

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
FEBRUARY 14, 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 Grissim, Commissioner Mitchell, Commissioner Newsom and Commissioner Voight. Absent: Commissioner Summerfield.

Also Present: David Campbell, Township Planning Director

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

Move to approve the February 14, 2013 Planning Commission Meeting Agenda. Changing #12 Adjournment to Brief Recess and adding #14 Adjournment. Motion Newsom. Second Hopkins. Voice Vote. Motion Carried 6-0-1.

5. **APPROVAL OF THE MINUTES:**

Move to approve the January 24, 2013 Planning Commission Meeting Minutes. Motion Mitchell. Second Grissim. Voice Vote. Motion Carried 6-0-1.

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

7. **PUBLIC HEARING:**

A. **ZONING ORDINANCE TEXT AMENDMENT #76-01 (APPLICATION #352)**

APPLICANT: HARTLAND TOWNSHIP

Public Hearing on Zoning Ordinance Text Amendment to Section 5.26.3.R – Real Estate Signs.

Present: David Campbell – Township Planning Director

PUBLIC HEARING OPENED AT 7:03 P.M.

For Applicant: Hartland Township; Zoning Amendment Application #352, amending Hartland Township Zoning Ordinance #76, Section 5.26.3, real estate signs permitted in a residential district when the property the signs are referencing are for properties that are ten (10) acres or greater, so long as those properties have frontage along M-59, Old US 23 or are adjacent to US 23. Properties that meet this criteria would be allowed a real estate sign of up to 32 square feet, consistent with the signs permitted in non-residential districts regardless of their sign or location. The proposed amendment also relocates language referencing temporary “Open House” signs to allow them in conjunction with any real estate sign, not just those in non-residential districts.

Director Campbell: Summarized the proposed amendment and its impacts.

Commissioner Newsom: Inquired as to why the CA district is considered a residential district.

Director Campbell: Explained that by definition a residential district is any district where a residential use is permitted by right. Therefore CA is a residential district.

Commissioner Hopkins: Asked if the *ii* could be added to paragraph *i* after the word subsection.

Move to recommend approval of Zoning Ordinance Application #352 for Zoning Ordinance Amendment #76-01 amending section 5.26 – Signs with the one additional change to 5.26.3 paragraph R subparagraph i adding ii after the word subsection. Motion Voight. Second Mitchell. Voice Vote. Motion Carried 6-0-1.

8. OLD AND NEW BUSINESS:

A. SIGN APPLICATION #809 TAN DELSOL

APPLICANT: BRAD GARRISON/GARRISON SIGNS
OWNER: LONNY MORGANROTH/BRANDENBROOKE

Director Campbell: Outlined his review letter dated February 8, 2013.

Move to approve the request for sign application #809 to permit the installation of a wall sign for Tan del Sol located at 10072 E. Highland Road, Hartland (Parcel ID: 08-28-100-036), subject to the applicant verifying with the Planning Department that the panel will meet opacity requirements of the Zoning Ordinance. Motion Grissim. Second Voight. Voice Vote. Motion Carried 6-0-1.

B. SIGN APPLICATION #810 DAIRY QUEEN

APPLICANT: ALLEN INDUSTRIES SIGN CO.
OWNER: HARTLAND 23 RETAIL DEVELOPMENT CO.

Director Campbell: Outlined his review letter dated February 5, 2013.

Move to approve the request for sign permit #810 to permit the installation of the wall mounted sign for Dairy Queen located at 10490 Highland Road, Hartland (Parcel ID: 08-28-200-024). Motion Mitchell. Second Newsom. Voice Vote. Motion Carried 6-0-1.

C. PLANNED DEVELOPMENT APPLICATION #511C (CONCEPT PLAN)

APPLICANT: MARK FREGO
OWNER: THE RIVER COMMUNITY CHURCH

Concept plan for a 38,750 square foot River Community Church on 76.3 undeveloped acres located north side of Highland Road/M-59 between Cullen and Hacker Roads (Parcel ID: 08-19-300-019).

Present: Brent Lavanway – Boss Engineering
Dave Richardson – Lindhout Architects
Mark Frego – River Community Church

Director Campbell: Summarized the Planned Development process and the procedure that this application would follow. He reminded the Commission that this property had been rezoned previously to PD, as a residential development containing 92 single family home sites.

Director Campbell: Outlined his review letter dated February 5, 2013.

Mr. Lavanway: Explained the layout of the site plan. Explained that they have met with both MDOT and the Livingston County Drain Commissioners office. Asked that the Township consider some sort of deferment of the M-59 sidewalk or pathway requirement due to fact that there is no connection to any adjacent properties.

Mr. Richardson: Presented an overview of the architectural design and an explanation of some of the materials being used.

Chairman Fox: Explained that the Planning Commission in an attempt to keep organized this evening would follow the Planning Department review letter dated February 5, 2013.

Commissioner Newsom: Asked for a reminder of where the previous applicant, Crestwood had left off in the approval process and how it will work when we amend the existing PD.

Director Campbell: Answered that it would be a new Planned Development, following the same PD process just without the rezoning aspect.

Chairman Fox: Mentioned that in an earlier informal meeting they had mentioned possibly using the facility during the week for some community type services.

Mr. Frego: Stated that at this time they are not proposing to use the facility in that way.

Chairman Fox: Clarified that it is just a Saturday / Sunday use at this time then.

Commissioner Hopkins: Asked what the site use would be like if they were to add the office use.

Mr. Frego: Stated that during the week it would be about 3 to 5 cars and on Tuesday, their busy day maybe about 15 cars. Most of the ministry leaders work mobile so they don't work at the church so much.

Commissioner Voight: Encouraged the applicant to pursue a secondary access to the rear area if they have plans to develop it as residential in the future.

Mr. Lavanway: Explained that they have been exploring the westerly drive through the church's main drive as the emergency secondary access point.

Mr. Richardson: Mentioned that the cul-de-sacs in Hartland Estates to the east could also be looked at as an emergency access point.

Commissioner Voight: Explained that he wasn't so much concerned about emergency access but he believes that they need to look for an additional access opportunity for future development.

Chairman Fox: Encouraged the applicant to consider future screening along the east residential access drive when they plan their screening now so they won't have to remove/replant it down the road.

Commissioner Hopkins: Stated that he would like to see a concept of the finished access to the residential portion to correctly evaluate this plan. Also explained that Hartland Estates to the east is a gated community and would probably not fit into an emergency access plan.

Commissioner Hopkins: Mentioned that as part of MDOT's recent addition of the blinking light at Hacker Road that they were planning to do some other upgrades to the intersection, asked Director Campbell if he was in the recent meeting with MDOT and if he could explain what the other planned improvements are.

Director Campbell: Explained that he was in the meeting and the planned improvements for the intersection include center left turn lanes along both the east and west approaches to the intersection. The planned MDOT center turn lane and the likely need for a center turn lane to access the applicant's west/main drive would result in a few hundred feet of a gap between them, and both parties recognized the logic of continuing this lane. The Township may want to require a traffic study to see how traffic patterns in the area are affected.

Commissioner Mitchell: Asked for clarification on the configuration of the easterly drive.

Director Campbell: Clarified that presently it is drawn as one lane in and one lane out. MDOT mentioned to the applicant that they should plan on this drive providing a lane for both a right turn and left turn exit.

Commissioner Voight: Commented that he liked the way the applicant has proposed breaking up the parking so it doesn't look like one big mass of asphalt, also he is supportive of an alternative to installing the sidewalks at this time.

Commissioner Newsom: Stated that he is also supportive of looking at other options to installing the sidewalk at this time.

Commissioner Voight: Mentioned that he was struck by the large amount of metal and glass used on the building and is confident the architects can put together a plan that can pull it all together.

