

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, Thomas Murphy, Larry Fox, Michael Mitchell

ABSENT: Jeff Newsom, Sue Grissim, Keith Voight

4. **Approval of Meeting Agenda**

Motion to approve the Agenda

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

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

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - Apr 11, 2019 7:00 PM

A Motion to approve the Meeting Minutes of April 11, 2019 was made by Commissioner Mitchell and seconded by Commissioner Colaianne. Motion carried unanimously.

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

b. Planning Commission - Regular Meeting - Apr 25, 2019 7:00 PM

A Motion to approve the Meeting Minutes of April 25, 2019 was made by Commissioner Colaianne and seconded by Commissioner Murphy. Motion carried unanimously.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Thomas Murphy, Commissioner
<b>AYES:</b>	Colaianne, Murphy, Fox, Mitchell
<b>ABSENT:</b>	Newsom, Grissim, Voight

6. **Call to Public**

None

7. **Old and New Business**

a. Site Plan #19-004, Kubota/Bobcat Dealership

Director Langer identified the location of the request and stated the following:

- Came to the Planning Commission for a Use Determination at a different location but the business plan changed requiring outdoor storage.
- Planning Commission performed another Use Determination for this new site.
- Site is zoned PD; normally there is a Planned Development agreement for this type of zoning but there is no agreement for this site.
- Site Plan Review is typically for new construction but in this case the applicant will be occupying this site for this new use.

The Applicant, Ryan Wurtzel, representing Carleton Equipment Company, stated the site plan submitted is a perfect fit for us, for that site, for that building and hopefully for the community.

Chair Fox referred to the staff report dated May 16, 2019.

Chair Fox asked about the concrete bins currently located on the side. The Applicant stated they will be removed.

**Off-Street Parking**

Chair Fox asked Director Langer about the parking. Director Langer stated it meets the standard parking calculations for a retail store. He also stated many customers may be driving a truck pulling a trailer with a piece of equipment. They would not be using the standard parking spaces for this process. The Applicant agreed.

**Landscaping**

The Applicant stated they intend to add some landscaping on the south property line for screening. Director Langer stated they made need to indicate exactly which species of pine tree they will be installing.

**Commissioner Mitchell offered the following Motion:**

**Move to approve Site Plan Application #19-004 a request to establish a Kubota and Bobcat dealership at 948 Old US-23. Approval is subject to the following conditions:**

1. **The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated May 16, 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 and Hartland Deerfield Fire Authority.**

**Seconded by Commissioner Murphy. Motion carried unanimously.**

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

b. **Site Plan #19-005, Livingston County Drain Commission Septic Receiving Station**

Director Langer indentified the location and gave a summary of the request stating the following:

- Livingston County Drain Commission (LCDC) needs to increase the capacity of the Septage Receiving Station.

- There are two options proposed due to the wetland on the site; they are in the process of working with the Department of Environment, Great Lakes and Energy (EGLE, formerly the MDEQ) for permitting but have proposed an alternate option as well.
- Under a time crunch to complete this project.
- Intend to match the existing building as best as possible.

The Applicants, Michelle LaRose, P.E., Deputy Drain Commissioner; Jeff Landers, P.E., of Moore and Bruggink; and Robert Spaulding, LCDC Department of Public Works (DPW) Coordinator; introduced themselves and stated the following:

- The time crunch is because they have a corrective action planned by Genesee County with a deadline of June 2020.
- Since they last met with Director Langer, they met with EGLE on the site for a pre-application meeting. The options are to minimize any impact to the wetland. There was nothing apparent that would hold up the permitting process and that permit is currently under review.

Commissioner Colaianne asked since this is a solid waste press facility is there an odor control program in place. The Applicant stated yes, there is odor control planned for the new building and the tanks themselves. Commissioner Colaianne confirmed there is no outside storage of solids; everything is contained inside. The Applicant affirmed.

The Planning Commission briefly discussed the current process and what is being requested.

- Currently material is screened out but too many solids are getting through.
- This facility is like a pre-treatment facility.
- The sewage will be pressed and separated.
- Solids will be trucked out, in a covered vehicle and land filled.
- Liquids will flow through a gravity line to the existing building and pumped onward to the Linden Wastewater Treatment Plant in Genesee County.

Chair Fox referenced the staff report dated May 16, 2019.

#### **Landscaping and Screening**

Chair Fox stated twenty-three (23) existing trees will be removed and replaced with forty-five (45) new conifer trees. The Planning Director has requested the Landscaping details be shown on the construction set of plans.

The Planning Commission briefly discussed the Septage Storage/Equilibrium Tanks. It was requested they be set into the ground to reduce the height but it is not possible due to the height of the water table at that location.

Commissioner Murphy asked if there are currently underground tanks in use. The Applicant replied there is a poured concrete wet well attached to the existing building.

