

AMENDED

VILLAGE OF HOLLY PLANNING COMMISSION SPECIAL MEETING Minutes of February 6, 2020

Co-Chairperson Kinnamon, called the special meeting of the Planning Commission of the Village of Holly
to order at 7:00 p.m. in the Holly Area Schools Board of Education Room,
Karl Richter Center at 920 E. Baird St., Holly, Michigan.

Commissioners Present

Richard Kinnamon
James Clark
Laurie Lacey
Cal Steele
William DiSessa
Galon Christian
Lori Goldsmith

Commissioners Absent

Gary Okonski
Doug Henderson

Staff Present

Jeremy Watson
Caitlyn Habben
Jerry Walker
Katy Golden

Others Present

Angie Lemon
Jim Perkins
Vince Iafano
Cari Cucksey
Bob Donahue
Amy Hillman
Marlo Davidson
Peter & Linda Stouffer
Amy Lowe
Joe Hutchins
Sarah Arsenalt
Dick Rossell
Ryan & Allison Delaney
Kim Cotcher
Nicole Bommarito
Julie Hueston
Jerry Derhout

Kinnamon opened the meeting with the Pledge of Allegiance.

EXCUSE MEMBERS:

Motion Clark, second Lacey to excuse the following members from tonight's meeting; Gary Okonski and Doug Henderson. Motion carried by a voice vote of all ayes and no nays.

APPROVAL OF AGENDA:

Motion Goldsmith, second Clark to approve the agenda as presented. Motion carried by a voice vote of all ayes and no nays.

Statement of Purpose

Commissioner Lacey read the Statement of Purpose, as follows: The mission of the Holly Village Government is to enhance our community's quality of life. Our organization strives for quality services, responsive action to citizen requests, and a cost-effective government. We promote citizen participation, proactive decision-making and environmental quality. Most importantly, we shall always serve the citizens of Holly. The Village of Holly will be a prestigious, historical village that is a green residential oasis from the City, and the center of commerce and activity for the region.

PUBLIC COMMENT:

- Kim Cotcher, 907 Academy
 - o Holly is more than the Renaissance Festival and the Dickens Festival.
 - o Would rather have something go into the abandoned building than sit vacant
 - o All for moving forward
- Nicole Bommarito, 201 College
 - o She lives directly next door and can hear everything
 - o She doesn't want a bar in the neighborhood
 - o She has the oldest house on the block. She thought she was buying a property that was next to a school used for karate or others during the day not at 10:00 at night.
 - o She has studied the maps of Holly. This is a "Playful USA" Village.
- Dick Rosell, 512 E Maple
 - o He lives in a historical home.
 - o This is the first homeowner to come forward to present plans to the board
 - o There is lots of traffic by his house
 - o He highly endorses this project
- Allison Delaney, 210 College
 - o She bought her home in 2018
 - o She likes it because it is a small quiet town
 - o She is concerned on the wedding bar...feels Holly has enough wedding venue
 - o Concerned on safety
- Amy Hillman, 6053 Great Lakes Dr
 - o We need to focus on the positives not the negatives
 - o Historic preservation can bring up to 20% home values

NEW BUSINESS:

- A. Review the amendment and application for consideration of Conditional rezoning 111 College St, JH-01-34-327-008 from R1B, Single Family Residential to Commercial.
- Commissioner Christian asked if this rezoning would stay with the property
 - Habben said Yes
 - Commissioner DiSessa asked if hypothetically the applicant would not agree to the conditions what are the options?
 - Habben said that is an immediate violation. They would have to go thru the process, and it would need a Special Land Use.
 - Commissioner DiSessa asked if we could proceed with spot zoning?
 - Commissioner Lacey asked if this passes tonight, does it go to council for approval?
 - Habben said Yes, the board would recommend approval

Habben went over the 111 College checklist:

- A. Is the request consistent with the goals, policies, and future land use map of the Village of Holly Master Plan?

- a. Yes (response carried by a voice vote of all ayes and no nays.)
- B. Is there compatibility of the sites physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district?
 - a. Yes (response carried by a voice vote of all ayes and no nays.)
- C. Is there evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning?
 - a. Yes (response carried by a voice vote of all ayes and no nays.)
- D. Is the compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values?
 - a. Yes (response carried by a voice vote of all ayes and no nays.)
 - o Commissioner Christian said we are looking into the future use of the building
 - o Commissioner Goldsmith said there is traffic everywhere and the future use of the building is positive.
 - o Commissioner DiSessa said if it was to continue to be a church or school there would be traffic
 - o Co-Chairperson Kinnamon said something will happen to the property. It took a while for buyers to come to the table with something. The profitability is not there if left as is
 - o Commissioner Clark said he is leery of the future. Upgrade the building is a plus, using the building is a plus and future use is a plus.
- E. Does the capacity of the Villages infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the area?
 - a. Yes (response carried by a voice vote of all ayes and no nays.)
- F. Does the apparent demand for the types of uses permitted in the requested zoning district in the Village of Holly area in relation to the amount of land currently zoned and available to accommodate the demand?
 - a. Yes (response carried by a voice vote of all ayes and no nays.)
- G. Has the request previously been submitted within the past year unless conditions have changed, or new information has been provided?
 - a. No (response carried by a voice vote of all ayes and no nays.)

COMMENTS:

- Cari Cucksey, 202 S Saginaw
 - o She had a parking expert out in the past week.
 - o 205 cars can be parked on the property currently
 - o She also met with the schools and they have agreed to a paid per price parking lot/space
- Commissioner Clark asked about the north parking lot
- Cucksey said that was part of the purchase and is included in the 205 cars
- Commissioner Clark said that they own a Bed and Breakfast on N Saginaw, but you have to rent the entire building?
- Cucksey said they have not decided yet
- Commissioner Lacey asked about a speakeasy in the schoolhouse
- Cucksey said no because they currently have a catering license, not a liquor license
- Vince Iafano, 202 S Saginaw
 - o said their events last until 10-11 pm
- Co-Chairperson Kinnamon asked about events, and what part of the building is being used

- Cucksey said graduation parties, wedding, showers, etc. The 1913 section is the oldest part being used.
- Commissioner Lacey asked about the sound
- Iafano said there is no issue...the building is soundproof
- Commissioner DiSessa asked about moving the bus stop
- Cucksey that the school bus is used way before the events would start
- Co-Chairperson Kinnamon said that they have the 2007 Master Plan. That was done 13 yrs. ago and at that time it was occupied by a church and school. But that is not what it has been.

Motion Goldsmith, Second Lacey to recommend to council the conditional rezoning of 111 College St based on section 157.011 (E) because it is in compliance with 157.011 (E) to rezone Residential RIB to Commercial (C) with written conditions as provided. Voting against: Clark. Motion carried by a voice vote of six ayes and one nay.

OLDBUSINESS-NONE

COMMISSIONER AND STAFF COMMENTS:

- Commissioner Goldsmith said that she has been following this on Facebook. This is a legitimate business.
- Co-Chairperson Kinnamon said that board has read and reviewed everything. The decisions made tonight were not taken without the citizens' concerns. Thank you for all working together.

PUBLIC COMMENT:

- Jim Perkins, 104 Elm St, said the commissioners made a good choice
- Joe Hutchins, 419 Thomas, said Thank you for doing your homework and the future looks positive.

REPORTS:

- ZBA update:
- DDA update:
- Council update:
- Historic Commission update:

PUBLIC COMMENTS: NONE

ADJOURNMENT:

With nothing further to discuss, there was a motion by Co-Chairman Kinnamon, to adjourn the meeting at 8:22 PM.

Deputy Clerk Treasurer

Janell Minnick