
**VILLAGE OF HOLLY
PLANNING COMMISSION
Agenda
November 12, 2008 - 7:00 P.M.**

The regular meeting of the Village Planning Commission is scheduled for 7:00 P.M. in the Village Council Chambers, 315 South Broad Street, Holly, Michigan. For additional information, please contact the Village Office at (248) 634-9571.

1) CALL TO ORDER

2) PLEDGE OF ALLEGIANCE

3) ROLL CALL

4) APPROVAL OF AGENDA

5) APPROVAL OF MINUTES- Special Meeting August 4, 2008

6) STATEMENT OF PURPOSE

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.

7) PUBLIC COMMENT

8) Letter from attorney Richard Figura regarding Planning Commissions acting at the same meeting as a public hearing.

9) PUBLIC HEARINGS

- a) Rezoning request for 207 N. Saginaw from Central Business District (CBD) to Neighborhood Office Commercial (NOC)
- b) Amendment to Zoning Ordinance to allow use variances

10) GENERAL BUSINESS

- a) Rezoning request for 207 N. Saginaw from Central Business District (CBD) to Neighborhood Office Commercial (NOC)- At the

end of the Public Hearing the Planning Commission may make their recommendation.

- b) Amendment to Zoning Ordinance to allow use variances-** At the end of the public hearing the Planning Commission will forward their recommendation to the Village Council.
- c) Planning Commission Elections-** As elections have not occurred in a while the Planning Commission needs to hold elections for the various posts.

9) COMMISSIONER AND STAFF COMMENTS

- a) ZBA Update

10) ADJOURNMENT

Public Hearing/General Business Details:

- a) Rezoning request for 207 N. Saginaw from Central Business District to Neighborhood Office Commercial**

An application has been made to change the zoning of this property from Central Business District (CBD) to Neighborhood Office Commercial (NOC). The applicant is Chris Harris the owner of the property. As you may recall the Planning Commission granted him a special land use to run a financial institution out of this location. His business has since failed at this location and the property put up for sale. A potential buyer would like to convert the structure to an adult foster care facility. As it is currently zoned that use is not an option for this building. Rezoning to NOC would allow the use of the structure for such a use as all permitted uses in the RM district are allowed in the NOC district and an adult foster care facility is a permitted use in the RM district.

The future land use map from the Master Plan does show this property as being zoned as mixed use. The changing of the zoning at this time to NOC would be consistent with the Master Plan.

- b) Amendment to Zoning Ordinance to allow use variances**

This issue was brought before the Planning Commission along with conditional rezoning. I continue to get requests for uses of buildings that are just not permitted in any way. The idea of a "use variance" was suggested to the Village Council and they decided to send it to the Planning Commission for a public hearing. The Planning Commission is to make a recommendation to the Village Council whether they are in favor or not in favor of granting "use variances" within the Village. The Village Council will then determine if they would like to amend the ordinance to allow them.