

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
MARCH 8, 2012
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 Mitchell, Commissioner Summerfield and Commissioner Voight. **Absent:** Commissioner Newsom and Commissioner Grissim.

Also Present: Mardy Stirling, Township Planning Director

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

Move to approve the March 8, 2012 Planning Commission Meeting Agenda.
Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF THE MINUTES:**

Move to approve the January 12, 2012 Planning Commission Meeting Minutes.
Motion Voight. Second Mitchell. Voice Vote. Motion Carried. 5-0-2.

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

7. **PUBLIC HEARING:**

A. **SPECIAL USE APPLICATION AND ASSOCIATED SITE PLAN NO. 504**

APPLICANT: BURROUGHS MATERIALS CO.

OWNER: DANIEL & JUDITH GIEGLER

To permit the sand and gravel facility (Burroughs Materials Company) to extend their operation until May 15, 2021 at their existing location located at 1380 Pleasant Valley Road (Parcel ID: 08-25-100-004 & 013, 08-25-300-002 & 003 and 08-25-400-017 & 018).

Present: Scott Carson and Dale Sawyer – Burroughs Materials Co.

PUBLIC HEARING OPENED AT 7:04 P.M.

Director Stirling: Summarized her review letter dated March 1, 2012.

PUBLIC COMMENTS:

Kathryn Hutton: (1151 Windmill Lane) Overall the operators have been a good neighbor but she has some concerns about security. She has heard what sounds like gun shots and has heard that there has been some vandalism at the site.

Kelly Huerta: (1300 Windmill Lane) Wonders what are the hours of operation and has concerns for her family breathing the dust. She was told that in the past they have taken care of our road and wondered if they would be a good neighbor and do that again. She is also concerned about clean up of ponds along Lone Tree Rd.

PUBLIC HEARING CLOSED AT 7:19 P.M.

Commissioner Summerfield: Asked what the original completion date of this project was.

Director Stirling: Stated that it was originally supposed to be completed in 2013.

Chairman Fox: Inquired about the residents question regarding dust control measures used on the site.

Mr. Carson: Explained that they apply calcium chloride to the roads in the site on a regular basis to keep dust down, after the question tonight they will check to make sure they are doing it often enough.

Commissioner Hopkins: Asked the applicant if they had any response to the neighbor's question regarding the sound of gun shots.

Mr. Carson: Explained that their company has a zero tolerance on fire arm use and has had no instances reported, but did comment that this is leased land.

Commissioner Hopkins: Inquired as to why they have decided to create a smaller lake than originally proposed.

Mr. Carson: Stated that the main reason for the smaller lake is that they have determined that the quality of the materials to be mined from the western portion of the site is of lesser quality and it does not make sense to extract it.

Commissioner Mitchell: Asked if they have had any instances of vandalism at their facility.

Mr. Carson: Explained that about three years ago they had an instance where some people set one of their trailers on fire. They were able to determine the individuals responsible and prosecuted them. Since then they have had no problems.

Mr. Carson: Outlined the water monitoring that they do, the material extraction process and how the lake is created.

Commissioner Hopkins: Inquired as to what measures are in place to insure reclamation of the site.

Mr. Sawyer: Stated that in addition to the \$50,000.00 amount that they have escrowed with the Township for site inspection and repairs they have a reclamation bond in excess of \$400,000.00. The bond contains 25% in the form of a letter of credit with the remaining in a surety bond. This was specified in their original approval.

Chairman Fox: Asked how the truck drivers know that they must head north when they exit the site on Pleasant Valley Rd.

Mr. Carson and Mr. Sawyer: Explained that there is signage that tells the drivers that the haul route is north to M-59, also the drive is constructed in a manner that inhibits the ability of gravel haulers to turn left.

Director Stirling: Stated that there is also a provision in the original approval that provides for fining haulers that turn left with continued violations leading to the hauler losing their rights to use the site.

Mr. Sawyer: Explained improvements and repairs they have made to Pleasant Valley Rd. and explained that they work with the Livingston County Road Commission in identifying necessary repairs.

Move to recommend approval of the of the Special Use Permit and Site Plan Application #504, based on the findings contained in the Planning Department Memorandum dated March 1, 2012 for property located at 1380 Pleasant Valley Road (Parcel IDs #4708-25-100-004 & 013, 4708-25-300-002 & 003 and 4708-25-400-017 & 018). Motion Hopkins. Second Summerfield. Voice Vote. Motion Carried 5-0-2.

