

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
MAY 9, 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, Commissioner Hopkins, Commissioner Summerfield, Commissioner Mitchell, Commissioner Grissim and Commissioner Voight. Absent: Commissioner Newsom.

Also Present: David Campbell, Township Planning Director

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

Move to approve the May 9, 2013 Planning Commission Meeting Agenda. Motion Grissim. Second Mitchell. Voice Vote. Motion Carried 6-0-1.

5. **APPROVAL OF THE MINUTES:**

Move to approve the April 11, 2013 Planning Commission Meeting Minutes. Motion Hopkins. Second Summerfield. Voice Vote. Motion Carried 6-0-1.

6. **CALL TO THE PUBLIC:**

Mr. Karwowski 8612 Maria Ct.- Expressed his concern for the development of the River Community Church; asked what size the trees being planted for screening would be, what distance the driveway will be from the property line and also stated he was very concerned about the amount of traffic on M-59.

Mr. Wilson 2895 Parkway Place – Informed the Commission that MDOT has been promising to widen M-59 west of US-23 for thirty years and it looks like it will be another thirty years before something gets done. He feels there is a major traffic problem with M-59 and suggested the Commission look at the current site where the River Church holds its services now to evaluate the impact of the traffic.

7. **OLD AND NEW BUSINESS:**

A. **TONY SACCO'S COAL OVEN PIZZA SITE PLAN APPLICATION #515 SIGN APPLICATION #816**

APPLICANT: ROBERT KRAMER, TSP HARTLAND
PROPERTY OWNER: W&A 1 SHOPS AT WALDENWOODS

Request for a minor change to the approved Development Plan for Shops at Waldenwoods to allow an outdoor seating area, façade changes and two wall signs for the proposed Tony Sacco's to occupy Suite 1 (Parcel ID #08-21-300-026)

Present: Robert Kramer – TSP Hartland

Director Campbell: Outlined his review letter dated May 2, 2013.

Mr. Kramer: Introduced himself and showed the Commission the materials they are planning to use on the site.

Commissioner Hopkins: Verified that the applicant is planning to use a split faced block material around the outdoor seating area and not stucco.

Mr. Kramer: Confirmed that they will be using a split face block material to match the lower portion of the building.

Commissioner Summerfield: Asked if the applicant had considered matching the darker color block rather than the lighter.

Mr. Kramer: Explained that he had considered it but in consulting with the building owner they decided to match the side of the building.

Commissioner Grissim: Pointed out that the Zoning Ordinance requires the wall surrounding the outside dining area is not to obstruct view into or out of the area and questioned if this proposal met that intent and if it would comply with the State's liquor laws.

Mr. Kramer: Stated that they were trying to keep with the current design of the center and not introduce another type of material and confirmed that it would not cause a problem with the Liquor Control Commission.

Commissioner Grissim: Expressed a concern for the landscaping plan along the sidewalk and suggested the applicant replace the shrubs rather than reuse them and plant more of them so they won't be spaced so far apart.

Move to approve a Façade Waiver allowing 300 square feet of a ribbed metal paneling and the use of split faced block as the perimeter wall of the outside dining area, as outlined in Site Plan Application #515 – Tony Sacco's Coal Oven Pizza Site Plan. Motion Voight. Second Grissim. Voice Vote Motion Carried 6-0-1.

Move to recommend approval of Site Plan Application #515 – Tony Sacco's Coal Oven Pizza Site Plan, to the Township Board of Trustees, subject to the following conditions: The applicant agrees to facilitate the purchase of additional REU allocations as specified by the Department of Public Works, The applicant agrees to the conditions outlined in the letter received from the Fire Marshall's Office, The applicant provides a letter demonstrating compliance with the Michigan Liquor Control Commission Rules and Regulations pertaining to outdoor service and the applicant submit a revised landscape plan to the Township's Planning Director for approval showing additional shrubs being planted along the west sidewalk. Motion Voight. Second Mitchell. Voice Vote. Motion Carried 6-0-1.

Move to approve Sign Application #816 – Wall Signs for Tony Sacco's Coal Oven Pizza. Motion Hopkins. Second Grissim. Voice Vote. Motion Carried 6-0-1.

B. DTE ELECTRIC CO./NOVA CONSULTANTS SITE PLAN APPLICATION #514 SIGN APPLICATION #818

APPLICANT: DTE ENERGY/NOVA CONSULTANTS

OWNER: HARTLAND CONSOLIDATED SCHOOLS

Present: Jeff Eckhout – NOVA Consultants

George Waldrup – Hartland Consolidated Schools

Director Campbell: Outlined his review letter dated May 1, 2013.

Mr. Eckhout: Gave a brief explanation of the project.

Commissioner Summerfield: Inquired if the grass being planted will cause any difficulties with the operation or maintenance of the array.

Mr. Eckhout: Explained that it is a slow growing variety of grass that they use at several of their sites and clarified that DTE will be responsible for the cutting.

Commissioner Voight: Asked how the power will get from the array to the grid.

Mr. Eckhout: Explained that the power from the inverter will go underground to Dunham Road and will feed into the DTE grid.

Commissioner Grissm: Expressed that she did not feel that any additional landscaping would be needed on this site but wanted to verify that the chain link fencing would be black vinyl coated.

Mr. Eckhout: Verified that it would be and that would match the other fencing on the school's site.

Chairman Fox: Expressed his gratitude to the applicant for listening to what the Township had to say about the location and adjusting their plans. Stated that he feels the new plan is a homerun.

Move to recommend approval of Site Plan Application #514, the Hartland High School/DTE solar array, subject to the following revisions to the final site plan to be submitted to the Township Board: Determination by the Planning Commission that the nature of the proposed use and its location on the site warrant a waiver of any requirements for new landscaping; and Sign details of Sheet GS-103 to be removed along with Sheet Key notes related to signage on Sheet GS-101. Motion Grissim. Second Summerfield. Voice Vote. Motion Carried 6-0-1.

Move to approve Sign Application #818, subject to the following: Applicant to submit a revised sign plan showing a fence-mounted sign not to exceed 20 square feet, and remove the proposed post-mounted freestanding sign and references to signage to be removed on the final site plan to be submitted to the Township Board. Motion Mitchell. Second Voight. Voice Vote. Motion Carried 6-0-1.

C. PLANNED DEVELOPMENT APPLICATION #511-P RIVER COMMUNITY CHURCH

APPLICANT: MARK FREGO

OWNER: THE RIVER COMMUNITY CHURCH

Planned development preliminary site plan for a 38,750 square foot church on 76.2 undeveloped acres located on the north side of Highland Road (M-59) between Cullen and Hacker Roads (Parcel ID: 4708-19-300-019)

Present: Thom Dumond – Boss Engineering

Dave Richardson – Lindhout Architects

Mark Frego – River Community Church

Director Campbell: Summarized the application process to this point and outlined his review letter dated May 1, 2013.

Mr. Dumond: Explained that the height of the evergreens being proposed for screening between the church site and the residential development to the east are eight feet. He mentioned that typically most municipalities require only six feet.

Mr. Frego: Pointed out that in regards to the traffic impact of the church, they are already meeting in the community just a mile down the road at the old High School.

Chairman Fox: Explained that the new plan shows some trees being planted on the neighbor's property on the north side of Maria Ct. and wondered if they have spoken to the neighbor on the south side to see if something could be done there as well.

Mr. Frego: Responded that they have not spoken with the neighbors as of yet.

Commissioner Hopkins: Explained that the Zoning Ordinance requires that the evergreens being used for screening be a minimum of eight feet in height but also requires that they be varied in height.

Chairman Fox: Asked what the elevation difference is between the applicant's site and Hartland Estates.

Mr. Dumond: Explained that it was between five and seven feet.

Chairman Fox: Asked if the screening trees were being planted on level ground or on an incline.

Mr. Dumond: Stated that they could look at possibly moving around the topsoil to raise the trees up as long as they don't impede water flow and they could talk to the neighbors regarding some planting on the resident's side of the property line.

Mr. Dumond: Stated they would distribute the plant materials in the landscape islands to insure compliance with the Ordinance.

Commissioner Grissim: Explained that she was concerned with the large amount of rock at the west end of the parking area and felt that it could possibly be softened with some plant material.

Mr. Dumond: Stated that he understood the concern but explained that this is where the Church is planning to push their snow during the winter and he feels the plant material would not survive.

It was the consensus of the Planning Commission that based on the area's location to leave this area as proposed.

Commissioner Grissim: Asked if the properties to the east and west will be required to install a pathway along M-59.

