Keith 3136@gmail.com, animalstrength@me.com

**Property Owner(s) (if different from Applicant):**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
Applicant's Legal Interest in Property: \_\_\_\_\_

*(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)*

**LOCATION OF PROPERTY:**

Street Address: 2470 GRANGE HALL RD, FENTON, MI 48430  
Nearest Cross Streets: Grange Hall Rd & Fish Cr. Rd.  
Sidwell Number: 01-29-427-003

**PROPERTY DESCRIPTION:**

If all or part is a recorded plat, provide lot numbers and subdivision name. If all or part is a condominium, provide unit numbers and condominium name. If all or part of the property is not part of a recorded plat (i.e., "acreage parcel"), provide metes and bounds description. Attach separate sheets, if necessary.

see survey

Property Size (Square Feet): 77,536.8 (Acres): 1.786

**EXISTING ZONING (please check):**

- |  |   |
|--|---|
| <input type="checkbox"/> Agre Agricultural Residential (5.0 ac.) | <input type="checkbox"/> RM-2 Multi-Family Residential (RM-2) |
| <input type="checkbox"/> R-1 Single Family Residential (0.5 ac.) | <input type="checkbox"/> C-1 Local Commercial                 |
| <input type="checkbox"/> R-2 Single Family Residential (1.0 ac.) | <input checked="" type="checkbox"/> C-2 General Commercial    |
| <input type="checkbox"/> SR Suburban Residential (1.5 ac.)       | <input type="checkbox"/> OS Office Service                    |
| <input type="checkbox"/> RE Rural Estate (2.5 ac.)               | <input type="checkbox"/> L-1 Limited Industrial               |
| <input type="checkbox"/> MHP Mobile Home Park                    | <input type="checkbox"/> G-1 General Industrial               |
| <input type="checkbox"/> RM-1 Multi-Family Residential (RM-1)    |   |

Present Use of Property: Balloon luxury propane sales, mini-golf, snack shop, small vehicle sales + repair  
Proposed Use of Property / Special Land Use Requested: Vehicle repair + sales, mini-golf.

**PLEASE COMPLETE THE FOLLOWING CHART:**

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial	1	3600	3
Industrial			
Other			

Site Plan Application Submitted: *survey included as requested.*

Yes

No

**ATTACH THE FOLLOWING:**

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 21 days prior to a regularly scheduled Planning Commission meeting.
3. Digital (PDF) copies of the site plan and/or survey.
4. Applications must be submitted with the applications fees as set by resolution "Res 2023-23".
5. 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).

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. The Township Planner can be reached by contacting McKenna at 248-596-0920.

**PLEASE NOTE:** The applicant or a designated representative **MUST BE PRESENT** at all scheduled meetings, or the special use review may be tabled due to lack of representation.

**APPLICANT'S ENDORSEMENT:**

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted. I further acknowledge that the Township and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this application.

Additionally, I hereby authorize the employees and representatives of Holly Township to enter upon and conduct an inspection and investigation of the above-referenced property.

Signature of Applicant: 

Date: 2/5/26

Applicant Name (Print): Keith Nicholson

Signature of Applicant: 

Date: 03/05/2026

Applicant Name (Print): Darren Flagg

Signature of Property Owner Authorizing this Application: 

Date: 03/05/2026 

Property Owner Name (Print): Darren Flagg

## Site Plan Review Checklist

As noted in the Site Plan Review Guidelines, each applicant is required to submit certain materials to the Township. This checklist is provided as a benefit to the applicant, who must also review the Zoning Ordinance for applicable standards and regulations. Using this checklist will help the applicant in submitting a complete site plan review application. **Failure to submit a complete application can result in delay or denial of the site plan.**

The site plan shall consist of an overall plan for the entire development, drawn to a scale of 1" = 50' if the site is less than three (3) acres, 1" = 100' if the site is three (3) or more acres.

To assist in the processing of application, please check each applicable item provided in your submission. Please submit a brief written description of the existing and proposed uses of the site, including, but not limited to gross floor area; hours of operation; number of units; number of employees on largest shift; number of company vehicles; etc.

Arca 51 motors SAFETY Path.	Submitted	Not Applicable
<b>(1) General Information</b>		
a. Proprietors' applicants', and owners' names, addresses and telephone numbers	✓	
b. Date (month, day, year), including revisions	✓	
c. Title block	✓	
d. Scale	✓	
e. North point	✓	
f. Location map drawn at a scale of one inch equals 2,000 feet with north point indicated	✓	
g. Architect, engineer, surveyor, landscape architect, or planner's seal	✓	
h. Existing lot lines, building lines, structures, parking areas, etc., on the parcel, and within 100 feet of the site	✓	
i. Proposed lot lines, property lines and all structures, parking areas, etc. within the site, and within 100 feet of the site	✓	
j. Centerline and existing and proposed right-of-way lines of any street	✓	
k. Zoning classification of petitioner's parcel and all abutting parcels	✓	
l. Gross acreage figure	✓	
m. Proximity to major thoroughfares and section corners	✓	

<b>(2) Physical Features</b>		
a. Acceleration, deceleration and passing lanes and approaches	✓	
b. Proposed locations of access drives, street intersections, driveway locations, sidewalks, safety paths as identified in the Holly Township Master Plan, curbing and areas for public use	✓	
c. Location of existing and proposed service facilities above and below ground including : 1. Well sites 2. Septic systems and other wastewater treatment systems. The location of the septic tank and the drainfield (soil absorption system) should be clearly distinguished 3. Chemical and fuel storage tanks and containers 4. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels 5. Water mains, hydrants, pump houses, standpipes and building service and sizes 6. Sanitary sewers and pumping stations 7. Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainageways and other facilities, including calculations for sizes 8. Location of all easements	✓	
d. All structures with dimensioned floor plans, setback and yard dimensions and typical elevation views	✓	
e. Dimensional parking spaces and calculation, drives and method of surfacing	✓	
f. Exterior lighting locations and illumination patterns	✓	
g. Location and description of all existing and proposed landscaping, berms, fencing and walls	✓	
h. Trash receptacle pad location and method of screening	✓	
i. Transformer pad location and method of screening	✓	
j. Dedicated road or service drive locations	✓	
k. Entrance details including sign locations and size	✓	
l. Designation of fire lanes		
m. Any other pertinent physical features	✓	
n. A fire protection plan indicating how the fire protection features required by Chapter 12 of this Code shall be addressed		

<b>(3) Natural Features</b>		
a. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Oakland County, Michigan," 1980		
b. Existing topography with a maximum contour interval of two feet. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated	✓	
c. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading	✓	
d. Location of existing drainage courses and associated bodies of water, on-site and off-site, and their elevations	✓	
e. Location of existing wetlands	✓	
f. Location of natural resource features, including woodlands and areas with slopes greater than ten percent (one foot of vertical elevation for every ten feet of horizontal distance)	✓	
<b>(4) Additional Requirements for Residential Developments</b>		
a. Density calculations by type of unit by bedroom counts	N/A	
b. Designation of units by type and number of units in each building		
c. Carport locations and details where proposed		
d. Specific amount and location of recreation spaces		
e. Type of recreation facilities to be provided in recreation space		
f. Details of community building and fencing of swimming pool if proposed		
<b>(5) Additional Requirements for Commercial and Industrial Developments</b>		
a. Loading/unloading areas	✓	
b. Total and usable floor area	✓	
c. Number of employees in peak usage		

**Other Required Data**

If phased construction is to be used, each phase must be noted, and each phase must be able to stand on its own.

Other data may be required if deemed necessary by administrative officials or the Planning Commission to determine compliance with the provisions of this Ordinance. Such information may include traffic studies, market analysis, environmental assessments, and evaluation of the demand on public facilities and services.

303-829-8828

White Rose Farms LLC

Troshag Properties LLC

White Rose Farm Equipment LLC

Clarks Tractors LLC

Area 51 Motors LLC

# Proposed Narrative Plan for 2470 Grange Hall Rd.

## Area 51 motors LLC

1. We are planning on keeping the landscaping as it has been for several years. No modifications are currently planned.
2. The flammable storage (which is minimal) will be housed externally inside an 8' x 8' shed, inside an approved flammable storage cabinet.
3. Loading/unloading will take place behind the building near the garage doors.
4. Parking spaces are 9' x 14', 11 spaces total, including handicapped parking.
5. The external lighting is to remain the same as has existed for decades. However, we are willing to remove the light post/fixture in the proposed safety path, as soon as we allowed to operate on the property without the threat of fines, etc.
6. The trash enclosure is currently planned to remain in its exact location it has for years, we share the use with Holly Lanes. If mandated we will enclose the dumpster and are open to recommended changes if deemed necessary.
7. Our fire lane is located on the west 15' of the driveway, extending back 200' to the south.
8. The total usable square footage is 3600ft. Repair shops is 60' x 40' and the office is 1200 sq ft.
9. The repair will focus on general auto repair. No air bags, engine or transmission rebuilds.
10. We plan to do a low volume of new/used vehicle sales. Currently have some classic cars (1959 Corvette, 1956 Buick Roadmaster) we would like to sell. In addition, we do not plan to keep a large inventory onsite, likely 1-2 vehicles at a time. We will not be a junkyard!

 Outlook

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Fw: Proposed Narrative Plan for 2470 Grange Hall Rd.

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From Jacob VanBoxel <jvanboxel@mcka.com>

Date Wed 05/20/26 10:08 AM

To Paige Smith <psmith@mcka.com>

Jake VanBoxel, MSA

Principal Planner

**MCKENNA**

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235 East Main Street, Suite 105 | Northville, MI 48167  
124 East Fulton Street, Suite 6B | Grand Rapids, MI 49503  
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[FACEBOOK](#) | [LINKEDIN](#)



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From: Darren Flagg <animalstrength@me.com>

Sent: Monday, May 11, 2026 5:56 PM

To: Jacob VanBoxel <jvanboxel@mcka.com>

Subject: Proposed Narrative Plan for 2470 Grange Hall Rd.

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

Jacob,

thank you for your time and input today.

Based on our conversation this afternoon, I put together the Narrative below.

Please let me know if you need any additional information.

Darren

Darren M Flagg



# Site Plan and Special Land Use Review

**TO:** Holly Township Planning Commission  
c/o Karin Winchester, Township Clerk  
102 Civic Drive,  
Holly Township, MI 48442

**FROM:** Jacob VanBoxel, MSA – Principal Planner  
Paige Smith, NCI – Assistant Planner

**SUBJECT:** Michigan Renaissance Festival 2026 – Review #1

**DATE:** May 28, 2026

Dear Planning Commissioners:

The Michigan Renaissance Festival (MRF) operates seven weekends a year starting in mid to late August through the end of September or early October annually. In 2001, the Township worked with the MRF to create permit conditions for an orderly annual review of this massive and unique event. The MRF contains over 300 acres, although about 75 acres are in neighboring Groveland Township. Traffic management improvements made since 2015 and the elimination of on-site camping in 2018 contribute to a much smoother operating season. In 2025, the Planning Commission approved the use with a variety of conditions, including:

1. Allow administrative review and approval for events not noted in the 2025 application held on site with more than 1,000 attendees.
2. Allow administrative review and approval for the following, which the applicant must submit by July 31st, 2025. Any delay on their part may result in delayed opening of the festival for the 2025 season:
  - a. The applicant must provide a copy of the approved, executed contract with the OCSO for the 2025 season.
  - b. The applicant must comply with and receive approvals from the Building and Fire Departments and obtain the appropriate Oakland County permits for on-going site improvements.
  - c. The applicant must obtain appropriate food service, water supply, and sanitation permits from the Oakland County Health Department and Michigan Department of Health and provide copies to Township.
3. Hours of operation for the all festival operations, including the main 7-week festival and Hollydazzle, must be confined to 9:00 am to 7:00 pm per the special land use permit.
4. Following the site-wide survey to capture existing, accurate dimensions of all site buildings and features in the fall of 2025, the applicant must provide a to-scale drawing of the site. This must be submitted by December 1st, 2025 for administrative approval.



5. The applicant must provide insurance documentation once current coverage expires on November 1, 2025 verifying they have coverage for the winter event, Hollydazzle, with Holly Township listed as an additional insured.
6. The applicant must obtain proper approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) prior to construction of the second entrance on the west side of the site. If, during the permitting process with EGLE, the proposed layout changes, any revised site layout must be administratively approved by Holly Township.
7. The applicant must continue to meet with Township officials, the Township Building Official, the North Oakland County Fire Department, and the Township Planning and Engineering consultants on an on-going basis to discuss a timeline for completing the following items in order to maintain their Special Use permit:
  - a. The applicant shall comply with all condemnation notices issued by the Building Official and condemned structures shall be off-limits unless the applicant successfully obtains a Certificate of Occupancy from the Building Official.
  - b. The applicant shall work with the Township officials to address a variety of outstanding code violations and necessary site improvements, which have been provided in writing to the MRF, by August 1<sup>st</sup>, 2026 completion deadline.
8. Planning Commission approval of this application shall remain in effect for one calendar year. Should the applicant not meet the conditions of approval, their Special Use permit may be revoked per Section 32-33 of the Holly Township Zoning Ordinance.

To date, the applicant has addressed all the conditions from the 2025 approval and continues to collaborate with the NOCFA and Township Building Official to achieve full compliance with all applicable regulations. Included in your packet are additional correspondences from the NOCFA, Building Official, and the MRF regarding work plan progress updates.

### **2026 SPECIAL LAND USE REVIEW PROCESS**

We have reviewed the special land use application submitted March 4, 2026, by the Michigan Renaissance Festival Corporation to conduct the annual seven-week festival beginning weekends of August 22<sup>nd</sup> through October 4<sup>th</sup>, with an additional 19 days throughout November and December for operation of the Hollydazzle Light Show. Our comments to follow are based on the special land use application, correspondence from Renaissance Festival Manger Chip Schultz, materials provided by the Building Official and NOCFA, on-site walk-throughs of festival grounds, and the site plan dated April 2026. Additional review of the plans can be found in the site plan review section of this letter.

We are recommending that the Planning Commission table the site plan and special land use request at the June 10, 2026, meeting, until a public hearing is held for these items in July. If substantial changes are made to the site plan between the date of approval and the opening of the festival, a site plan shall be resubmitted to the Township for review and approval.

We reviewed the above referenced site plan and special land use applications along with the submitted response letters according to the Holly Township Zoning Ordinance, the Michigan Renaissance Festival Master Plan (dated 1989), past approvals, and sound planning practices. The subject site is zoned AGRE and has hosted the MRF since 1989. In 2025, the festival hosted 276,172 patrons during the main festival weekends and 14,420 patrons across the Hollydazzle season. Attendance of Hollydazzle has doubled since 2024, and main festival attendance has increased by nearly 7,000 guests.

We offer the following comments for your consideration.



## SITE PLAN REVIEW

### Sec. 32-233. - Criteria of site plan review.

**1. The proposed use will not be injurious to the surrounding neighborhood.**

The Michigan Renaissance Festival has been held at this site for nearly 50 years. The festival will maintain the existing screening between properties and is committed to minimizing traffic impacts through an updated comprehensive traffic and parking management plan. In 2023, MRF hired a private parking company, Elite Parking Solutions Inc., which successfully reduced traffic on Dixie Highway during the 2023, 2024 and 2025 seasons. The provided contract demonstrates that the Festival has contracted with Elite Parking Solutions Inc. through November 1, 2027, to mitigate vehicle overflow onto adjacent roadways. Additionally, the MRF has provided a towing contract with Byers Wrecker Service Inc, and the Oakland County Sheriff's Office traffic control plan.

In their March 13, 2026, correspondence attached, the applicant has noted that they are currently working to create a barrier within the old campground area that will clearly indicate areas that are off-limits to patrons. They have also conveyed that they will be installing signage to ensure that guests can clearly identify where Festival property ends. These efforts have been requested in order to prevent injury or trespassing onto nearby properties. As such, installation of the campground area barrier and Festival boundary signage are proposed conditions of approval.

**2. There is a proper relationship between major thoroughfares and proposed service drives, driveways and parking areas and provisions have been made for acceleration, deceleration and passing lanes or approaches to preserve the safety and convenience of pedestrian and vehicular traffic.**

The main entrances to the MRF are from Dixie Highway. The 2026 plan shows two entrances on the north and south sides of the festival offices and maintains the one-way out driveway and exit at the south end of the site on Dixie Highway, which was established in 2022. The MRF has collaborated with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to determine appropriate proposed culvert locations to remediate wetland disturbance in this area. The submission also includes signage plans for Dixie Highway and I-75 to direct traffic to the site.

The 2026 site plans also detail the existing parking and access to the festival grounds, including an internal perimeter drive around the southern parking area to allow for vehicle stacking. Additionally, the plan provides for a maneuvering lane within the grass parking area, a no-parking fire lane, and designated large vehicle parking for the festival.

The MRF presented a Traffic Management strategy to Groveland Township in May of 2023, which details plans to prevent traffic from stacking up along Dixie Highway and blocking access for the Groveland Township Fire Department. They presented a similar strategy in April 2024, and the Groveland Township Board granted the MRF a special use permit for the 2024 season on May 13<sup>th</sup>, 2024. For the 2025 season, the MRF sought a 3-year approval from Groveland Township at the Planning Commission (PC) meeting on May 19, 2025. Groveland Township's PC motioned to recommend approval to the Township Board. The Board of Trustees granted approval on June 9, 2025.

**3. The location of buildings, outside storage receptacles, parking areas, screen walls and utility areas are such that the adverse effects of such uses will be minimized for the occupants of that use and surrounding areas.**



The existing buildings and parking areas of the MRF are reasonably screened by the existing trees that help minimize the adverse effects of the festival for the occupants of the surrounding area.

**4. It provides for proper development of roads, easements and public utilities and protects the general health, safety, welfare and character of the township.**

There are two main internal roads for the site, the main road to the north that leads to the festival area and the south road loop that leads to parking, and ultimately back to Dixie Highway as an exit. The plan includes the location, and signage for, fire lanes throughout the site. These fire lanes must comply with the Fire Departments requirements for access, which we defer to NOCFA to address.

In 2018, the MRF began construction of a second entry into the festival, which is now fully operational. The main entrance on the north side was also widened to allow for two lanes of flow in and out of the site. In 2022, a third egress onto Dixie Highway was constructed as an exit-only drive at the very south of the property. This drive is nearly complete with the exception of several culverts being installed and wetland remediation carried out per EGLE requirements.

**5. It meets the requirements and standards for grading and surface drainage and for the design and construction of storm sewers, stormwater facilities, parking lots, driveways, water mains, sanitary sewers and for acceleration, deceleration and passing lanes or approaches as determined by the township engineers and set forth in the township design and construction standards.**

The 2026 site plans includes the existing site grade and depicts water course direction. Sheet 12 of the plan set demonstrates proposed culverts to aid in stormwater management. We defer to the Township Engineer for review and approval of the submitted stormwater management materials.

**6. Proper access to all portions of the site and all sides of any structure is provided. All structures or groups of structures shall be so arranged as to permit emergency vehicle access by some practical means to all sides. Site features such as, but not limited to, trees and other plant materials, fences, retaining walls, berms, outdoor furniture, outdoor structures, and natural and artificial water bodies shall be arranged to permit adequate emergency vehicle access.**

This item will be subject to the review of the North Oakland County Fire Department (NOCFA) Fire Marshal. The April 2026 site plan demonstrates building and structure locations on site with fire lanes, identified gates, dimensioned emergency entrances, water storage tanks, first-aid service stations, and fire lane sign details (20 provided on fencing along Lahring Road). The Renaissance Festival's letter dated March 13, 2026, to Fire Marshall Smith within the application packet details temporary structures not reflected on the site plan, such as yurts and igloos which are on site during Hollydazzle.

Additionally, the applicant has provided a schedule for cattail and high exposure tree limb trimming at least 20 feet from buildings per NOCFA requirements. The Fire Marshal's letters dated March 27, 2026, October 30, 2024, January 27, 2025, and March 3, 2025, include additional information regarding emergency access.

**7. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, groundwater and woodlands.**

The April 2026 site plan does not propose tree removal or disturbance to on-site woodlands and wetlands. An additional means of access to the south parking lot is required for compliance with



emergency access standards as noted by NOCFA. The MRF is beginning the request process with EGLE to allow construction within the wetland. Any proposed disturbance(s) will be subject to EGLE review and permit approval. Similarly, future proposed tree removal will be subject to the Township's Woodland Protection Ordinance. Any future changes that involve tree removal must be demonstrated on plans which will be reviewed in respect to natural feature preservation.

- 8. The proposed development respects the natural topography to the maximum extent possible by minimizing the amount of cutting, filling and grading required.**

No changes to topography or grading are shown on the 2025 plans. Any future proposed changes must be shown on revised plans and will be re-evaluated in respect to this standard.

- 9. The proposed development will not cause soil erosion or sedimentation.**

Grading or construction may require a Soil Erosion and Sedimentation Control (SESC) permit from the State of Michigan.

- 10. Stormwater management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible and will not substantially reduce or increase the natural retention or storage capacity of any wetland, water body or water course, or cause alterations which could increase flooding or water pollution on or off-site.**

While a grading plan has been provided demonstrating water flow, a stormwater management plan has not been provided at this time. Once the MRF is prepared to construct the new proposed improvements for a second entrance on the west side of the site, a stormwater management plan should be included to ensure stormwater management is addressed in light of changes over the last several years and to demonstrate how the proposed improvements would affect the site area.

- 11. Wastewater treatment systems, including on-site septic systems will be located and designed to minimize any potential degradation of surface water or groundwater quality.**

The property currently utilizes an on-site septic system for wastewater management. The 2026 submittal packet includes a map of the site demonstrating the location of all septic lids and pump chamber lids. Currently, there are no plans or proposals to upgrade, modify, or expand the existing septic system. Any future changes to the system should be included on updated site plans, which will be reviewed to ensure that this standard is met.

- 12. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby water bodies.**

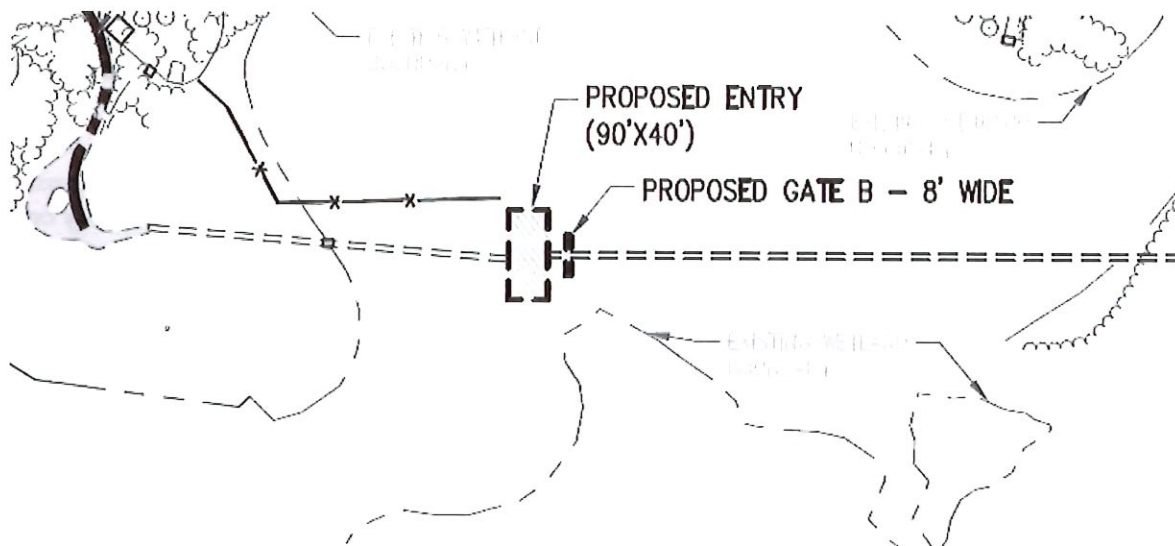
The applicant agrees that there will not be storage of hazardous materials or waste, fuels, salt, or chemicals. A site visit in August of 2025 revealed that grease was being appropriately managed during operational hours. Further, the Festival is inspected on a yearly basis by third-party entity Harrison Hoe of Ortonville.



The Festival intends to install a concrete turkey pad to provide a long-term grease management solution. They note that they will continue to work with the Township Building Official to coordinate necessary inspections for the 2026 season.

- 13. The location of buildings, parking, drives, landscaping and other improvements on the site is appropriate and consistent with good design standards for the lot size, shape and general location.**

Updated site plans, dated April 2026, have been provided. The location of all existing buildings, walkways, and driveways are noted. This includes existing infrastructure, and also a few proposed changes to the southwest area of the festival grounds to introduce a secondary entrance to the grounds. This includes the installation of an 8-foot wide gate, 8-foot wide walking paths and a bridge, as well as a 90 x 40 foot (3,600 square feet) gravel area for festival entrance operations.



*Snippet from Sheet 4 of the site plans.*

This additional pedestrian entrance to the festival grounds is supported by NOCFA to allow for a secondary pedestrian entrance and exit, which is especially important during emergencies. However, these changes are proposed in an existing floodplain and very close (if not projecting into) the wetlands. The MRF must obtain proper approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) prior to construction. If, during the permitting process with EGLE, the proposed layout changes, any revised site layout must be administratively approved by Holly Township.

- 14. Landscaping, including grass, trees, shrubs and other vegetation is provided to maintain and improve the aesthetic quality of the site and area.**

The applicant has provided a tree trimming, shrubs, organic debris and cattails control schedule. Trimming is set to take place in early spring. We find the applicant provides and maintains appropriate vegetation.

- 15. The proposed use follows all township ordinances and any other applicable laws.**



The use of the MRF is consistent with past reviews. Please see the Special Land Use criteria and review comments on the following pages.

## **SPECIAL LAND USE REVIEW**

Our review of the Special Land Use for the Michigan Renaissance Festival is based on the Master Plan for the Michigan Renaissance Festival, originally dated January 13, 1989, and as amended by revised drawings dated April 2026. Below is a list of the conditions that have been required for past approvals.

### **MRF MASTER PLAN**

- 1. Approval is based upon the Master Plan for the Michigan Renaissance Festival dated January 13, 1989 and as amended by revised drawings dated April 2026.**

The 2026 site plans submitted show existing features of the site, as well as proposed changes. Please refer to the Site Plan Review section of this letter.

- 2. Appropriate building, electrical, plumbing and mechanical permits for the Township, Oakland County and the State of Michigan shall be maintained.**

The MRF is working with the Township Building Official to address outstanding compliance issues. The Building Official has provided correspondence dated May 8, 2025, which notes they are satisfied with the progress to date. This correspondence also indicates that the Building Official has given the MRF until August 1, 2026 to complete upgrades and address compliance issues based on inspections conducted during the 2024 season. The site will continue to be inspected by the Township Building Department for compliance as permits are pulled to address these items. We defer to the Building Official for additional information on this standard.

- 3. Appropriate food service, water supply, and sanitation permits from the Oakland County Health Department and Michigan Department of Health shall be maintained, with copies to Township.**

The applicant has stated that the Oakland County Health Department conducts inspections every two weeks beginning opening day of the Festival. The MRF has indicated that they understand that they cannot open the Food Areas until the appropriate permits are issued.

- 4. The hours of operation shall be limited from 9:00 am to 7:00 pm for a period of seven (7) weekends, including Labor Day and School Day, starting approximately in mid-August and ending approximately September 30.**

The MRF will continue to operate under this condition, and the festival is scheduled to open this year on August 22<sup>nd</sup> and run until October 4<sup>th</sup>. As in years past, the applicant desires permission to hold additional events outside of the festival. The special use permit application indicates Hollydazzle, a winter holiday event, is being planned for the following dates in 2026:

- November 27, 28, and 29
- December 4, 5, 6, 11, 12, 13, 18, 19, 20, 21, 22, 23, 24, 26, 27, and 31

In 2026, the festival proposes separate hours of operation for Hollydazzle during the aforementioned dates from 4:00 pm to 10:00 pm. Additionally, on December 31<sup>st</sup>, the MRF requests to remain open until 12:30 am to accommodate New Years Eve celebrations. These hours have not generated nuisance previously and are not expected to be cause for concern this year. In 2025, the special land use permit was amended to accommodate these hours.



For any additional events larger than 1,000 attendees, operation time must be reviewed by staff, including the NOCFA to ensure the health, safety, and welfare of Township residents and visitors.

- 5. Adequate trash disposal containers and collection services shall be provided to ensure the site is kept in a litter free condition during both operation and non-operational periods.**

During the 2025 season, the Renaissance Festival added an additional 100 trash receptacles on site and continue to partner with a non-profit organization that provides volunteers for gathering and disposal of garbage during operational hours.

In years past, there have been complaints of these receptacles overflowing, resulting in litter spreading around the grounds. Since the addition of additional receptacles, we note that the trash disposal containers were not overflowing during our August 2025 site visit.

- 6. First-aid facilities and qualified medical personnel shall be provided during all periods of operation.**

The 2026 site plan notes that an ambulance will be on site during festival operation times, and identifies the first-aid building on the northwest end of the site.

- 7. The Festival organizers shall ensure that parking areas be occupied and utilized to the greatest extent.**

The applicant provided a parking management plan that keeps track of the number of vehicles entering and leaving the festival grounds. This will ensure that when the parking lots are full, traffic can efficiently be redirected to offsite areas using signage and attendants. The applicant hired a new parking management service in 2023 to organize cars and collect parking fees. The MRF will retain this service in 2026 after a successful process in 2024 and 2025.

- 8. The Festival buildings and booths shall not be used as dwellings for craftsman or any other participants, or in any other way that is in violation of Township Ordinances, without approval from Holly Township. No camping is permitted on-site (added 2018).**

The applicant agrees to this condition.

- 9. Landscaping shall be maintained along Lahring Road.**

In 2004, twenty evergreen trees were planted along Lahring Road to act as a screen. This landscaping appears to be maintained and still present.

- 10. Any discharges into the wetlands shall be clean and screened by a silt screen. The need for stormwater retention/ detentions plan and plan for discharge shall be determined on a year-to-year basis. Methods should be utilized to prevent tree damage due to soil compaction as well as other general public circumstances.**

The applicant has agreed to this condition. Any major proposed construction in the future will be required to meet this standard.

- 11. Annual inspections and approvals of Festivals by appropriate Fire Safety personnel shall be required.**

This item will be subject to the review of the North Oakland County Fire Department (NOCFA) Fire Marshal. All required permits will be handled through NOCFA.

- 12. Extinguisher systems shall be installed in all MRF buildings to protect against fire.**



This item will be subject to the review of the North Oakland County Fire Department (NOCTFA) Fire Marshal. The Fire Marshal will confirm the location of extinguishers.

- 13. Blast furnace for glass blower and other open flame crafts must be extinguished each night and not left unattended for any reason.**

The applicant has agreed to this condition.

- 14. No electrical cords shall be run to individual craft sites creating a fire hazard.**

The applicant agrees to prevent electrical cords being run to individual craft sites.

- 15. The MRF shall provide an ambulance on site during operational times.**

The applicant agrees with this condition. A note exists on Sheet 3 of the 2026 site plans stating that an ambulance will be on site during operational times.

- 16. Adequate off and on-premises security and law enforcement personnel shall be provided to ensure safe and efficient traffic crowd control and enforcement of liquor laws. Further, the Festival shall have deputy sheriff on the corner of Lahring Road and Dixie Highway to ensure ingress and egress for residents along Lahring Road.**

The applicant agrees with this condition. The MRF will have an Oakland County Sheriff's Office (OCSO) at Lahring whenever there is traffic. The contract provides for total of 16-24 deputies per event date. As of June 18, 2025, the Festival secured a three-year contract with the OCSO to ensure deputy presence on site during operational hours.

- 17. All drives and parking areas shall be treated on a regular basis to control dust. During non-operational periods, parking areas shall be reseeded with grass to ensure stabilization and erosion and dust control.**

The 2026 site plans note on Sheet 3 that dust control will be provided a minimum of 4 times throughout the festival and additionally if required due to dry weather conditions. A receipt from Sunbelt rentals has been submitted demonstrating rental of a water trailer for treatment of gravel and unpaved drives between July 31, 2026, to October 29, 2026.

- 18. A maximum of 9,256 vehicles shall be allowed within all parking areas, including Mt. Holly, at any one time. Once the limit of 9,256 cars is reached the electronic changeable letter signs will be used to display a message to incoming vehicles that the Festival parking is at capacity. This system will allow the Festival to ensure that this maximum number is monitored and enforced.**

Included in the submission was a parking lot capacity protocol. In the event that parking reaches full capacity, festival staff will deploy proper signage and coordinate with OCSO to redirect vehicles.

However, sheet two of the site plan indicates that there are 5,496 parking spaces provided in the North lot, and 4,067 in the South lot for a total of 9,563 parking spaces.

- 19. The MRF shall provide a traffic and parking management plan. Parking attendants will keep track of the number of vehicles entering and exiting. Changeable copy signs will be used to direct traffic to offsite parking when the parking on the festival grounds is full. Generator signs with changeable letters shall be used to direct traffic and provide timely information to incoming Festival patrons. This may include notices that total number of parking vehicles is approaching the on-site vehicle limit.**



The applicant has agreed with this condition. A changeable letter sign will also be placed on I-75. The site plan identifies the location of the offsite signage for the festival.

**20. Traffic shall be kept to a minimum in and out of the Festival at night.**

The applicant agrees with this condition. To ensure that emergency vehicles can access Dixie Highway, the Festival has provided a plan that includes important contact phone numbers and the procedure for diverting traffic.

**21. Additional sidewalks or boardwalk areas shall be provided to improve pedestrian flow and post a crossing guard to help pedestrians across the main traffic lanes.**

As mentioned in the Site Plan Review section of this letter, a secondary entrance to the festival grounds and pedestrian pathways and bridge are proposed in the 2026 site plans in the southwest region of the site. As stated previously, the MRF must obtain proper approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) prior to construction. If, during the permitting process with EGLE, the proposed layout changes, any revised site layout must be administratively approved by Holly Township.

**22. All loudspeakers, public address mechanisms, generators and refrigerators, shall be directed to result in the least possible impact upon adjoining uses, with particular regard to residential uses.**

The applicant agrees with this condition.

**23. The MRF shall submit an annual site plan by April 1st of each festival year and all applicable review fees paid.**

The applicant has met with the Township several times following the conclusion of the 2025 season. The applicant submitted both site plan and special land use applications dated March 4, 2026, with a revised site plan dated April 2026, received April 29, 2026. In 2025, drone sensor mapping was utilized to develop the most recently available site plan and accurately demonstrate to-scale building footprint and location. The applicant must provide an application for the 2027 season by April 1, 2027 to ensure there is time to obtain necessary permits and inspections ahead of the events.

**24. Holly Township shall be named as an additional insured on the Renaissance Festival insurance policy, at a minimum value of \$3,000,000.**

Insurance documents included in this year's submission meet requirements, however they expire on November 1, 2026. The insurance policy is renewed on an annual basis. As such, prior to the expiration of the current policy on November 1, 2026, the applicant must provide insurance documentation verifying they have coverage for the winter event, Hollydazzle, with Holly Township listed as an additional insured. Until the Township receives these, they may not be allowed to operate following the expiration of the insurance policy.

**25. Sign application and fees shall be paid by the MRF for the large Road Commission type message boards.**

This will be completed prior to any operations by the festival.

**26. The MRF shall keep track of visitors entering and existing the site to control maximum occupancy and provide updated attendance figures.**

The applicant has provided attendance counts for previous festivals in the years of 2019, 2021, 2022, 2023, 2024, and 2025.



- 27. The MRF shall provide copies of all leases for any booths, buildings, or any other enclosed space being leased by others, within the Festival property.**

The intent of this requirement is to provide the Building Official and Fire Marshal adequate access to perform inspections in a timely manner. A list of vendors has been provided with contact information for each user. This standard has been met.

- 28. The MRF shall include language in all of the booth/building leases, which specifically confirms the ability of the Township and its inspector and agents to inspect all buildings and booths within the Festival property for compliance with all applicable building, electrical, plumbing, these inspections may take place at any time during which the Festival is open to the public without notice (added in 2012).**

The intent of this requirement is to provide the Building Official and Fire Marshal adequate access to perform inspections in a timely manner. Contact information has been provided for each user. This standard has been met.

- 29. All booth/building leases shall include a provision that guarantees a key to all leased facilities for the MRF. The MRF agrees that the Township will be able to obtain any keys necessary to access any leased facilities in accordance with the inspection provisions above.**

The intent of this requirement is to provide the Building Official and Fire Marshal adequate access to perform inspections in a timely manner. Contact information has been provided for each user. This standard has been met.

- 30. All required Building Use inspections for any part of the Festival property shall be completed at least one week before the Festival is open to the public.**

The Building Official completed 2025 inspections during the season, and a variety of outstanding items to address have been provided in writing to the MRF and its vendors. Per the Building Official's email dated May 8<sup>th</sup>, 2025, the MRF is obtaining permits and working towards an agreed upon August 1<sup>st</sup>, 2026 completion deadline. Some progress has been made to date which the Building Official is satisfied with. On-going inspections will occur, and any areas deemed condemnable or unsafe for the public health, safety, and welfare will not be permitted to open in the 2026 season.

- 31. The MRF shall comply with any additional conditions as determined by the Building Inspector, Electrical Inspector, and Fire Chief as a result of future inspections.**

We defer to the Township Building Official and Fire Marshal and Chief, who have all verified that the on-going progress made by the MRF is suitable to this point and will be monitoring progress as the August 1<sup>st</sup>, 2026 deadline approaches. On-going building inspections will occur, and NOCFA maintains a constant presence during the main festival operations. Any areas deemed condemnable or unsafe for public health, safety, and welfare will not be permitted to open in the 2026 season.

- 32. Per the September 21, 2015, letter sent by Groveland Township, a traffic and parking analysis study shall be provided with the following information:**

- Analysis on the appropriate directional signage, both on and off site;
- Number of sheriff deputies necessary to manage traffic;
- Identify the total number of parking spaces available for the festival;
- Whether physical delineation of parking aisles is necessary;
- Total estimated parking demand on a per day and per hour basis (account for the large swing in usage);
- Parking management plan to maximize parking utilization and minimize conflicting traffic patterns;



- Level of Service (LOS) at all impacted intersections;
- Revised and accurate plan; and
- The basis for determining the amount for escrow to cover the payment for traffic signage and sheriff deputies.

Although the applicant has not provided a report with the above required information, they did furnish a detailed traffic and parking presentation addressing past traffic and parking issues. The applicant will work with the Oakland County Sheriff's Office to maintain access to the Lahring Road residents and to the nearby Fire Station. The parking plan has been in effect for four seasons and there has been a noticeable improvement in traffic conditions along Dixie Highway. All further concerns with this review standards are being addressed by Groveland Township, whose Board granted special use approval on June 9, 2025. Any future revised site plan shall indicate compliance with these conditions.

### SECTION 32-33 SPECIAL USES

In addition to the above conditions, the Township's zoning ordinance has the following standards to review all Special Land Use requests:

#### (c) Basis of Determinations

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 Michigan Renaissance Festival's continued use of the site aligns directly with the currently adopted 2024 Holly Township Master Plan's designation of the area, which is Institutional/Local Recreation.

2. **Will be designed, constructed, operated, and maintained 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. Will not be hazardous or disturbing to existing or future nearby uses.**

The activities contained to the existing MRF site are designed, constructed, operated, and maintained to be harmonious with the area. The MRF made improvements to their traffic and parking plan to mitigate off-site impacts.

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

The MRF's proposal aligns with neighboring properties by addressing potential traffic issues through ongoing support from a private parking management company, Elite Parking Services Inc., and the maintenance of screening measures in parking zones.

4. **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 proposed use does not place an increased demand on emergency and medical personnel from years prior. The plan presented by the MRF reduces the demand for these services to the extent practical, allowing for the site to be adequately serviced and public health, safety, and welfare maintained. The submission also includes agreements with the Oakland County Sheriff's Office to provide additional services for the festival to ensure proper coverage for the next three consecutive years.



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

The MRF has worked with the Township and Oakland County Sheriff's Office (OCSO) to limit public costs and pays for additional coverage by the OCSO which is demonstrated in their submission. The existing MRF site has been screened with trees to limit the effect on nearby properties.

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

Compliance with all requirements and standards outlined in the Special Uses chapter, as well as compliance with any other applicable laws, standards, ordinances, and regulations, have been met at this time as outlined in this review. Outstanding operational items, such as compliance with the Township's business license requirements and on-going Fire and Building code issues, are being monitored and resolved on an on-going basis with the Fire Chief, Building Official, Zoning Administrator, Township Planner, and other regulatory bodies (such as EGLE, Oakland County Health Department, etc.) as necessary. Inspections and reviews that have yet to be completed will be recorded for on-going review of the festival's compliance. Special use permit approval should be conditional on the positive outcome of these on-going inspections and additional reviews. Should the MRF be in violation of the agreed upon compliance work plan, sections or the entirety of the festival may be at risk of condemnation or the Special Land Use permit may be revoked.



## RECOMMENDATION

At this time, it is our intent that this review serves as a guide for assessment of the 2026 submitted application materials. We recommend tabling this item until a public hearing is held for the subject application in July. Comments and/or concerns regarding the site plan and special land use request should be circulated in advance of the public hearing to ensure a thoroughly informed motion.

