

**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, Michael Mitchell, Keith Voight

ABSENT: Thomas Murphy (Excused), Jeff Newsom (Excused), Sue Grissim (Excused)

**4. Approval of Meeting Agenda - March 12, 2015**

- a. Motion to approve the PC agenda for March 12, 2015.

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

**5. Approval of Meeting Minutes**

No minutes for review.

**6. Call to Public**

**7. Public Hearing**

**8. Old and New Business**

- a. SP # 527 - KFC REVISED Site Plan w/ Special Land Use

The Director provided an overview of the application explaining that the KFC was proposed for the north side of M-59 just east of Clark Road. He indicated that the proposal had been before the Planning Commission previously for approval of the special land use element which was the fast food drive-through component. The special use element was recommended for approval by the Planning Commission and ultimately approved by the Township Board on February 12, 2015. The proposal is now back for site plan approval by the Planning Commission, which was a condition of the special land use approval.

The Director stated that the site plan has been revised to address many of the outstanding issues as outlined in the staff report, and is before the Planning Commission for approval. He advised that the building elevations that were in the packet have since been revised. Essentially, the applicant has been working with the corporate KFC office on new elevations. The applicant will be addressing the changes this evening. Another significant change as outlined in the staff report is the additional screening provided from the residential area to the north. Staff is recommending approval with conditions noted. Chair Fox asked that the applicant first discuss the plan, and then the staff report would be reviewed point by point.

The applicant's representative described the elevation changes noting that they worked closely with the KFC corporate office on the changes. He also detailed changes in the landscape plan.

The staff report was reviewed, and Mitchell asked if the building had been moved back, the applicant's representative stated that it had. Chair Fox stated that the dumpster enclosure did not comply with the Ordinance; it should be of the same building materials and not a painted block. The applicant agreed to make changes. Access was explained and discussion moved to the landscaping plan. MDOT needs to approve the safety path and landscaping in the ROW. Grissim's landscaping comments were discussed, along with the driveway width and cross-hatching. She noted that the berm grade needs to comply with the Ordinance standards and some mulched areas should be replaced with sod. She also indicated that the plant material

proposed in association with the detention pond should be relocated out of the basin. The applicant agreed to make the changes. Chair Fox noted that the site looked well-landscaped.

The applicant's representative said that the light pole color will be added, as well as the color of the outdoor furniture and fence. The speaker direction was briefly discussed. It was agreed that the screening was sufficient.

Discussion ensued on the brick product proposed for the facade. The applicant provided a detailed description. Chair Fox asked if the system worked in a northern climate, and whether there was a corner brick. He said that the Ordinance references standard brick and expressed concerns based on previous experience with a similar product. Voight expressed concerns about rusting and crumbling, and whether the product would be under warranty. The applicant addressed the concerns and said the bids would indicate whether this, or standard brick would be used, if that was acceptable to the Planning Commission. Following additional discussion, all agreed to the thin brick option if the appearance remained the same; setbacks may vary slightly if full brick is used.

Chair Fox requested that the color of aluminum around the window, the color of the menu boards, and furniture details be noted. A brief discussion occurred on the outside agency review letters. Chair Fox noted that the applicant had come a long way since the initial submittal.

Move to approve Site Plan Application #527 for a KFC fast-food drive through restaurant, located on M-59, east of Clark Road conditioned on the following:

- Inclusion of access easements to accommodate future development to the west
- Agreement with outdoor seating operating restrictions
- Inclusion of specifications for façade lighting
- Compliance with all requirements of the Fire Marshall, DPW Director, and Township Engineer
- Compliance with the conditions noted by the Planning Commission including but not limited to: the dumpster enclosure, outdoor furniture, window framing color, menu board color, pedestrian crossing cross-hatching, berm design, reducing mulched areas and substituting with sod, and relocation of detention pond plantings

Motion by Voight for approval with the conditions noted, along with those discussed in the meeting. It was seconded by Mitchell and approved 4-0.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Keith Voight, Secretary
<b>SECONDER:</b>	Michael Mitchell, Commissioner
<b>AYES:</b>	Colaianne, Fox, Mitchell, Voight

b. SP# 528 - Revised Woods Edge Preliminary Site Condominium

Chair Fox asked the Director to give an overview of the proposal. He relayed that the site plan is for a 21 unit site condominium on the south side of Maxfield Road at the south end of Maxfield Lake; the Planning Commission saw this proposal previously. The site is presently divided into 3 parcels from an old plat; it is 21 acres in size. One of the initial issues of concern was the applicant's use of existing vegetation to meet nearly all the landscaping provisions. A tree inventory has since been done to document existing conditions. The legal status of Lone Tree Road was referenced and it was noted that this proposal will help with access. Staff is recommending approval.

Chair Fox began review of the staff report, noting that it will be on sewer with private wells. A question to be addressed is whether the open space is useable. Staff is suggesting a connection between open space areas. Colaianne agreed with the applicant's representative that a connection may not be necessary. Mitchell and Voight ultimately also agreed with this position. Chair Fox stated that he agreed that no additional traffic study would be needed; discussion occurred on sidewalks and these will not be required.

The Director stated that the cul de sac is in excess of 600 feet, therefore additional access is needed; however

this would be difficult. The Planning Commission believed that the emergency access will be sufficient .

The application of the landscape standards was discussed in depth; particularly the perimeter vegetation. Colaianne suggested that the perimeter trees could be considered a common element. The Director recommended use of a conservation easement. He noted that Grissum had comments, in particular on the health of the trees, which could be noted as a condition of approval. Chair Fox expressed concern about the process if the trees were not healthy, and discussion occurred on the options. Colaianne suggested that stipulations could be included in the condo documents. Mitchell eventually recommended that the perimeter be allowed to continue to exist as is; Voight concurred. A 25' conservation easement will be added around the perimeter (3 sides).

Grissim suggested that the detention pond landscaping be revised and evergreens be eliminated. Voight suggested that if the intent is to screen, evergreens provide more screening. It was agreed that the landscaping could remain as is (with the exception of the monument sign). Chair Fox reminded the Planning Commission that this was a recommendation to the Board.

Move to recommend the Hartland Township Board approve the Preliminary Site Condominium Plan for Woods Edge, Site Plan #528, based on a determination by the Planning Commission of the following:

1. The proposed open space, including the useable open space, satisfies the intent of Section 3.15.3 of the Zoning Ordinance; and
2. The length of the proposed private cul-de-sac is acceptable as proposed, despite being in excess of 600 feet, despite having only one point of public access, and despite the lack of access easements for a future private road connection to any adjacent developable parcels; and
3. An interior sidewalk along the proposed private road and a sidewalk along the development's Maxfield Road frontage shall not be required; and
4. The landscaping proposed when combined with the existing vegetation to remain satisfies the intent of the applicable landscaping and screening requirements of Section 5.11 of the Zoning Ordinance, particularly those requirements as they pertain to greenbelt frontage and perimeter screening/buffering landscaping.

This recommendation is conditional upon the following:

1. The applicant addressing all outstanding items noted in the review letters of the Planning Department, Fire Marshal, DPW, and Township Engineer in the Final Site Condominium Plan and/or in the Construction Plans; and
2. The applicant submitting Final Site Condominium Plans, condominium master deed and by-laws per the standards of Section 6.3 of the Zoning Ordinance; and
3. The condominium master deed include a 25' conservation easement consistent with the Natural features Preservation Area shown on the plans

Motion by Colaianne, with conditions noted along with conditions discussed; seconded by Mitchell. The motion was approved 4-0.

Mitchell raised a final question on the status of the drainage related to the site.

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

c. SP# 529 - Podelnyk Shared Driveway Application (3350 Cullen Rd)

The Director provided an overview of the proposal, indicating that it was the applicant's desire to split the 29 acre parcel into 7 lots. The question at issue was whether to construct a private road or install 3 shared driveways. The driveway option, after considerable investigation, appeared to be more feasible. The land

division would occur after construction of the driveways, if approved.

The applicant explained his proposal, emphasizing access, site distance issues and construction obstacles. Voight asked about the rationale for the location of one of the driveways expressing concerns about the unuseable area created. The applicant stated that topography and drainage largely dictated the design.

Move to **approve** Site Plan Application #529 for three shared driveways on the property known as 3350 Cullen Road (Michael and Mary Ann Podelnyk) with the following conditions:

- The applicant submit revised construction plans that address the issues raised by the Township Engineer and the Fire Marshal in their respective review letters; and
- The applicant revise the proposed shared driveway easement maintenance agreement consistent with the forthcoming recommendations of the Township Attorney; and
- The revised easements and maintenance agreements be recorded with the Livingston County Register of Deeds upon the future recording of an approved Land Division Application; and
- The applicant acquire the necessary permits from the Livingston County Road Commission and Livingston County Drain Commission.

Motion to approve by Colaianne with the conditions noted, seconded by Voight. The motion was approved 4-0.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Keith Voight, Secretary
<b>AYES:</b>	Colaianne, Fox, Mitchell, Voight

d. Comprehensive Plan Update Discussion - March 12, 2015 (Dunham Road at Clark Road properties)

The Director reiterated the last discussion on the Comprehensive Plan Update indicating that this evening's discussion should focus on the Dunham Road properties. The total acreage at issue is 340 acres, and was identified by the Zimmerman/Volk Housing Analysis as having a potential market. He reminded the Planning Commission that the intent is to have a Public Workshop on all possible changes at the April 16<sup>th</sup> meeting. Voight suggested that a density increase at this location would be helpful to the Village. Mitchell asked for clarification as to the current designation (low suburban vs. medium suburban); Colaianne commented that the surrounding area is estate residential. Chair Fox provided background by listing those factors that would support a higher density designation (proximity of schools, availability of utilities, Village proximity). Mitchell raised a concern about one corner of the collective properties, and the impact of isolating parcels. The development potential, along with access, was generally discussed among the Commissioners, particularly as related to density transition. The Planning Commission ultimately agreed to focus mainly on the 3 eighty acre parcels.

Chair Fox indicated some concern regarding recent meeting attendance and participation in the Comprehensive Plan discussions in light of the upcoming April 16<sup>th</sup> Public Workshop. He suggested that background information be provided to the other Commissioners. Colaianne said that a time will likely come when Commissioners could participate from a remote location. The Commissioner's briefly revisited the previous meeting conclusions relative to re-designation of the properties on south Old 23 corridor.

## 9. Call to Public

No one came forward.

## 10. Planner's Report

The Director reported on the status of the following:

- Vacant Zoning Inspector Position
- Zip Code Initiative
- Chestnut Development Plan

**11. Committee Reports**

None

**12. Adjournment**

- a. Motion to adjourn at 9:05pm

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

Submitted by,



Keith Voight  
Planning Commission Secretary