

1. **Call to Order** - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

2. **Pledge of Allegiance**

3. **Roll Call**

PRESENT: Thomas Murphy, Larry Fox, Sue Grissim, Michael Mitchell

ABSENT: Joe Colaianne, Jeff Newsom, Keith Voight

4. **Approval of Meeting Agenda**

Motion to Approve Agenda

A Motion to approve the Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner Mitchell. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sue Grissim, Commissioner
SECONDER:	Michael Mitchell, Commissioner
AYES:	Murphy, Fox, Grissim, Mitchell
ABSENT:	Colaianne, Newsom, Voight

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - Jun 13, 2019 7:00 PM

A Motion to approve the Meeting Minutes of June 13, 2019 was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Thomas Murphy, Commissioner
AYES:	Murphy, Fox, Grissim, Mitchell
ABSENT:	Colaianne, Newsom, Voight

6. **Call to Public**

None

7. **Old and New Business**

a. Site Plan #19-006, Hartland Meadows

Director Langer summarized the location and scope of the request stating the following:

- The park was originally approved through a Consent Judgment.
- The approval requires recreation area.
- No process for amending the approval to add the pavilion for their residents.
- It was agreed the best option would be treating it like a Site Plan with the Planning Commission at a public meeting.
- There are no set standards so the staff report is not as detailed.

The Applicant, Jerome Ruggirello, introduced himself stating:

- Does not agree that the recreation facility is required by the State of Michigan only that it was shown on the plan presented to the State. Director Langer clarified the soccer field shown on the plan was part of the Consent Judgment with the Township.

Chair Fox referred to the staff memorandum and the applicable site standards listed. There were no issues.

Director Langer clarified the standards are from the Mobile Home category.

Commissioner Mitchell asked about the Consent Agreement requirement for two play areas in the Mobile Home Park and what the State of Michigan approved.

The Applicant stated the State confines their review to infrastructure, roadways, setbacks, property line boundary setbacks, construction materials, and a minimum open space requirement which this project far exceeds but he does not know the exact number. Most of the things negotiated with the Township for this development far exceed the State minimum requirements for a Manufactured Home Community.

Commissioner Mitchell asked on this Site Plan, are there one or two play areas.

The Applicant stated there is a large area of land devoted to recreation. There is separate play areas within that space geared for different ages of children. They had soccer nets on the property and they were not being used as intended. They try to respond to what their residents want. There is a play area for younger children. The residents wanted a place for basketball and inline skating so an area was created for that use. There are two play areas within one large area and there is room for more if the demand is there. This request is in response to residents wanting a place to have events throughout the year. This company is highly recommended, the product looks nice, should be relatively maintenance free and will serve the purpose of providing a space for outdoor events.

Commissioner Mitchell stated he has no objection to the pavilion he was curious about the description of the play areas.

The Applicant stated the Consent Judgment is general in some areas and specific in others. It reads "An open play field of sufficient size be provided to accommodate softball or soccer be provided." He believes they fulfill the spirit of that judgment. They try to be responsive to the needs of the residents.

Director Langer also added the court settlement states "two play area be provided" but it does not define what a play area is. It goes on to say that one field shall be provided for either soccer or softball and they have a large field available. It is not the Township's intent to infer they are violation of those requirements.

Director Langer also said the Consent Judgment did not include a plan so all we have to go by is the plan the State saw and approved.

Commissioner Mitchell offered the following Motion:

Move to approve Site Plan Application #19-006, a request to construct a pavilion in the common area at Hartland Meadows, located at 13598 Highland Road. Approval is subject to the following conditions:

1. **The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated June 20, 2019, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**

2. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, Hartland Deerfield Fire Authority, and all other government agencies.
3. Applicant shall continue to provide items as listed in the Consent Judgment as part of the current site plan application (SP #19-006).

