

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: Joe Colaianne, Larry Fox, Sue Grissim, Michael Mitchell, Keith Voight

ABSENT: Thomas Murphy, Jeff Newsom

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 Voight. Motion carried unanimously.

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

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - May 23, 2019 7:00 PM

A Motion to approve the Meeting Minutes of May 23, 2019 was made by Commissioner Mitchell and seconded by Commissioner Colaianne. Motion carried unanimously.

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

6. **Call to Public**

None

7. **Public Hearing**

a. Special Use Permit #19-003, Fries Riding Arena, 5234 Cullen Road

Chair Fox opened the Public Hearing at 7:02 PM.

Director Langer gave an overview of the location and scope of the request:

- Allowed by Special Use Permit in the CA Conservation Agriculture zoning district requiring a Public Hearing and final approval by the Township Board.
- Indoor riding arena will be used for family members, a private riding stable.

The Applicant Michelle Fries introduced herself and stated the following:

- Both neighbors have pole barns, one with a riding arena. Theirs would be the third pole barn.
- Wooded area, screened from view.
- Would not be disruptive or disturbing to the neighbors.
- Use is for her daughter and herself.

- Occasional use, not every day, a few times a week.

The Applicant disseminated photographs to the Planning Commission of the other barns in the area and the proposed location for the riding arena.

Call to the Public:

None

The Applicant reiterated her previous statements about the use.

There were no members of the public present and no communications received.

Chair Fox closed the Public Hearing at 7:08 PM

The Planning Commission agreed the use is compatible with the Comprehensive Plan.

Chair Fox gave a brief overview of the staff memorandum dated June 6, 2019 touching on both the Special Land Use and Site Plan Review.

Commissioner Grissim asked about the color of the structure as that information was not provided. The Applicant stated it will be gray and match or coordinate with the other existing structures.

Commissioner Grissim offered the following Motion:

Move to recommend the Township Board approve Special Land Use application #19-003 for the construction of an indoor riding arena, approximately 7,200 square feet in size, to be located at the single-family residence, addressed as 5234 Cullen Road, based on the following findings as listed in the staff report attachment dated June 13, 2019 as follows:

1. **The Planning Commission has determined the proposed special use, a riding arena, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6. and Section 4.43, as the riding arena is a residentially-related use which is permitted as a special land use in the CA -Conservation Agricultural zoning district.**
2. **The Planning Commission has determined the proposed use is compatible with the existing and future land uses in the vicinity, as a riding arena could commonly occur in the CA zoning district, and is permitted as an accessory use in CA, subject to a special land use permit. The site of the arena is wooded on two sides which is compatible with the natural environment and neighboring properties contain similar pole barn structures.**
3. **The Planning Commission has determined the proposed use is compatible with the Hartland Township Comprehensive Plan, which designates this area as Estate Residential. Estate Residential is intended to accommodate both agricultural and large-lot residential uses, similar to uses permitted in CA. A riding arena is permitted as a special land use in the single-family zoning districts of CA-Conservation Agricultural.**

4. The Planning Commission has determined the proposed private riding arena is considered an accessory use to the single-family dwelling and could be served by the existing on-site septic and well facilities, subject to review and approval of the Livingston County Health Department. The Planning Commission has determined the proposed use is adequately served by existing essential facilities and public services, and the Fire Authority has no objections.
5. The Planning Commission has determined the proposed use will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, or the public welfare. The proposed riding arena and manure storage area are located so as to meet the required setbacks from the property lines.
6. The Planning Commission has determined the proposed use will not create additional requirements at public cost for public facilities as the site is currently served by private facilities.

Approval of the Special Use Permit is subject to the following conditions:

1. The proposed riding arena shall obtain Site Plan approval and maintain the site in compliance with the approved Site Plan, as well as all associated conditions.

Seconded by Commissioner Voight. Motion carried unanimously.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]	Next: 7/11/2019 7:00 PM
MOVER:	Sue Grissim, Commissioner	
SECONDER:	Keith Voight, Secretary	
AYES:	Colaianne, Fox, Grissim, Mitchell, Voight	
ABSENT:	Murphy, Newsom	

- b. Motion to Approve Site Plan

Commissioner Voight offered the following Motion:

Move to approve Site Plan Application #19-003, a request to construct a riding arena, approximately 7,200 square feet in size. Approval is subject to the following conditions:

1. Approval of the Special Land Use by the Township Board of Trustees.
2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated June 6, 2019, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
3. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority.

Seconded by Commissioner Mitchell. Motion carried unanimously.

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

8. Old and New Business

a. Retail Market Analysis - Updated

Director Langer summarized the recent history of this Retail Market Analysis (RMA). This is the updated version of the report. The goal is for the Planning Commission to examine the report and come up with a recommendation to the Township Board. He is looking for any questions the Planning Commission may have that can be addressed when Mr. Gibbs returns or by other means.

Director Langer continued:

- Including all currently developed land and land that is planned for development such as the RAMCO site, Hartland Township will need at least an additional 25 acres for commercial development through 2035. Not limited to that number; can plan beyond that date.
- Director Langer directed the Planning Commission's attention to a map indicating undeveloped land currently zoned for commercial development (Attachment #2 for this memorandum - approximately 215 acres, some of which is wetland area.)
- Mr. Gibbs has stated he was very conservative in his estimates.
- Mr. Gibbs has stated the more commercial land is developed, more land is required. Commercial development fosters the need for more commercial development. Once you become a key destination, more restaurants and other retail will want to be in that area too.

The Director and Planning Commission discussed the following:

- Should any commercial zoning area be changed to another zoning designation such as residential?
- The Planning Commission briefly discussed the Newberry mixed use commercial elements.
- Director Langer encouraged the Planning Commission to think about how much commercial land is available now, where is it located, should it be changed, if so to what zoning category.
- Should other areas be revisited and designated a Special Planning Area such as the southwest corner of Old US 23 and M-59 closer to the core area.
- Grocery stores; does the RMA preclude any other food store opening? Would the type of food store make a difference? Would it cause an existing store to close? Should the natural course of competition be allowed to occur?
- The chart of currently zoned commercial area was discussed.
 - Clyde Road
 - Newberry
 - SW Corner of Old 23 & M-59
 - Wetlands on Rovey Drive
- Can we learn from other communities that have had a RMA? Difficult unless the communities are very similar; what works for one may not work for another.
- Ask for Mr. Gibbs' point of view or opinion on the amount of commercial zoned property Hartland currently has.
- Check the RMA population growth numbers compared to SEMCOG's numbers. RMA numbers may be conservative.
- Mr. Gibbs has stated the retail industry post-recession has modified its site location criteria requiring double or triple the number of households compared to pre-recession. The RMA might

indicate an opportunity for locating a certain type of business in the area but the store might hold off and wait until there is a higher cushion of households.

- Discussed the South Lyon residential area as well as the corner of 10 Mile and Milford Road.
- Can we use any of this information to try to draw in a particular group of people i.e. young families/Soccer Moms? How do we find out what they are looking for? Convenience? Services? Type of housing development?

Director Langer concluded stating he has compiled some notes/questions and will send them to Mr. Gibbs.

RESULT:	INFORMATIONAL
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9. Call to Public

None

10. Planner's Report

Director Langer reported the following:

- Preconstruction meeting was held today for the Hartland Ice Arena addition. Construction should be forthcoming.
- Suggested the Planning Commission may want to review the Zoning Ordinance and some of the Uses by Right and Uses by Special Use Permit. They may want decide if they are in the right places. Are we requiring people get a Special Use Permit when they should not have to go through this process? Could some of them be a Use by Right if they meet the standards set forth? The Planning Commission discussed and concurred. Commissioner Colaianne also suggested the Planning Commission look at on site solar/wind energy.

11. Committee Reports

None

12. Adjournment

Motion to Adjourn

A Motion to adjourn was made by Commissioner Colaianne and seconded by Commissioner Mitchell. Motion carried unanimously. The meeting was adjourned at approximately 8:11 PM.

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

Submitted by,

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

Keith Voight
Planning Commission Secretary