Commissioner Colaianne asked if the Septage Storage/Equilibrium Tanks were metal on the outside. The Applicant stated they are. Director Langer stated at the Site Plan Review Committee it was asked if those tanks could be painted or a color added/applied but the concern was that could create a maintenance issue over time.

Commissioner Colaianne asked if the crane shown is permanent. The Applicant stated it is not.

Chair Fox stated the galvanized steel structures are being built on site. The Applicant stated they are rolled galvanized steel with a stainless steel interior face and are built from the ground up onsite.

The Planning Commission agreed to leave the exterior of the tanks as is.

#### **Architecture / Building Materials**

Chair Fox stated some of the materials will be slightly different. Director Langer stated the building is designed slightly different; for what the shape of the building is, they have matched the existing building the best they can.

Chair Fox stated this project is being done not only because of the percentage of solids and the requirement by Genesee County but also due to the usage. Chair Fox asked the Applicant to repeat the usage numbers. The Applicant stated they thought when this was designed the usage would be up to a maximum of 12 million, but they were up to 28 million last year. Since they are adding the required press facility, they are also adding the extra bay because they get so much volume during the peak times, the traffic is backing up onto Runyan Lake Road. The third bay will allow for more traffic and a smother flow.

Commissioner Colaianne asked if everyone was aware of the alternative to having this facility. He explained prior to having this facility, the septic haulers would rent land in the county and the waste was applied to the land. Since that time an ordinance was adopted prohibiting that process. He also stated this is one of the nicest septage facilities he has ever been in; it is great for the county and great for the township and surrounding area.

The Planning Commission briefly discussed the scope of the facility and where the material originates.

Commissioner Murphy asked if the capacity was designed to handle increased flow in the future. The Applicant stated it is designed to handle not only the current flow of 26 to 28 million gallons a year; the new facility can handle up to 40 million gallons.

Commissioner Colaianne explained this facility is not funded by the county or township; it is an enterprise system that is paid for by the septage haulers.

Commissioner Mitchell asked about the EGLE on site meeting and if there were any suggestions from their office for protecting the wetland. The Applicant stated it is not their policy to offer suggestions, what they look at is have they made every effort to not fill or grade in the wetland. That is why they offered the retaining wall option.

Chair Fox stated the Planning Director approached them to ask if, under these circumstances, they would be willing to approve an A and a B plan which is what you have before you this evening.

**Commissioner Colaianne offered the following Motion:**

**Move to approve Site Plan Application #19-005 a request to amend the previously approved site plan and expand the existing septage receiving station at 4682 Runyan Lake Road. The improvements include the construction of an approximate 5,776 square foot building for septage pretreatment (press building), two storage tanks, detached accessory building, expanded paved areas, and the potential for a retaining wall on the south side of the property (Option 2 plan). Approval is subject to the following conditions:**

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated May 16, 2019, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 2. Applicant shall apply for and receive all applicable approvals and permits from the EGLE (Department of Environment, Great Lakes and Energy-formerly MDEQ), for proposed work in the regulated wetland. Copies of the approvals and permits shall be submitted to the Township prior to the issuance of land use permit.**

- 3. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, Hartland Deerfield Fire Authority, and all other governmental agencies.

Seconded by Commissioner Mitchell. Motion carried unanimously.

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

**8. Call to Public**

None

**9. Planner's Report**

Director Langer reported the following:

- Ordinance Review Committee discussed the ordinance amendment for the minimum size requirement for single family homes.
  - Similar to surrounding communities.
  - Some interest in having a reduction in the size but decided with the tools available through the Planned Development process, a desire to have smaller homes could be met through this procedure.
  - Not recommending the ordinance amendment at this time.
- Gibbs Planning Group has completed the revised report and it has been forwarded. Gibbs is not available on Planning Commission meeting nights through the summer. The summary is as follows:
  - Presently 116,800 square feet of retail/restaurants \$35.4 million in sales.
  - By 2025 133,700 square feet of retail/restaurants \$43 million in sales.
  - By 2035 159,500 square feet of retail/restaurants \$50.7 million in sales

This does include all existing developments being built out, such as RAMCO. In discussion with Mr. Gibbs, he mentioned as Hartland becomes more of a retail center, it will generate even more retail potential. More information will be presented and discussed at the next Planning Commission meeting.

**10. Committee Reports**

None

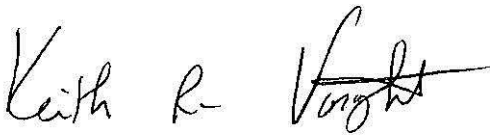
**11. Adjournment**

Motion to Adjourn

A Motion to adjourn was made by Commissioner Colaianne and seconded by Commissioner Murphy. Motion carried unanimously. The meeting was adjourned at approximately 7:45 PM.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Thomas Murphy, Commissioner
<b>AYES:</b>	Colaianne, Murphy, Fox, Mitchell
<b>ABSENT:</b>	Newsom, Grissim, Voight

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