Commissioner Hopkins: Explained that the design at this point looks like a pole barn with some other features placed alongside it. Also stated he was concerned about the large amount of block material being proposed on the building. Reminded the applicant that this site is located in a area

of the township that is subject to architectural standards, that he would like them to look at dressing up the front of the building to break up the large amount of metal and they would need to look at screening the roof top units. He suggested that a parapet wall could also help screen some of the metal being used.

Chairman Fox: Offered that the applicant may want to look at a masonry product that was used in the construction of the Wal-Mart building it has the look of a jumbo brick and also serves as a structural wall, it may fill the needs of both the applicant and the Township.

Commissioner Newsom: Stated that he was not an opponent of the use of the metal but does believe that the design looks a little warehouse-like. Feels the use of overhangs and strategic bump outs could help the design meet the higher architectural standards required in this corridor. Overall he likes the architecture and use of passive solar in the design. Believes that the use of the passive solar is a recognizable community benefit as well.

Chairman Fox: Encouraged the applicant to look at the new High School when they pick their metal panel type and try to achieve a flat panel look rather than a raised rib appearance.

Commissioner Hopkins: Pointed out to the applicant the ordinance requirement that detention basins be designed with a natural look to them and asked them to make sure they work that in to their final design. Also reminded them that they may want to look at alternative methods for watering their landscaping and maybe the detention basin may play a role in that.

Director Campbell: Inquired if the applicant had any calculations that they have received based on the recent flow test.

Mr. Lavanway: Explained that the results are preliminary but it looks like there will be sufficient flow to sprinkle the site.

Chairman Fox: Referenced the comment in the Planning Directors review letter dated February 5th regarding the land division and how it would factor into the process.

Mr. Frego: Stated that they are not sure what all the future needs of the church will be so they are not sure about the land division at this time.

Director Campbell: Explained that the PD zoning would remain on the entire site until the time someone applied to change it. He feels that most likely anyone looking to develop the northern portion would want to keep the PD zoning.

It is the consensus of the Planning Commission that the applicant has completed the conceptual review phase at the Planning Commission level.

D. REVIEW OF PLANNING COMMISSION BYLAWS

Chairman Fox: Asked if any of the commissioners had any changes to the bylaws.

Commissioner Hopkins: Pointed out that he felt that in Section III.2.0 B Special Meeting A the sentence reading, The Planning Department will receive the appropriate fee and forward the application to the Planning Commission Chair. Should be changed to, Once the Planning Department verifies that appropriate fees have been received they will forward the application to the Planning Commission Chair, because the Planning Department does not receive payments.

Move to approve the Planning Commission Bylaws with the one change described above. Motion Grissim. Second Voight. Voice Vote. Motion Carried 6-0-1.

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

10. PLANNER'S REPORT:

Director Campbell: Informed the Commission that he is having a meeting next week with the real estate representative from Speedway they are again looking at rebuilding their site. The schools are working at finishing their design for the solar panel installation on the High School site; they are now looking to locate them behind the school and hope to be coming to the Township soon. Also the Township Board will be reviewing a liquor license application for a restaurant wishing to locate in the old Blockbuster space.

11. COMMITTEE REPORTS: *None*

12. RECESS: 8:17p.m. – 8:22p.m.

13. WORK SESSION- 2013 PLANNING COMMISSION GOALS:

Chairman Fox: Explained the procedure that has been followed in the past when the Planning Commission has held its goal setting meeting.

Director Campbell: Presented the Commission with a memo dated February 8, 2013 outlining the information to be considered for tonight's discussion. Asked for clarification on where the previous items on the Commission's goal list stood and what the expectations for what can be accomplished this next year.

The Planning Commission would like Planning Director Campbell to go through the list from Clearzoning dated August 24, 2012 and place a priority rating as well as a rating for how easy the change will be to accomplish, they can then take that list as well as his memo dated February 7, 2013 and develop a priority list.

14. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 9:24 P.M. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried 6-0-1.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary