

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
JULY 25, 2013
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, Vice Chairman Newsom, Commissioner Mitchell and Commissioner Voight.
Absent: Commissioner Hopkins, Commissioner Grissim and Commissioner Summerfield.

Also Present: David Campbell, Township Planning Director
4. **APPROVAL OF THE MEETING AGENDA:**
Move to approve the July 25, 2013 Planning Commission Meeting Agenda. Motion Newsom. Second Mitchell. Voice Vote. Motion Carried 4-0-3.
5. **APPROVAL OF THE MINUTES:**
Move to approve the June 27, 2013 Planning Commission Meeting Minutes. Motion Voight. Second Mitchell. Voice Vote. Motion Carried 4-0-3.
6. **APPROVAL OF THE MINUTES:**
Move to approve the July 11, 2013 Planning Commission Meeting Minutes. Motion Mitchell. Second Voight. Voice Vote. Motion Carried 4-0-3.
7. **CALL TO THE PUBLIC:** *No one came forward.*
8. **OLD AND NEW BUSINESS:**

A. PLANNED DEVELOPMENT APPLICATION #511- F RIVER COMMUNITY CHURCH

APPLICANT: MARK FREGO
OWNER: THE RIVER COMMUNITY CHURCH

Consideration of a Planned Development Final Site Plan and Development Agreement for a 36,513 square foot church on 76.2 undeveloped acres located north side of Highland Road/M59 between Cullen Road and Hacker. (Parcel ID: #08-19-300-019).

***Present:** Thom Dumond – Boss Engineering
Dave Richardson – Lindhout Architects
Mark Frego – River Community Church*

Director Campbell: Outlined his review letter dated July 18, 2013.

Chairman Fox: Asked the applicant if they were planning to contact the Hartland Estates Homeowners Association regarding the possibility of additional screening.

Mr. Frego: Stated that they did contact the individual homeowners that had voiced their concerns but to his knowledge the association has not voiced any similar concerns.

Director Campbell: Inquired if the applicant explained the plans for turning off the parking lot lighting at 10:00 P.M. and if that had any impact on the neighbors' desire for additional screening.

Mr. Frego: Answered that he did and the homeowners were satisfied with the proposal.

Commissioner Voight: Commented that he is not in support of the perennial grasses being proposed within the parking lot islands.

Mr. Dumond: Verified that they could substitute a mix of the lilacs and evergreens in place of the grasses.

Chairman Fox: Inquired whether the applicant would consider adding the additional plantings to the landscape islands in the north parking lot.

Mr. Dumond: Explained that their concern was that during future construction the shrubs would be difficult to protect from damage.

Director Campbell: Offered that since there is now a time line of when the parking area must be completed, that same time line could be used for the installation of the shrubs.

The Commission felt that it would be acceptable to allow the shrubs to be installed at the same time as the parking lot curbing.

Commissioner Newsom: Explained that he felt that in the future the Commission should consider a different method of collecting storm water than requiring everything to be curbed.

Chairman Fox: Asked Director Campbell to clarify what he was looking for in the use of the proposed future expansion areas portion of the agreement.

Director Campbell: Explained he was looking for a narrative of the planned uses for the future expansion areas to be included in the Development Agreement.

Mr. Frego: Agreed to specifically state what the planned uses for the area will be in the PD Agreement.

Chairman Fox: Mentioned that he feels that curb drops should be removed at this time rather than added to the other one due to the fact that you don't know exactly where the future pathway will be located.

Mr. Frego: Stated that he understood and they would remove them knowing that they would need to cut the curbs if and when the sidewalk is added in the future.

Commissioner Voight: Stated that he has been very anxious to see what is being proposed by the developer as their benefits. He mentioned that he felt the hiking trail was a nice idea but also saw in the development agreement that they mentioned opening up the church auditorium for use by the community for concerts and productions. Asked what or who in the community might be allowed to use the facility.

Mr. Frego: Explained that basically anyone in the Hartland community that can now rent the school's auditorium could rent theirs as well.

Commissioner Voight: Asked if the church might be willing to rent meeting rooms to local groups that may need space or the use of their parking lot for things like Safety Town.

Mr. Frego: Stated that they would absolutely be open to such things and although their present plan does not include meeting rooms, they would be open to their use if future expansion allows.

Commissioner Voight: Expressed his disappointment that these items were not listed as recognizable benefits.

Mr. Frego: Mentioned that they may have been mentioned in the wrong place in the current draft of the agreement but that could be fixed in the final draft that goes before the Board.

Chairman Fox: Asked for clarification of the Assessor's request that the Commission confirm 42 acres as the "Future Development Area".

Director Campbell: Clarified that the Assessor and the applicant have agreed that the undeveloped area will be assessed as nonexempt vacant land. What the Assessor has communicated that it is not his role to determine the size of that area of land but is looking for the Planning Commission to make that determination. He further explained that he believes that the Commission's recommendation of the PD Agreement and site plan that state the area to be 42 acres is sufficient.

Commissioner Voight: Asked for clarification on what a compassion event is as stated in the PD Agreement and what is involved in the after school programming.

Mr. Frego: Explained that compassion events are mostly donation drives and distributions, also explained that the after school programming is not a daily occurring event but does happen intermittently throughout the year.

Move to recommend approval of the Final Site Plan and PD Agreement for the River Community Church Planned Development, Site Plan #511-F, located on the north side of E. Highland Road (M-59) ID: #08-19-300-019)subject to the following:

- The Applicant adequately addressing the outstanding items noted in the Planning Department's review letter dated July 18, 2013 on the Permit Plan set; and addressing in a revised Development Agreement the items addressed in the review letter of the same date as well as the items discussed tonight; and
- The Applicant adequately addressing any outstanding items noted in the respective review letters of the DPW Director and the Fire Marshal on the Permit Plan and/or Construction Plan set; and
- The Applicant incorporating or otherwise addressing the revisions recommended by the Township Attorney in a revised Development Agreement submitted to the Planning Department for review prior to being placed on the Township Board's agenda

Motion Newsom. Second Voight. Voice Vote. Motion Carried 4-0-3.

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

10. **PLANNER'S REPORT:**

Director Campbell: Updated the Commission on the progress of the Zoning Ordinance amendments recently recommended for approval by the Commission. Explained that several sign applicants have come into the Planning Department recently and are glad to hear of the upcoming change to the Ordinance that will allow staff to approve signs. He also informed the Commission that the Township is looking at updating their road and pathway plan in the very near future.

11. **COMMITTEE REPORTS:** *None*

12. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:23 P.M. Motion Mitchell. Second Voight. Voice Vote. Motion Carried 4-0-3.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary