

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
JULY 10, 2014
7:00 P.M.

1. **CALL TO ORDER:** *Chairman Fox called the meeting to order at 7:00 p.m.*
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL AND RECOGNITION OF VISITORS:**
Present: Chairman Fox, Commissioner Mitchell, Commissioner Grissim and Commissioner Murphy.
Commissioner Newsom arrived; 7:06 P.M. Absent: Commissioner Hopkins and Commissioner Voight.

Also Present: David Campbell, Township Planning Director
4. **APPROVAL OF THE MEETING AGENDA:**
Move to approve the July 10, 2014 Planning Commission Meeting Agenda. Motion Mitchell. Second Murphy. Voice Vote. Motion Carried 4-0-3.
5. **APPROVAL OF THE MEETING MINUTES**
Move to approve the May 8, 2014 Planning Commission Meeting Minutes. Motion Grissim. Second Mitchell. Voice Vote. Motion Carried 4-0-3.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **OLD AND NEW BUSINESS**
 - A. **SITE PLAN APPLICATION #526 STONE PRO**
APPLICANT: ANDREW BELCHER – STONE PRO LLC.
PROPERTY OWNER: DEVAN & SYDNEE’S HOLDINGS, LLC

Applicant proposes a 4,800 square foot cod storage building on the south side of 7.5 acre property, located at 800 N. Old US 23 (Parcel ID #4708-33-200-011).

Present: Stan Poloski, Poloski Construction, Inc.

Director Campbell: Out-lined his review letter dated June 26, 2014.
Mr. Poloski: Introduced himself and explained that business is going well for his client and he is considering additional expansion after this is completed. He also commented that the Planning Department has been very helpful through the process.
Commissioner Newsom: Asked the applicant what future expansions on the site are being considered.
Mr. Poloski: Explained that they are considering an expansion of the current building as well as additional cold storage.

Access
Director Campbell: Explained that the Ordinance requires commercial drives to be curbed, this site plan predates the current standard. The Planning Commission must determine whether the expansion warrants an upgrade to current standards.
Chairman Fox: Stated that he visited the site and believes that the current pavement without curb is acceptable and the new portion of pavement should match the existing.

It was the consensus of the Commission that asphalt without curbing would be acceptable.

Dumpster Enclosure
Chairman Fox: Explained that he felt that the dumpster screened by the privacy fence is acceptable but the site plan should call out the location.

Commissioner Mitchell: Stated that he would like to see the dumpster moved to the east.
Mr. Poloski: Offered that he could speak with the business owner to see if there could be a different location for the dumpster.

The Commission explained that they were concerned with refuse being visible over the top of the fence and the applicant may need to look at installing some evergreen trees to help screen the area.

Off-Street Parking

The Commission asked the applicant to place the parking space calculation chart on their site plan drawings and stated that they felt the parking lot is acceptable as it is.

Loading Area

Director Campbell: Explained that the current plan does not specify the location of the two required loading areas and the Planning Commission should further discuss the screening that is required.

Commissioner Grissim: Offered some suggestions on landscaping materials that could be used to screen the loading areas.

Chairman Fox: Stated that the loading area needs to be shown on the plan to make sure that we make sure that the semis are not parked on the grass.

The applicant will address these items on their resubmittal.

Landscaping

Commissioner Mitchell: Explained that he felt the existing perimeter landscaping is acceptable for the most part.

Commissioner Grissim: Stated that she felt the plan presented was sufficient.

The Commission felt the landscaping plan was acceptable as presented other than the loading and dumpster areas discussed earlier.

Lighting

The applicant agreed to comply with ordinance requirements for the fixtures on the new building, replacing the fixtures on the existing building with matching ones and adjusting the fixtures on the pole mounted lights to point downward.

The Planning Commission directed the applicant to show the fixtures on their resubmitted plans but did not feel they needed a photometric plan for the site.

Architectural and Building Materials

Commissioner Grissim: Commented that she felt the applicant should consider placing stone on the east elevation of the existing building as well.

Commissioner Newsom: Explained that he felt that based on the size of the expansion and the future of the site that the east and west elevations should meet the requirements of the Ordinance but was most concerned with the west elevation based of future expansion possibilities to the east.

The applicant will revise and resubmit.

Roof Mounted Equipment

The Planning Commission found the existing equipment screening to be acceptable.

The Planning Commission would like to see the plans revised and resubmitted.

8. **CALL TO THE PUBLIC:** *No one came forward.*

9. **PLANNER'S REPORT:**

Director Campbell: Informed the Commission on several topics being worked on by the Planning Department.

10. **COMMITTEE REPORTS:** *No one came forward.*

11. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:28 P.M. Motion Murphy. Second Mitchell. Voice Vote. Motion Carried 5-0-2.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary