

Holly Township
Planning Commission – Regular Meeting
Minutes of August 10, 2009

Call to Order: Chairperson Lalaine Kilbourn called the August 10, 2009 Regular Meeting of the Holly Township Planning Commission to order at or about 6:30 p.m. at the Holly Township Hall, 102 Civic Drive, Holly, Michigan.

Roll Call:

Commissioners Present:

Lalaine Kilbourn, Chairperson
George Barton
Lloyd Kernen
Mark McHalpine
Steve Ruth
Rick Stevens

Others Present:

Brian Oppmann, Carlisle/Wortman
Dan Parker, Applicant
Gail Parker, Applicant

- **Commissioner George Barton moved to excuse Commissioner Ted Gurski from the meeting. Commissioner Mark McHalpine supported the motion. A voice vote was taken; all those present voted yes; the motion carried.**

Agenda Approval:

- **Chairperson Lalaine Kilbourn moved to approve the August 10, 2009 Agenda, as amended. Commissioner Lloyd Kernen supported the motion. A voice vote was taken; all those present voted yes; the motion carried.**

Public Hearings: No Public Hearings.

Approval of Minutes:

- **Commissioner George Barton moved to approve the minutes of June 8, 2009, as written. Commissioner Rick Stevens supported the motion. A voice vote was taken; all those present voted yes; the motion carried.**

Communications: No Communications.

New Business:

1. Amended Site Plan Application by Daniel Parker, 2465 Holly Heights, Holly, Michigan, 48442 for parcel 01-29-427-001.

Mr. Dan Parker, Applicant Parker Property, LLC, introduced his wife, Gail Parker, and stated the amended site plan application is for the property adjacent to Parker Engineering where a retail knitting store will be added. They have discussed this with the planners and engineers and Dave Schang has looked at it to identify any concerns beforehand and to bring it up to code for commercial use. It was zoned commercial and used as residential prior.

Mr. Brian Oppmann, Carlisle/Wortman, indicated they have provided a report. Their main concern was the parking circulation because there are two sites that will share parking and restrict access, which Carlisle/Wortman thinks is great.

Mr. Parker stated there is parking in the main lot. If patrons come out of The Knit Side, there will be additional parking by the rear with only one way out so they don't have to come back around Parker Engineering.

Mr. Oppmann noted because of the site limitations this is the best solution. They are very low intensity uses with ample parking. The ordinance says parking lots have to be paved, but the Planning Commission can waive it and it makes sense here. A number of directional signs will be placed for circulation. Some directional signage appeared to be into the right-of-way but it couldn't be confirmed based on the way the site plan was drawn. That can be handled administratively when the sign package is submitted. It meets all of the parking landscape requirements. They did submit a lighting plan with details. Carlisle/Wortman's only problem with that is the wall-pak units that they will place around the site provide limited lighting.

Mr. Parker indicated there are wall-paks on the building. The only additional lighting east of that is the main parking lot lighting.

Mr. Oppmann noted the lights should be shielded down.

Mr. Parker indicated the way the wall-paks work is the light is up above it and there's a shield in front of the light.

Mr. Oppmann stated Carlisle/Wortman recommended approval of the amended site plan. All their comments can be addressed administratively.

Commissioner Mark McHalpine indicated he doesn't see anything regarding safety paths.

Mr. Oppmann stated the Master Plan hasn't been adopted yet so there is no safety path requirement at this time.

Commissioner George Barton questioned whether there was a light pole on either the Parker Engineering property or The Knit Side property that would aid in meeting the parking lot illumination requirements. He noted it may not be offered at this time, but going over to the Methodist Church on North Holly Road, they pay a flat fee for a sodium vapor light on the utility pole. There is no meter.

Mr. Parker indicated there is a pole but the pole is more towards the right-of-way.

Chairperson Lalaine Kilbourn questioned whether Mr. Parker had any issues with the Planner's report.

Mr. Parker noted there were a couple issues that were in the report regarding the sign. One of them was because he asked our surveyor to locate a mid-site sign. He located it across the right-of-way and that's not how it will be. They will go through and measure that out. As far as the directionals, they aren't located on the map, but they will all be off the right-of-way.

- **Commissioner Lloyd Kernen moved to approve the amended site plan application by Daniel Parker, parcel 01-29-427-001 per the planner's report. Commissioner Mark McHalpine supported the motion. A roll call vote was taken. Kernen: Yes; Kilbourn: Yes; Stevens: Yes; McHalpine: Yes; Barton: Yes; Ruth: Yes. The motion carried by a 6/0 vote.**

Old Business:

1. Amended Motion for Special Land Use – Silverman, Grange Hall and Fish Lake

Chairperson Kilbourn questioned why Old Business item 1 was on the agenda.

Mr. Oppmann stated he understands there has been an agreement reached with Silverman's attorney to clean up the amendment. When it was last on the agenda, Silverman's attorney hadn't reviewed it.

Chairperson Kilbourn noted for the record the Planning Commission has reviewed Attorney Greg Need's letter of June 24, 2009 and referenced the minutes of March 9, 2009, Page 13, Lines 12 through 22, where the motion was made and approved referencing Mr. Need's recital letter.

Public Comment: No Public Comment.

Reports:

Commissioner Rick Stevens: No report.

Commissioner George Barton: No report.

Commissioner Mark McHalpine reported N.O.C.F.A. will get their new fire truck tomorrow. It's a 2500 gallon per minute pump. The new fire station will be opening in a couple of weeks. If anyone shoots archery, on August 30th, 2009 N.O.C.F.A. will hold an archery contest. If not, you're more than welcome to attend and watch. There will be food there, as well as raffles and other drawings.

Chairperson Lalaine Kilbourn reported on Thursday, August 13 there will be another Joint Meeting between Holly Township Board of Trustees and the Holly Village Council at the Woodlands on Grange Hall Road. She will be speaking to Supervisor Lambert regarding a Research/Office zoning district and will also be e-mailing several examples of cover pages for the Master Plan to the Planning Commissioners this week.

Commissioner Lloyd Kernen reported he attended a conference in June regarding undesirable land uses. Many things were discussed. A couple interesting topics were a mega church, which the Township doesn't have, though he understands a mega church is planned for East Holly Road and I-75 at the old furniture warehouse. Also discussed were wind energy ordinances. Some townships are developing those and he has passed information on to Supervisor Lambert regarding that. Marijuana farming was also discussed. Ordinances are needed for that, as marijuana farming is medically legal. Also discussed were sexually oriented businesses. Townships are required to have a zoning designation for sexually oriented businesses.

Commissioner Steve Ruth: No report.

Adjournment: Chairperson Lalaine Kilbourn, hearing no other business, adjourned the meeting at 7:02 p.m.

Zo Turner, Recording Secretary
Holly Township