We will be in attendance at the June 10<sup>th</sup>, 2026, Planning Commission meeting to discuss any questions you may have.

Respectfully Submitted,

## MCKENNA

Jacob VanBoxel, MSA  
Principal Planner

Paige Smith, NCI  
Assistant Planner

c: Karin Winchester, Township Clerk, Zoning Administrator  
George Kullis, Township Supervisor  
Scott Herzberg, Building Official  
North Oakland County Fire Department (NOCFD)



# Michigan Renaissance Festival

## 2026 Season

The Michigan Renaissance Festival celebrates its 47th year in Holly! This event is a long-standing event that brings you the adventure, excitement, and spirit of the Renaissance! Travel back in time as you step into the beautiful landscape of our village. Thrill to the exploits of Jousting Knights on thundering steeds. Roam the village shoppes for unique crafts as our artisans demonstrate period skills like blacksmithing and woodworking. Delight in comedy, music, magic, and more on our fifteen stages of non-stop entertainment!

### 2026 Michigan Renaissance Festival Themed Weekends:

Weekend 1: *Pirates & Pups* - Sat. Aug 22<sup>nd</sup> & Sun. Aug 23<sup>rd</sup>

Weekend 2: *Highland Fling* - Sat. Aug 29<sup>th</sup> & Sun. Aug 30<sup>th</sup>

Weekend 3: *Viking Invasion* - Sat. Sept 5<sup>th</sup>, Sun. Sept 6<sup>th</sup> & Mon. Sept 7<sup>th</sup>

Weekend 4: *Wonders of the World* - Sat. Sept 12<sup>th</sup> & Sun. Sept 13<sup>th</sup>

Weekend 5: *Shamrocks & Shenanigans* - Sat. Sept 19<sup>th</sup> & Sun. Sept 20<sup>th</sup>

Weekend 6: *Harvest Huzzah* - Sat. Sept 26<sup>th</sup> & Sun. Sept 27<sup>th</sup>

Weekend 7: *Festival Friday* - Fri. Oct 2<sup>nd</sup>

Weekend 7: *Sweet Ending* - Sat. Oct 3<sup>rd</sup> & Sun. Oct 4<sup>th</sup>



### On Site Office Address:

12600 Dixie Hwy, Holly, MI 48442

### HollyDazzle Light Show:

November 27<sup>th</sup>, 28<sup>th</sup> & 29<sup>th</sup>

December 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>, 31<sup>st</sup>

### Other Events:

Valentine's Igloos of Love

St. Patrick's Day Igloos

Queen Charlotte's Bridgerton Ball

Cobweb's Halloween Ball



# Michigan Renaissance Festival

Since 1979  
12600 Dixie Highway • Holly, MI 48442 • Phone (800)601-4848 • Fax (248)631-7590

March 13, 2026

To: Alexis Farrell-Rodriquez

Alexis,

This letter is to serve as a written response to your letter dated February 26, 2026, regarding the status of the outstanding conditions of approval summary.

First and foremost, I appreciate what you said in your conclusion of your letter. We are on the same page, have the same goals, and are committed to maintaining the Michigan Renaissance Festival as a safe and enjoyable destination for the scores of families who attend each year. We are looking forward to another successful season working closely with Holly Township to further strengthen our collaborative partnership.

Please see the below for direct responses to the sections of your letter:

1. **Updated Site plan and Survey**

A to-scale site plan has been submitted in February of 2026. We are having it updated to accurately label the buildings, vendor booths, and utilities. Rowe Engineering was on site 3/11/2026 to obtain the accuracy of the booth numbers to be placed on the updated 2026 Site. This updated site plan will be submitted in the near future prior to the 2026 season.



# Michigan *Renaissance Festival* Since 1979

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## 2. **Food service and Grease Management**

This inspection is done on a yearly basis by a third-party entity Harrison Hoe of Ortonville. We are evaluating options to address grease management issues including the future installation of a concrete turkey pad. We will work with Scott to coordinate all necessary inspections and approvals for the 2026 season.

## 3. **Fire Safety and water supply**

We have engaged Lyman Well Drilling to install a well this spring. They are waiting for the frost laws to be lifted to so they can drive their heavy trucks on the road. Festival will install an additional well in 2028 if no viable alternatives are available at that time. We have addressed Deputy Chief Smith's additional concerns in a separate letter, included with our permitting materials.

## 4. **Perimeter Delineation and Fencing**

We will create a barrier in the old campground area that will clearly indicate areas that are off-limits to patrons. Also in the South parking lot, we will install signage to indicate where Festival property ends.

## 5. **Secondary Emergency Access**

We will continue to work with EGLE and the Township to arrive at an appropriate secondary emergency access to the southern parking area that is acceptable to NOCFA, Township, and all concerned parties.

## 6. **Grounds maintenance**

We anticipate similar level of tree maintenance, trash management, and site cleanup as occurred in 2025. We plan on conducting tree trimming on or before July 15<sup>th</sup>, 2026.



# *Michigan* **Renaissance Festival** Since 1979

12600 Dixie Highway • Holly, MI 48442 • Phone (800)601-4848 • fax (248)634-7590

## **7. Booths and Vendors**

We will maintain an up-to-date master list identifying who owns or operates each booth and confirming vendor contact information. A complete list of booth owners and managers including contact information was sent to Holly Township on 3/4/2026.

## **8. Building Occupancy and Off-season events**

The castle is set at a 100-person capacity; our festival events are set at 80 patrons. This allows us to stay under the 100-person capacity including our staff. During off-season events (e.g. Hollydazzle) we are planning to incorporate other areas for patrons to access food and drink to reduce the occupancy in the castle.

## **9. Amusement Rides**

Noah Horsman, the owner of Kingdom Games, which operates and controls the rides on site will be reaching out to the State of Michigan department who oversees inspections and licensing.

## **10. 2026 Site plan and Special Land Use Application**

The SLUA will be submitted to the Township office on or before April 1<sup>st</sup>.

Alexis, we hope this letter satisfies the requested "detailed response" to your 2/26 letter.

As always, if you have any questions or would like to discuss any of these topics in greater detail, please do not hesitate to reach out.

Once again, I look forward to working with you on the above topics and another successful year of events at the Michigan Renaissance Festival.

Sincerely,  
Chip Schultz





March 2, 2026

Chip Schultz  
General Manager  
Michigan Renaissance Festival  
12600 Dixie Highway  
Holly, MI, 48442

**Subject: Michigan Renaissance Festival: Status of Outstanding Conditions of Approval Summary - REISSUED**

Dear Mr. Schultz:

This letter serves to summarize the current status of compliance for the Michigan Renaissance Festival (MRF) operation located at 12600 Dixie Hwy, Holly, MI 48442. A previous version of this letter was transmitted on February 26, 2026 and is being reissued to acknowledge receipt of revised, to-scale site plans on February 26, 2026 from the MRF, which are still being reviewed for completeness and compliance by Township staff and consultants.

On October 29, 2025, a post-season compliance meeting with representatives of Holly Township and the Michigan Renaissance Festival (MRF) was held. Additionally, on December 12<sup>th</sup>, 2025, a site visit was conducted during the winter HollyDazzle event to inspect site and operational conditions. Included in this memo is a summary of the findings and discussion topics from these meetings, as well as a list of outstanding items related to the current Special Land Use permit (conditionally approved June 11, 2025) and deadlines related to permitting operation of the Festival for the 2026 season.

In previous years, the Township has worked collaboratively with MRF to facilitate continued operations while site improvements for regulatory compliance were underway. As discussed at the October 29 meeting, moving forward, the Township will require that all outstanding conditions be satisfied prior to issuance of permits for the 2026 season. The Township will not approve operations for 2026 if code compliance to the satisfaction of Township Officials and staff is not demonstrated by August 1, 2026.

## **SUMMARY**

### **1. Updated Site Plan and Survey**

Mr. Schultz noted that ROWE intended to complete the to-scale site plan by the end of 2025 so as to allow for remote sensing once tree leaves have fallen. Township staff understood and agreed that this timeline is reasonable, and that the updated site plan should be submitted before the end of 2025. We note that Festival staff confirmed during the December 12 site visit that remote sensing was completed in the fall of 2025. The updated site plan was received February 26, 2026, which must still be reviewed administratively by Holly Township staff and consultants for compliance.

Additionally, to-scale, up-to-date site plans will be required for the spring 2026 festival submittal package due April 1, 2026. This plan should include all existing buildings, vendor booths, and utilities as outlined in our memorandum dated June 3, 2025.

#### **HEADQUARTERS**

235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**



## 2. Food Service and Grease Management

The Township Building Official, Scott Herzberg, noted that a third-party inspection and verification must be provided confirming that grease traps/disposal systems are functioning properly. We note that Festival staff shared that efforts are underway to relocate and consolidate turkey cookers to address some of the major grease management issues. All parties agreed that the eventual goal for cooking operations is a concrete pad with built-in drains and grease interceptors. Verification of functioning grease management systems through the form of said third-party inspection must be provided prior to permits being issued for the 2026 season. Scott will coordinate with Festival staff to conduct inspection sequencing beginning in June 2026.

## 3. Fire Safety and Water Supply

The Township Fire Deputy Chief, Doug Smith (representing the North Oakland County Fire Authority, NOCFA) described ongoing concerns regarding adequate water supply for emergency response services. A memo dated October 29, 2025 was provided to Festival staff prior to the post-season meeting in addition to several other handouts which were referred to during discussion, detailing these requirements. Working toward determining a reliable solution, whether through well capacity, additional water storage, or a permanent, private system, was discussed and must continue. Improvements to cooking hood ventilation and minimizing use of extension-cords, where possible, were also discussed and are also referenced in said memo.

Following the December 12 site visit, Deputy Chief Smith provided Festival staff with an additional memo dated December 18, 2025, to address new observations, most of which particularly relate to HollyDazzle operations (which differ due to winter weather and decreased scale of the event). Three additional major concerns were highlighted in this memo, including issues and violations related to temporary heaters, yurts or plastic "igloos", and temporary wiring installed for the decorative lighting display. Please refer to the NOCFA memo dated December 18, 2025 for additional details.

NOCFA stated they will coordinate with Festival staff to conduct inspection sequencing beginning in June 2026.

