HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING FINAL MINUTES
April 14, 2016-7:00 PM

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, Sue Grissim, Michael Mitchell
ABSENT: Jeff Newsom, Keith Voight

4. **Approval of Meeting Agenda**

1. Motion to approve the Meeting Agenda

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

5. **Approval of Meeting Minutes**

None

6. **Call to Public**

Mr. Curt Pollack, Hartland Woods Dr., Howell - does not live near the development but has been a Hartland resident for about 30 years. According to information he read in the Livingston Daily Press & Argus it did not sound like the type of development Hartland is looking for.

- The Planning Ordinance calls for upscale attractive developments
- Some of the components may not be needed in this area
- This development is comparative to the type of development in the Waterford area
- Concerned about the completion of the entire plan and future developers adhering to what is proposed
- Expressed concerns about the density and the recent Millpointe development already experiencing sewer problems. He asked if these issues would be addressed prior to approving another development
- He stated he came to the meeting because this project does not look like the Hartland Planning Plan, that it looks like we are settling for something

Mr. Chris Crump Fenton Rd., Hartland -
Mr. Crump stated he recorded and watched the previous meeting several times and listed his thoughts about Hartland and what many of the residents he has spoken to think about this development.

- He has been a Hartland resident for 24 years and is also a licensed residential builder
- Supports responsible developments, but strongly feels this development has many concerns for Hartland residents
- Feels this is an irresponsible, ultra-dense development that does not reflect the Hartland rural setting
- Expressed concerns about the density and mix of uses proposed for this project
- Setbacks off M-59, Fenton Road and Pleasant Valley would be a visually troubling eyesore transition between rural landscapes and a large development built close to the roadway
- The developer claims the project promotes walkability but feels the dense residential use combined with the commercial aspects and narrow roads would be hazardous to pedestrians
- Ten-foot spacing between homes, brick wall entrance features, and 20-foot screens as natural areas do not reflect the rural character of Hartland
- The proposal has inadequate parking in the residential area

- Concerns with the potential increase in residential and commercial traffic
- Feels this project would put Hartland on a path towards other poorly zoned and overdeveloped communities in the area
- Anticipates overpopulation due to irresponsible density and all the related problems a rural Township should never have to entertain
- The following resident recommendations were made to the Planning Commission and Township Board:
    - Reduce the all proposed residential dwellings to 250 unit max
    - Cap the number of apartments without later revisions based on market conditions
    - No drive-through restaurants, no gas stations, no car wash
    - Triple the setbacks on all roads and prohibit all zero setbacks
    - Triple all landscape screens to 60 feet and utilize different varieties of pine trees
    - No brick walls with Mayberry advertisements
    - Twelve-foot berms around the entire development with large pine tree screens to protect from the blight of an overdeveloped property in a rural setting
    - All plantings will be of a mature pine variety to protect the rural setting year round
    - No entrances or exits on Fenton or Pleasant Valley
    - Tie in all properties within the development to the Hartland water supply, no wells anywhere in the development
    - Require over-standard road widths
    - Minimum home spacing of 30 feet in all areas, including cluster homes
    - All driveways extended in length and width to contain and minimum of two vehicles parked side by side without infringing on sidewalks or streets
    - All lighting will be of the lowest candlelight or lumen option available

Mr. Crumb closed by requesting the Township to proceed with caution, hold the developers to these resident recommendations, and to protect the beauty and rural character of Hartland Township for generations to come.

Mr. Dan Olding Fenton Rd, Hartland -
Mr. Olding offered the following comments:

- Not opposed to development but would prefer it to be as needed and casual
- Opposed to the density, diversity and size of this proposal
- Feels this would create essentially a new town/small city micromanaged into the future by non-residents
- Township has 1.6 million in sewer assessments but this Planned Development concept was a bad idea in 2005, bad idea now
- No need for two gas stations or auto services at this location
- High density promotes decay, low density can heal itself over time
- Hartland is rural and should remain that way

Ms. Carrie Angott, Wilson Ln., Hartland -
Ms. Amgott stated she has several concerns:

- Two gas stations and a car wash are not needed at this location
- Too many similar businesses too close together will create blight if they close and become obsolete
- Multi-unit complexes will increase traffic which is already busy at that location
- Moved out of Waterford to live in a rural-type community
- Not opposed to developing the land, just not in the significant way it is being proposed

Mr. Steve Smith Tipsico Lake Rd., Hartland -
Mr. Smith stated he is a 30-year resident of Hartland Township and this project does not belong in Hartland.

Ms. Dana Gardner Fenton Rd., Hartland -
Ms. Gardner shared the following:

- A portion of the property once belonged to a family member; it was farmed and has been undeveloped a long time
- Understands the need for development of a few houses but feels this proposal is much too dense
- Concerned about the increase in population, schools, protection, many concerns
- Would like to keep Hartland the same, it will never be the same but this is too much; it is not the gateway to Hartland

7. Public Hearing

None

8. Old and New Business

a. Newberry Preliminary Planned Development #535-P, Mixed Use Development

Chair Fox gave a brief review of the public hearing and where the previous discussion ended at the April 7, 2016 Planning Commission meeting on Page 7 of the McKenna review letter, Item 4 Building Height.

Chair Fox, before proceeding with the discussion, responded to some of the comments regarding density. Chair Fox said some have commented on previous projects stating they do not fit the plan. He stated property owners have rights and people who own property who want to develop it have rights. He explained there are plans in the Township; there is a Zoning Map which tells how the property can be developed depending on the zoning, and the Comprehensive Plan with includes a Future Land Use Map. The Future Land Use Map and Comprehensive Plan have been in place since the early 2000s.This particular parcel and the parcel to the west that joins it on the south side were designated as a Special Planning Area in the Future Land Use Map and Comprehensive Plan. At that time the vision for this parcel was something very similar to this plan. As the property owners, they are coming forward with a plan that they believe follows the Comprehensive Plan and the Special Planning Area as designated. It is being reviewed. A great deal of thought went into it even before he was on the Planning Commission. A plan was approved very similar to this proposal in 2007; however, that developer did not complete the process as the economy took a turn for the worse. Now a new developer has picked it up and is presenting what you see here. Last week some expressed concerns about the density, including Chair Fox, and the possibility of ending up with too many apartments. At the end of the meeting it was requested the Planning Director make the 2007 plan available for the commissioners to review and see the differences between the two proposals as this plan seems to have a different mix of the residential units. Chair Fox asked if any of the Commissioners wanted to comment on the comparison.

9. Call to Public

Nancy Redner, Wilson Lane, Hartland-
Ms. Redner made the following comments:

- Asked if turn lanes would be provided for the streets entering her neighborhood
- Expressed concern about being able to get in out with the higher traffic volume from this development
- The previous plan was approved prior to the recession when the Township had more police protection - would the Township be providing more police protection with a development of this density. Current response time is 45 minutes.
- Encouraged the Planning Commission to experience for themselves the current traffic volume at this location during peak hours and consider the current residents' safety when making their decision.

Mr. Dan Olding Fenton Rd, Hartland -
Mr. Olding stated he agrees with Ms. Redner and also encouraged the Planning Commission to drive this area during peak hours. He stated it might change your perspective on the whole thing.

Mr. Chris Crump Fenton Rd., Hartland -
Mr. Crump stated the following:

- Restated his earlier view about density equaling blight
- Would like this plan abide by the current standards

- Regarding landscaping, he would prefer not to see the development; he would like it to look natural. Used KFC as a good example of landscaping screening a commercial use
- Likes the deep setback for Meijer and other big box stores
- Would like to keep rural Hartland as rural as possible
- He supports eliminating the access to Fenton Road due to the existing residential homes

Ms. Dana Gardner Fenton Rd., Hartland -
Ms. Gardner shared the following:

- The 2007 plan brought about the same concerns
- Does not want to see the development and feels larger trees should be used for screening
- Expressed concern about wells and the water table

10. Planner's Report

Director Langer reminded the Planning Commission about the joint meeting with the Township Board on April 26, 2016.

11. Committee Reports

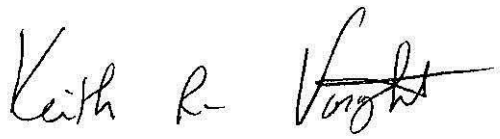
None

12. Adjournment

1. Move to adjourn the Meeting 10:25 pm

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

Submitted by,



Keith Voight
Planning Commission Secretary