Seconded by Commissioner Grissim. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Sue Grissim, Commissioner
AYES:	Murphy, Fox, Grissim, Mitchell
ABSENT:	Colaianne, Newsom, Voight

b. Retail Market Analysis Discussion

Director Langer referred to a chart of commercially zoned properties that are undeveloped and the Zoning Map.

- Looked at a couple of areas previously for a possible Special Planning Area possibly a mixed use option: Clyde Rd & US 23 and south of M59 and Old US 23.
- Now looking at Future Land Use Map (FLUM) - Red properties are designated Commercial. Generally mirrors the Zoning Map. Giving consideration to four (4) areas:
 - Best Western Hotel area.
 - Westernmost red area north of M59.
 - South of M59 and Old US 23.
 - North of Rovey Drive, mostly wetland.

Chair Fox stated his thoughts are the same as last week. If any adjustments were to be made, Clyde Road is the most likely area to consider while keeping the commercial core area together down at US 23 & M59. Must consider do we make a change? If so, where and to what? He feels it is Clyde Road.

Commissioner Mitchell would like to consider the area south of M59 and west of Old US 23 for a Planned Development. There is an adequate amount of commercial retail. Changing that to a Planned Development does not remove the opportunity for commercial to exist there. It would allow for more flexibility.

Chair Fox stated he supports that change. It would allow for both commercial and a combination of commercial/residential. The red and white hatch marks on the FLUM would draw attention to that area as a place for a special opportunity.

Commissioner Murphy stated he agrees it would give more flexibility and make that area more appealing.

Commissioner Grissim stated the FLUM is already pointing that we have talked about that being Research and Development. That is another closer step that we have towards agreeing to that.

Director Langer summarized what has been discussed. This will come back at another meeting and present a recommendation along those lines of making changes to the Clyde Road area and the M59 Old US 23 area as a Special Planning Area.

Commissioner Grissim asked if we had any response back from Bob Gibbs. Director Langer stated he did not yet have a response.

Director Langer stated the revised Retail Market Analysis is dated April 10, 2019 and is posted on the website. If anyone needs a copy we can provide one or a PDF.

Commissioner Murphy asked if there was a summary of the updates that were made from the initial RMA report. Director Langer stated there is no summary and he has not come back yet to discuss the findings. He went back to examine if all of the available commercial land located within developments were built, how would that affect the amount of commercial land the Township should have designated for future commercial use. Mr. Gibbs did say it can have an interesting effect in that when there is commercial development in an area it drives more commercial development. The numbers could actually go up from what was originally proposed. He wanted to make sure he was being fair in those estimates.

RESULT:	INFORMATIONAL
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8. Call to Public

Misty Sirch, Ore Valley, Hartland Township, stated:

- She has experience in commercial development as a broker in a variety of areas from several projects.
- Does not believe the Gibbs report is accurate.
- Believes current leadership is struggling to understand the needs of the retailers.
- Brokers bring businesses to certain areas based on the time, effort and cost it takes to open a business. Feels the Hartland process is too lengthy, too difficult and too costly.
- Many stores are closing.
- Hartland has too many regulations.
- Millennials do not care about site standards.
- Branding. National businesses have a corporate brand with specific colors and signage. Making them step away from that makes Hartland a less desirable place to locate with brand and cost issues.
- Biggest stumbling blocks have to do with the process.
- What can be done is make Hartland more business friendly.

9. Planner's Report

Director Langer reported the following:

- Land Use Permit issued to Consumers Energy as a staging area for a gas line install along Tipsico Lake.
- Participated in the interview process for Livingston County Planning Commission.
- Gibbs Planning Group can attend the Township Board meeting August 6, 2019. All are invited to attend.

10. Committee Reports

None

11. Adjournment

Motion to Adjourn

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously. The meeting was adjourned at approximately 7:43 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Thomas Murphy, Commissioner
AYES:	Murphy, Fox, Grissim, Mitchell
ABSENT:	Colaianne, Newsom, Voight

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a long horizontal stroke at the end of the name.

Keith Voight
Planning Commission Secretary