## 4. Perimeter Delineation and Fencing

During the October 29, 2025 post-season compliance meeting, the importance of having a clearly defined site boundary in areas where the edge of the festival grounds is not easily identifiable was also discussed. In some areas of the festival grounds, there is no barrier, sign, or fence to designate areas not open to the public, particularly along wetland perimeters. Specific locations where fencing is needed can be identified following the submittal of the to-scale site plan by Township staff and consultants. It is likely that some form of delineation or crowd control fencing will be required for the 2026 season. Festival staff agreed that there are some gaps and this could be addressed promptly.

## 5. Secondary Emergency Access

While a secondary emergency access to the southern parking area remains a long-term objective at the direction of NOCFA, it was discussed during the October 29, 2025 post-season compliance meeting that this improvement is complex in the area currently proposed due to Department of Environment, Great Lakes, and Energy (EGLE) restrictions on development within the wetland. The Township shared that they are willing to support in future discussions with EGLE if needed. If the proposed location for this secondary access is found to be infeasible, an alternative location must be identified.



#### **6. Grounds Maintenance**

The importance of continued site maintenance throughout the year was also discussed at the October 29 meeting, including tree maintenance. Festival staff noted that the trees have been trimmed since the June 11, 2025 special use approval. The Township requested that MRF provide a tree maintenance schedule moving forward to document this. Deputy Chief Smith acknowledged that trash management and site cleanup were both significantly improved from prior years and satisfactory during the 2025 season. Continued attention to both tree maintenance and grounds upkeep will support operational readiness going into the 2026 season.

#### **7. Booths and Vendor Coordination**

Vendor management and the continued need for improved documentation and communication regarding vendor use-types and booth maintenance was also discussed. As there are numerous structures (booths) on site that are owned and maintained by vendors, the documentation of responsible parties contact information is necessary for the Township to ensure code compliance. The MRF agreed that this must be improved, including maintaining an up-to-date master list identifying who owns or operates each booth, and confirming vendor contact information. MRF staff shared that a position has been filled on their team to address these needs.

#### **8. Building Occupancy and Off-Season Events**

Occupancy requirements for the "castle" was covered, noting that any building intended to hold more than 100 occupants must be equipped with a fire suppression system under current code. MRF staff acknowledged this requirement and indicated that MRF will evaluate the use of the castle moving forward. Additionally, at the October meeting events outside of the main festival season were discussed, such as HollyDazzle and the Halloween Ball. At the December 12 site visit at the HollyDazzle event, a variety of building and fire code issues were pointed out by NOCFA and the Township Building Official. These "off-season" events are drawing varying levels of attendance. To ensure appropriate safety and emergency service coordination, we are evaluating attendance thresholds and how to best permit these events. We will coordinate future documentation needed with the MRF, including what booths are open, and whether food or alcohol is provided.

#### **9. Amusement Rides Licensing**

NOCFA shared their concerns regarding amusement rides on-site that may not be properly licensed and inspected in accordance with the State of Michigan regulations. The Township will be looking for some documentation of ride safety and licensing verification before the 2026 season. MRF noted that rides did require permitting before 2017.

#### **10. 2026 Season Site Plan and Special Land Use Application**

The MRF has long been required to submit the application for site plan and special use approval to the Township for the upcoming season by April 1 of that year. This deadline has been missed in the last several years. To allow the Township enough time to properly review the proposed conditions for the 2026 season, the MRF must submit by April 1, 2026. A detailed response letter addressing each of the specific items listed above and the detailed items listed in the attached documents. All required corrected action for code compliance has been reviewed with the MRF during on-site meetings. A response to each item in these documents must be included with this submission so the Township may accurately review compliance.



## CONCLUSION

We recognize the MRF's ongoing efforts to address the outstanding compliance items and look forward to continued cooperation in supporting the safe and lawful operation of the Michigan Renaissance Festival. Please do not hesitate to reach out with any questions regarding submittal materials or deadlines. Thank you for your attention to these matters.

Respectfully,

McKENNA

Alexis Farrell-Rodriguez, AICP, NCI  
Senior Planner

Paige Smith, NCI  
Assistant Planner

Cc: Karin Winchester, Township Clerk, Zoning Administrator  
Scott Herzberg, Building Official  
North Oakland County Fire Department (NOCFA)  
Lisa J. Hamameh, Township Attorney

Enclosed: NOCFA Letter Dated March 3, 2025  
NOCFA Letter Dated July 9, 2025  
NOCFA Letter Dated October 29, 2025  
NOCFA Summary Table to accompany Letter Dated October 29, 2025  
NOCFA Letter Dated December 18, 2025  
Building Official 2025 Reports 1 through 5  
McKenna Letter Dated June 3, 2025

## **2026 Festival repairs**

Plumbing Projects:	26
Roofing Projects:	24
Venting Hoods:	24
Wall Repairs:	4
Structural issues:	4
Trees/Shrubs:	4
Electrical:	2
Water Heater issues:	2
Misc:	12
<b>Total projects:</b>	<b>102</b>



# Michigan Renaissance Festival

Since 1979

12600 Dixie Highway • Holly, MI 48442 • Phone (800)601-4848 • Fax (248)634-7590

March 13, 2026

Fire Marshal Smith,

Please accept the following written response to your letter dated December 18, 2025, regarding the HollyDazzle event held on the grounds of the Michigan Renaissance Festival.

## Area #1 – Heating of Vendor Tents and Igloos

Festival management will install a code-compliant heating method (primarily listed, ducted heaters possibly supplemented by portable electric heaters without the use of extension cords consistent with current code) to be put in place for future events that take place in tents and igloos.

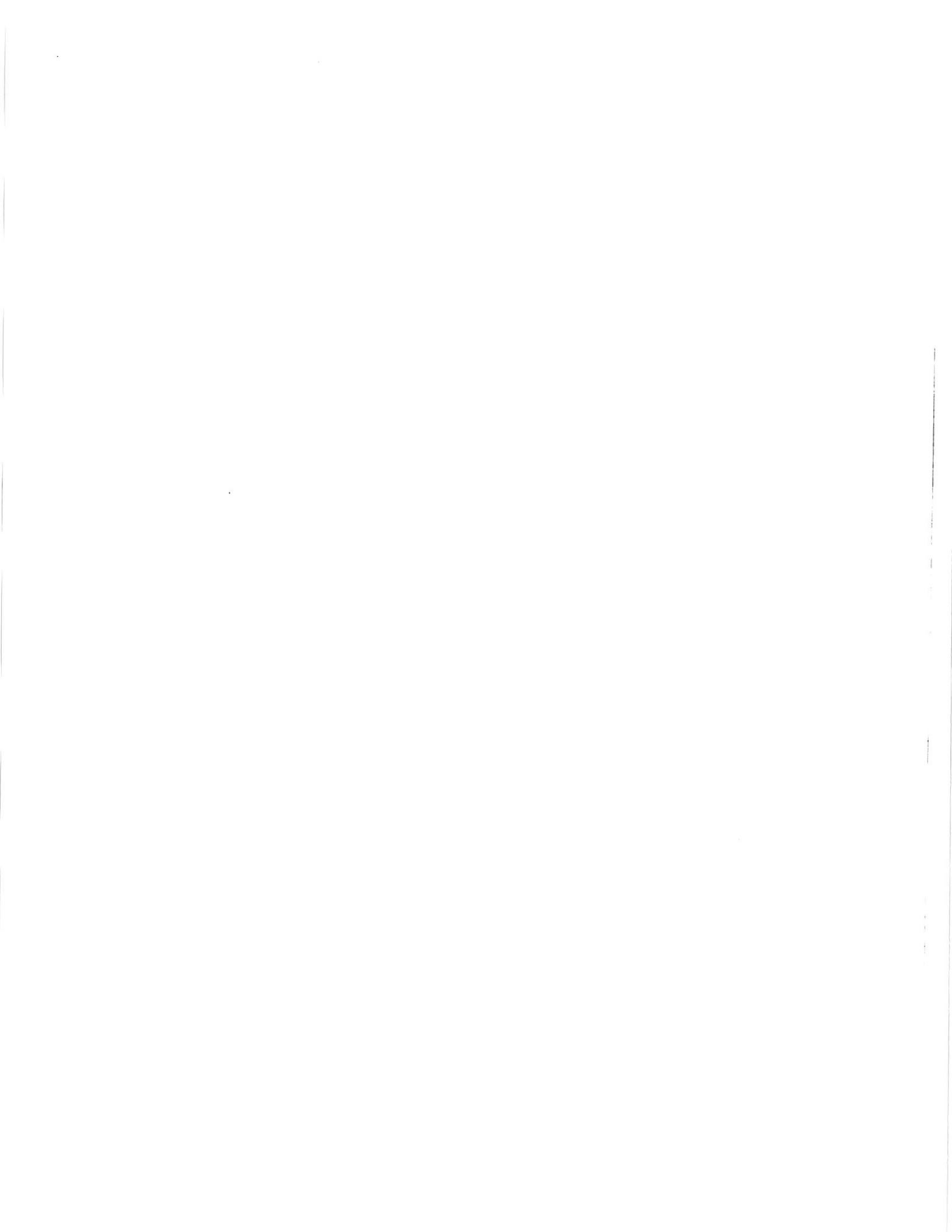
## Area #2 – Yurts and Plastic Igloos

We respectfully request a phased approach, allowing us to replace two igloos per year with compliant igloos beginning with the 2026 HollyDazzle season until all igloos meet current code. We would propose that we replace igloos according to the following schedule:

- Two igloos replaced prior to 2026 HollyDazzle
- Four igloos replaced prior to 2027 HollyDazzle
- Four igloos replaced prior to 2028 HollyDazzle

Additionally:

- Each igloo is under 400 square feet.
- Igloos will be repositioned to maintain 12 feet of spacing between structures.
- Extension cords will no longer be used inside igloos.
- Only battery-powered or solar-powered lighting will be utilized.
- Igloos are not installed for more than 180 days. They are removed after HollyDazzle and reinstalled only for subsequent events.
- While setup, each igloo is anchored to a wooden platform.
- When enclosing eating areas at restaurants with plastic windbreaks, the material will meet flame propagation performance of NFPA 701, with a flame-resistance certificate or label.



# Michigan Renaissance Festival

Since 1979

12600 Dixie Highway • Holly, MI 48442 • Phone (800)601-4848 • fax (248)634-7590

## Area #3 – Decorative Holiday Light Display

The HollyDazzle event itself operates for 35 days, with only 19 of those days open to the public. Decorative lighting is only plugged in or connected to electrical power for a period well within the 90-day limit established by IFC 603.8 – Temporary Wiring.

Fire Marshal Smith, we value the long-standing and productive relationship between your office and the Michigan Renaissance Festival. We share the same goal: ensuring that both the Renaissance Festival and HollyDazzle remain safe environments for our patrons and staff.

If you have any questions or would like to discuss any portion of this response, I welcome the opportunity to meet and continue working collaboratively. I also request that this response be included as part of our 2026 SLUP submission, noting that we are actively implementing solutions.

Sincerely,

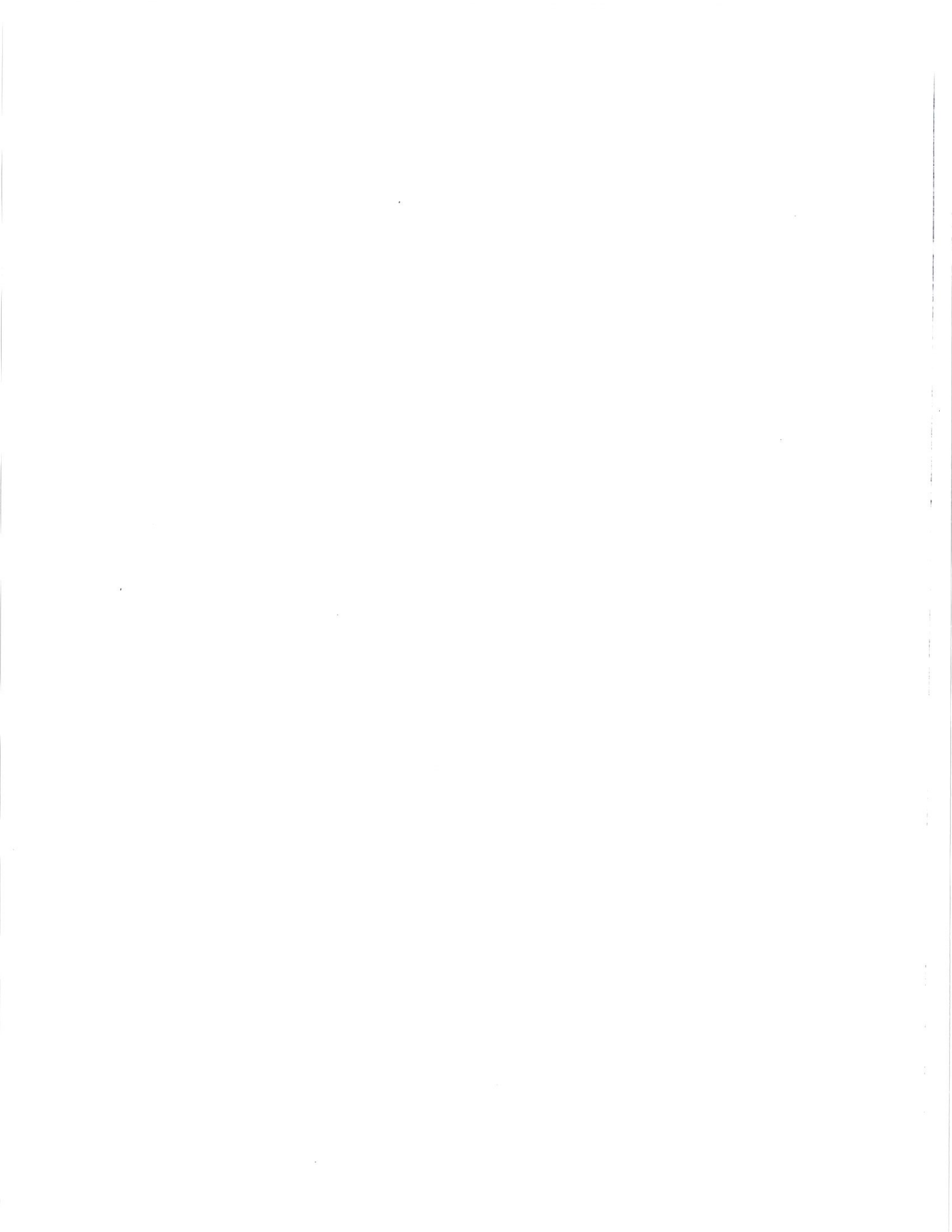
Chip Schultz

General Manager

Michigan Renaissance Festival

248-343-2259

[cschultz@michrenfest.com](mailto:cschultz@michrenfest.com)



**Key Fire Safety Issues Correction Timeline - 2025-2026 Project List**

Specific Detail of Items are Contained in Fire Department's 10/29/2025 Letter

<b>Meeting the onsite Water Supply, Need Fire Flow (NFF).</b>				
<b>Item</b>	<b>Required Compliance Date</b>	<b>Contractor or Staff Name</b>	<b>Date Completed</b>	<b>Comments</b>
500 GPM Well near Main Gate	12/1/25	Lyman		In the works, but NOCFA has not receive spec from Contractor
500 GPM Well near Water Tank	8/1/26			Contracted prior to 04/01/2026
Replace 30,000 Gallon Water Tank (Coordinate with total flow Requirement)	12/1/26			Plans in place by 4/1/2026
Provide Full 3,000 GPM Fire Flow	TBD			Spring of 2028
<b>Means of Egress, Gate Replacement finalization</b>				
<b>Item</b>	<b>Required Compliance Date</b>	<b>Contractor or Staff Name</b>	<b>Date Completed</b>	<b>Comments</b>
Exterior Entrance Fire Lane - Gate 700	8/1/26	Staff		Done prior to 8/1
Interior Gate 400	8/1/26	Staff		Done prior to 8/1
Interior Gate 600	8/1/26	Staff		Done prior to 8/1
Lahring Road Gate	8/1/26	Staff		Done prior to 8/1
New access to south parking lot via campground	12/1/26			TBD/ Begin request process with Egle
<b>Turkey Cooking Areas. Grease Management, Solid Fuel Management &amp; Venting Needed Improvement</b>				
<b>Item</b>	<b>Required Compliance Date</b>	<b>Contractor or Staff Name</b>	<b>Date Completed</b>	<b>Comments</b>
Grease Collection- Process, Procedures & Equipment for ONOX turkey. Grease collection is in effect and continues to coat floor	8/1/25			Adding 2 new cookers
Charcoal Turkey Cooker Area 100 Install Spark Arrester	8/1/25	Staff		



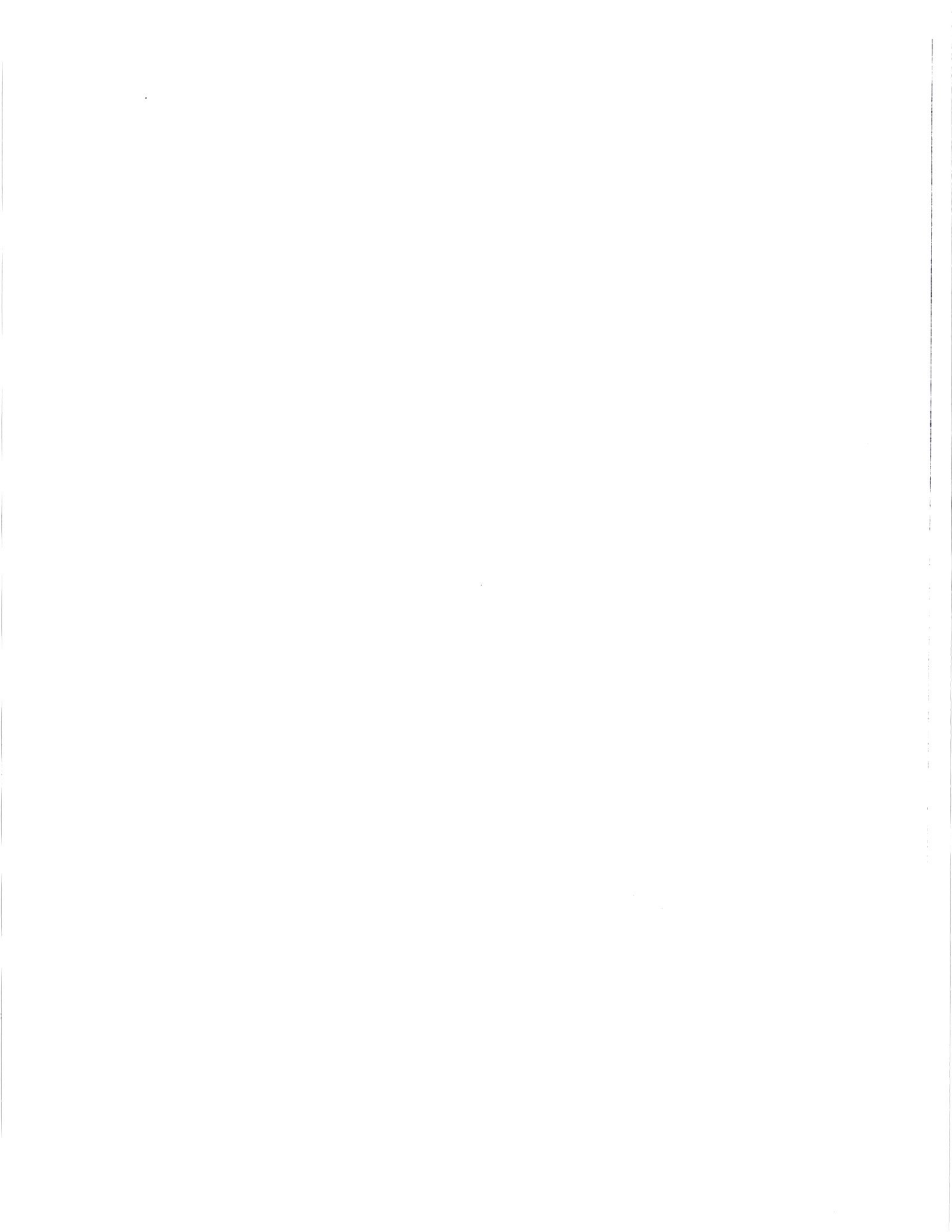
<b>Upgrade Cooking Equipment, - design &amp; arrangement, and ventilation.</b>				
<b>Item</b>	<b>Required Compliance Date</b>	<b>Contractor or Staff Name</b>	<b>Date Completed</b>	<b>Comments</b>
Professional Ventilation Survey and Upgrade to meet NFPA 96	8/1/26	Contract		
Replace or Repair all Hood Lights	8/1/26	Staff		
Replace worn-out Filters & Ensure all grease filter are U/L listed Grease Filters	8/1/26	Staff		Working on pricing
Solve Kettle Korn A & B Arepa cooking, hoods and fire protection issues.	8/1/26			Not a festival booth
Relocated Manual Pull in deep fry cooking Area 400	8/1/26			
Replace Grill in Area 100	8/1/26	Staff		Will get a price
Cap Gasline terminations - All Areas	8/1/26	Staff		
<b>Electrical Upgrades, NEC, ARTICLE 525 compliant Outdoor functions, Area 51, Stable,</b>				
<b>Item</b>	<b>Required Compliance Date</b>	<b>Contractor or Staff Name</b>	<b>Date Completed</b>	<b>Comments</b>
Bury Overhead Electric Line behind Cooking Area 600	8/1/26	TJ		
Area 51 Pedestal installation	8/1/26	TJ		
Stable	8/1/26	TJ		
Repair & Protect ground mounted Electrical Junction Box between Area 300 Food Building and the Battle Axe pub	8/1/26	Staff		
Elimination of Extension Cords - ice storage, mobile turkey rosters, other outdoor equipment	8/1/26	Staff		
Removal and Enforcement of all Clamp Lights	8/1/26			Crème Bule is done
Supply power to the floral preparation area				Looking to move
All festival BLDG annual inspection with repairs	8/1/26			



<b>Tree Trimming, Shrubs, Organic Debris and Cattails Control</b>				
<b>Item</b>	<b>Required Compliance Date</b>	<b>Contractor or Staff Name</b>	<b>Date Completed</b>	<b>Comments</b>
Cut Cattail back from buildings 20 feet (supplement with fall cutting)	12/1/25	Staff		Early spring
Develop tree trimming process and remove high exposure limbs	8/1/26	TJ		
<b>Maintenance, Repair and Other</b>				
<b>Item</b>	<b>Required Compliance Date</b>	<b>Contractor or Staff Name</b>	<b>Date Completed</b>	<b>Comments</b>
Spray all building with intumescent coating	8/1/28	Contract		Done every year
Fire retardant lumber, remodeling, reconstruction	Review	contract		
Create To - Scale Site Plan	12/31/25	Rowe		Done
<b>Slip &amp; Fall exposure &amp; Amusement Rides</b>				
<b>Item</b>	<b>Required Compliance Date</b>	<b>Contractor or Staff Name</b>	<b>Date Completed</b>	<b>Comments</b>
Determine Mi State Licensing requirement, Inspection and Maintenance	4/1/26	Staff		Researching
Install shredded rubber bottom of slide in Maze	8/1/26	Staff		
Inspect and refresh rubber in Playground & Ninja Area 8 inch depth & 6 feet out from all sides required	8/1/26	Staff		



*Completed Application*



# **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: \_\_\_\_\_  
File No.: \_\_\_\_\_  
Administrative Fee Paid: \_\_\_\_\_  
Escrow Fee Paid: \_\_\_\_\_

### **1) Applicant Information:**

Name: Michigan Renaissance Festival Corp.  
Address: 12600 Dixie Hwy  
City: Holly State: Mi Zip: 48442  
Phone: (Home) \_\_\_\_\_ (Office) 634-5552 (Fax) \_\_\_\_\_  
Interest: \_\_\_\_\_

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

Name: James Peterson  
Address: 1244 S. Canterbury Rd  
City: Shakopee State: MN Zip: 55379  
Phone: (Home) \_\_\_\_\_ (Office) 9524455736 (Fax) \_\_\_\_\_  
Interest: President 100% Owner

*(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: 12600 Dixie Hwy Holly Mi, 48442  
Acreage: 300 +  
Sidwell Number: \_\_\_\_\_  
Legal Description: Property is located west off of Dixie Hwy, south of Lahring Rd

*(Attach metes and bounds description where applicable)*

Site Plan Application     x     \_\_\_\_\_



Submitted:

Yes

X

No

**4) Zoning:**

Current Zoning: \_\_\_\_\_

**5) Special Land Use Requested:**

Renaissance Festival Weekends to include Labor Day: August 22<sup>nd</sup>, 23<sup>rd</sup>, 29<sup>th</sup>, 30<sup>th</sup>, Sept: 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>, Oct: 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup>

Festival Hours of operation: 9am-7pm

Hollydazzle Light Show: Nov 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>, Dec: 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>, New Years Eve 31<sup>st</sup>

Hollydazzle hours of operation: 4pm-10pm

New Years Eve hours of operation: 4pm -1230am

**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.

Signature of Applicant

3/4/26

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



# 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: \_\_\_\_\_  
File No.: \_\_\_\_\_  
Administrative Fee Paid: \_\_\_\_\_  
Escrow Fee Paid: \_\_\_\_\_

### 1) Applicant:

Name: Michigan Renaissance Festival Corp.  
Address: 12600 Dixie Hwy  
City: Holly State: Mi Zip: 48442  
Phone: (Home) \_\_\_\_\_ (Office) 634-5552 (Fax) \_\_\_\_\_  
Interest: \_\_\_\_\_

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

Name: James Peterson  
Address: 1244 S. Canterbury Rd  
City: Shakopee State: MN Zip: 55379  
Phone: (Home) \_\_\_\_\_ (Office) 952445573 (Fax) \_\_\_\_\_  
Interest: President 100% owner

*(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: Rowe Engineering  
Address: 540 S. Saginaw St  
City: Flint State: Mi Zip: 48502  
Phone: (Home) \_\_\_\_\_ (Office) 810341750 (Fax) \_\_\_\_\_  
Interest: \_\_\_\_\_



**4) General Property Information and Description:**

General Location: 12600 Dixie Hwy Holly Mi, 48442  
Acreage: 300 +  
Sidwell Number: \_\_\_\_\_  
Legal Description: \_\_\_\_\_

*(Attach metes and bounds description where applicable)*

Site Plan Attached: Yes \_\_\_\_\_ No \_\_\_\_\_

**5) Zoning:**

Current Zoning: \_\_\_\_\_

**6) Proposed and Intended Use:**

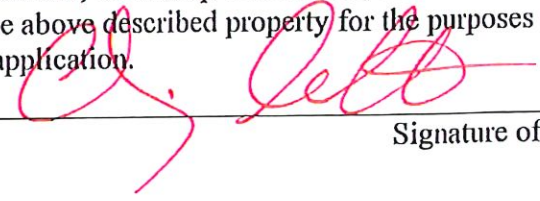
Renaissance Festival Weekends to include Labor Day: August 22<sup>nd</sup>, 23<sup>rd</sup> 29<sup>th</sup>, 30<sup>th</sup>, Sept: 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>, Oct: 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup>  
Festival Hours of operation: 9am-7pm  
Hollydazzle Light Show: Nov 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>, Dec: 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup> 26<sup>th</sup>, 27<sup>th</sup>, New Years Eve 31<sup>st</sup>  
Hollydazzle hours of operation: 4pm-10pm  
New Years Eve hours of operation: 4pm -1230am

Construction Trailer or Mobile Office on site: Yes \_\_\_\_\_ No \_\_\_\_\_ X

Requested Location: \_\_\_\_\_

**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.

 Signature of Applicant 3/4/26 Date

Instructions to Applicant:



*2026 Michigan Renaissance Festival*  
*Special Land Use Permit attachment*

**Dust Control:**

The Renaissance Festival once again this year has contracted with Sunbelt rentals to have an onsite 500 gallons of water trailer. Festival will be monitoring the weather and dryness of the roads in and around the site. If needed Festival will water the areas if needed no later than Friday evening prior to a festival show day.

**Trash receptacles and pickup:**

Last year the Renaissance Festival added an additional 100 trash receptacles to the site and marked a vast improvement from previous years. We have also retained our non-profit organization who also did a fantastic job of staying on top of the situation.

**MDOT permits:**

Festival has contracted with State barricade to provide 4 digital sign boards as in past years. Having been in contact with MDOT, they as that we again wait until July 1<sup>st</sup> to begin the permit process.

**Health Department Permits:**

As in past years, the Oakland County Health Department conducts their inspections every two weeks starting with opening day of festival.









## Insurance



THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> AssuredPartners of Minnesota LLC 2685 Long Lake Road St. Paul MN 55113		CONTACT NAME: Kim Rowe PHONE (A/C, No, Ext): (651) 287-1161 E-MAIL ADDRESS: kim.rowe@assuredpartners.com		FAX (A/C, No): (651) 644-9137	
<b>INSURED</b> Mid-America Festivals Corporation 1244 Canterbury Road #306 Shakopee MN 55379		<b>INSURER(S) AFFORDING COVERAGE</b>		NAIC #	
		INSURER A: Markel Insurance Company		38970.	
		INSURER B: HDI Specialty Insurance Company		16131	
		INSURER C: National Casualty Company		11991	
		INSURER D:			
		INSURER E:			
		INSURER F:			

**COVERAGES**      **CERTIFICATE NUMBER:** 2025/26 Master      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:		Y	MKP0000501166402	11/01/2025	11/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ EXCLUDED PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> 19			MKA0000501166802	11/01/2025	11/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A/B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			MX501166902/HDHX3701638	11/01/2025	11/01/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WCC330130E	12/31/2024	12/31/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Liquor Liability Sexual Abuse or Sexual Molestation			MKP0000501166402	11/01/2025	11/01/2026	Liquor-Occur/Agg Limits \$1M/\$2M Abuse-Ea/Agg Limits \$1M/\$2M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 RE Michigan Renaissance Festival  
 Holly Township and the North Oakland County Fire Authority (NOCFA) are Additional Insureds respects General Liability per written contract or agreement

<b>CERTIFICATE HOLDER</b>  Holly Township 102 Civic Drive  Holly MI 48440	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  <i>Brian J. Becker</i>
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Additional Named Insureds

Other Named Insureds

Castle Kitchens Corporation (FOOD PROGRAM)	C Corporation, Insured Multiple Names
Castle) dba Minnesota Renaissance Festival (FOOD PR	Doing Business As
dba Minnesota Renaissance Festival	Doing Business As
dba Trail of Terror	Doing Business As
Festival Grog, Inc. DBA Festival Grogs	Additional Named Insured
Festivals Incorporated	C Corporation, Insured Multiple Names
Festivals dba Bay Area Renaissance Festival	
Kansas City Renaissance Festival Corporation	C Corporation, Insured Multiple Names
Kansas) dba Kansas City Renaissance Festival	Doing Business As
MAFBV Center, LLC	Limited Liability Company, Additional Named Insured
Michigan Renaissance Festival Corporation	C Corporation, Insured Multiple Names
Michigan) dba Michigan Renaissance Festival	Doing Business As
Scott County Ventures, LLC	Limited Liability Company, Additional Named Insured
St. Louis Renaissance Festival	Doing Business As





## Attendance