Director Campbell: Explained that a pathway was not part of the requirements at the time for the development to the east and most likely any pathway on that property would be a publically funded project.

It was the consensus of the Planning Commission that the pathway along M-59 should not be required at this time but it should be specified in the applicant's Planned Development agreement that if the residential area to the north is built or connections to the east or west become available the applicant will install the path.

Commissioner Hopkins: Expressed his concern that the applicant is enjoying the benefit of their neighbors bringing the water line to the property line for them to hook up to but planning to leave the line some three hundred feet short of their westerly property line. Offered that maybe they should look at connecting the two lines that are at the end of the cul-de-sacs in Hartland Estates and then this could also become part of your required recognizable benefits.

Mr. Frego: Understands and agrees with the idea of recognizable benefits but believes that they are more for the companies that come to town and are planning to make a profit. He believes that they could put something in their PD Agreement regarding the connection of the stubs.

Mr. Dumond: Explained that looping the system in such a way is not practical, and that the most effective loop would be created when the residential area to the north is developed. It would be run through the development and connected to both stub locations.

Mr. Frego: Stated that one of the items they are looking at proposing as one of their recognizable benefits is an exercise circuit where it could be used by members of the community.

Commissioner Mitchell: Asked how the issue regarding the tax exempt portion of the property would be addressed.

Director Campbell: Explained that the Assessor had some wording that he would like to see included in the PD Agreement.

Mr. Frego: Stated that he has met with the Assessor and got clarification which they agree with and the issue will be addressed in the PD Agreement.

Commissioner Grissim: Expressed concern with the lack of landscaping in the rear (north) parking lot area and how long it might remain that way if the expansion doesn't happen and suggested possibly putting a deadline on its installation.

Mr. Dumond: Offered to put the landscaping in the northern parking islands now.

Commissioner Voight: Expressed his appreciation for the changes made to the plan to address the Commission's concerns. He stated that based on the growth within the community that he has witnessed and his twenty years of fire service he has concerns with the traffic along M-59 and

MDOT's ability to address the issue. He feels that based on the previous proposal for ninety one homes on this site and the church's limited week day use the residential development originally proposed would have had more impact than this proposal.

Move to recommend approval of Preliminary Site Plan for the River Community Church Planned Development, Site Plan #511-P, subject to the following: The applicant adequately addressing the outstanding items noted in the Planning Department's review letter dated May 1, 2013 on the Final Site Plan and/or in the draft Development Agreement; The applicant adequately addressing any outstanding items noted in the respective review letters of the DPW Director, the Township's engineering consultant and the Fire Marshal on the Final Site Plan and/or in the Draft Development Agreement; The applicant submitting a draft Development Agreement for Planning Commission Review with the Final Site Plan; The applicant providing a written narrative of the recognizable benefits to be offered as part of the Planned Development; That the height of the evergreen screening proposed along the east property line be revised to state that varying heights of 1/3 eight foot, 1/3 ten foot and 1/3 twelve foot be used; That the applicant speak with the adjoining property owners in Hartland Estates to see if some evergreen trees can be planted on their property or on the subdivision common area to help screen the view; That the applicant revise the drawing to show landscaping in the north parking lot area. The Planning Commission further states that they believe the pathway along M-59 should not be required at this time but it should be specified in the applicant's Planned Development agreement that if the residential area to the north is built or connections to the east or west become available the applicant will install the path. Motion Hopkins. Second Grissim. Voice Vote. Motion Carried 6-0-1.

8. **CALL TO THE PUBLIC:** *None*

9. **PLANNER'S REPORT:**

Director Campbell: Informed the Commission will have a meeting on May 23rd for a new sign for the current Citizens bank. Also the Ordinance Review Committee will be meeting prior to the PC meeting to begin discussion on several Zoning Ordinance amendments.

10. **COMMITTEE REPORTS:**

Commissioner Hopkins: Informed the Commission that he had a discussion with the Township Manager regarding a change to the Ordinance allowing the Planning Commission to be the approving body of site plans. This was discussed last year with the Board and it was met with favorably it was just too late to incorporate onto the Clearzoning Ordinance.

11. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 9:23 P.M. Motion Voight. Second Summerfield. Voice Vote. Motion Carried 6-0-1.

Respectfully submitted by,



Larry J. Hopkins
Hartland Township
Planning Commission Secretary