

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**APRIL 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 Hopkins, Commissioner Murphy, Commissioner Voight, Commissioner Mitchell, Commissioner Grissim and Commissioner Newsom.

*Also Present: David Campbell, Township Planning Director*

4. **APPROVAL OF THE MEETING AGENDA:**

Move to approve the April 10, 2014 Planning Commission Meeting Agenda. Motion Grissim. Second Voight. Voice Vote. Motion Carried 7-0-0.

5. **CALL TO THE PUBLIC:**

*Ron Kardos Oceola Twp. – Addressed the Commission regarding Hydraulic Fracturing regulation and gas wells within the community.*

6. **OLD AND NEW BUSINESS**

**A. SITE PLAN APPLICATION #522 / SHARED DRIVEWAY APPLICATION #132**

APPLICANT: JERRAD BEAUCHAMP

PROPERTY OWNER: CHAMP ONE LLC (Jerrad Beauchamp)

Shared driveway for two single-family parcels on combined 17.5 acres Parcel ID #4708-16-400-003 (Parcel to be split and new numbers assigned)

***Present:** Jerrad Beauchamp, Owner*

***Director Campbell:** Out-lined his review letter dated April 2, 2014 and explained that following the previous meeting with the Commission the applicant has chosen the option of ending the shared driveway easement where the driveway for the southern house separates from the other drive. This results in a shared driveway of less than 600 feet and therefore does not require a T-turnaround.*

***Commissioner Hopkins:** Asked if the easement over parcel 2 for the drive to parcel 1 had been amended to specify it is for the exclusive use of parcel 1.*

***Director Campbell:** Explained that the applicant had amended the easement to state that.*

Move to approve Site Plan Application #522 for a shared driveway on the property known as 10825 Dunham Road with the following conditions:

1. The applicant submit a revised construction plan that addresses the issues raised by the Township Engineer, the Fire Marshal and Planning Department in their respective review letters; and
2. The applicant revise the proposed shared driveway maintenance agreement consistent with the recommendations of the Township Attorney and the Planning Department; and
3. The applicant acquire the necessary permits from the MDEQ.

Motion Hopkins. Second Grissim. Voice Vote. Motion Carried 7-0-0.

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

**8. PLANNER'S REPORT:**

**Director Campbell:** Updated the Commission on recent and future meetings with major developers, business owners and possible upcoming site plan submittals. Explained the progress on Safer Roads and Pathways initiative, Capital Improvement Plan and the proposed Blight Ordinance.

**9. COMMITTEE REPORTS: *None***

**10. ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:27 P.M. Motion Voight. Second Newsom. Voice Vote. Motion Carried 7-0-0.

Respectfully submitted by,

Larry J. Hopkins  
Hartland Township  
Planning Commission Secretary