B. SPECIAL USE APPLICATION AND ASSOCIATED SITE PLAN NO. 506

APPLICANT: KELLY MCPHERSON

OWNER: JERRAD BEAUCHAMP

Request for determination that the use of an industrial building as a multi-use pet care facility (grooming, boarding and day care services) is of the same nature or class as permitted by right or special use within that district (LI, Light Industrial) located at 1100 N. Old US 23 (Parcel ID: 08-23-300-031).

Present: Kelly and David McPherson and Jerrad Beauchamp

PUBLIC HEARING OPENED AT 7:50 P.M.

Director Stirling: Summarized her review letter dated March 1, 2012.

PUBLIC COMMENTS:

Dennis Goodwin: (6346 Green Rd. owner of Country Kennels) Asked how many dogs they are planning to board and have they already applied for a kennel license.

PUBLIC HEARING CLOSED AT 8:03 P.M.

Move to determine that the multi-use pet care facility with indoor dog day care, inside boarding and associated grooming is of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Land Use in this district, but not listed elsewhere in this Zoning Ordinance. Motion Hopkins. Second Mitchell. Voice Vote. Motion Carried 5-0-2.

Chairman Fox: Asked the applicants if they had any problem making the changes that the Planning Director outlined in her review letter.

Mr. Beauchamp: Stated that he would not have any problem making the changes.

Mr. McPherson: Explained the operation plan of the business and the need for this type of business.

Commissioner Hopkins: Asked what the maximum number of dogs they are planning to house.

Mr. McPherson: Explained that during the day the dogs will housed together in large pens based on size. They will be licensed through the County.

Director Stirling: Explained that she has discussed with the property owner that the display of merchandise along the Old US 23 will need to be discontinued.

Mr. Beauchamp: Verified that he has discussed this with Director Stirling and understands that he will not be allowed to display items in this manner.

Commissioner Mitchell: Asked for further explanation as to how many dogs the applicant is planning to board overnight.

Mr. McPherson: Explained that the boarding of dogs is not planned to be the main focus of their business and their model was developed around the boarding of 5 dogs. They have individual pens for 24 dogs so that would be the maximum.

Move to recommend approval of the Special Use Permit and Associated Site Plan Application #506 based on the findings contained in the Planning Department Memorandum dated March 1, 2012 and upon compliance with the following conditions: 1) All trucks and equipment used for the operation of Beauchamp's Lawn and Snow Services shall be removed from the property. 2) Refuse containers shall be stored inside the building/enclosure or enclosed pursuant to Hartland Township Ordinance requirements. 3) The area identified as daytime equipment loading and storage space shall setback a minimum of 10 feet from the south property line be paved and noted on the print that no overnight storage shall be permitted. 4) The plans shall be revised to show dimensions and setbacks on the outdoor enclosed equipment storage area. 5) The plans shall be revised to add dimensions and setbacks for the display area adjacent to US 23 and that a note be added stating that no overnight display or storage will be permitted except as shown on plans. That the pole sign, adjacent to Old US 23, be removed prior to the occupancy of the pet facility. 6) That the Planning Director will investigate if the township should set a maximum number of dogs that are allowed to be boarded overnight and forward her recommendations to the board prior to their approval. Motion Hopkins. Second Voight. Motion Carried 5-0-1.

8. OLD AND NEW BUSINESS:

A. SIGN APPLICATION #783, #784 & #785 THE RENTAL STORE/ANIMAL CRACKERS

APPLICANT: SIGNS BY TOMORROW

OWNER: JERRAD BEAUCHAMP

Director Stirling: Outlined her review letter dated March 5, 2012.

Move to approve the request for sign permits #783 and #784 for wall mounted signs, and #785 to permit the construction of a monument sign for The Rental Store Inc. and Animal Crackers located at 1100 N. Old US 23, Hartland (Parcel ID: 08-28-300-031). Motion Mitchell. Second Summerfield. Voice Vote. Motion Carried 5-0-2.

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

11. PLANNER'S REPORT:

Director Stirling: Updated the Planning Commission on the progress of the Clearzoning project.

12. COMMITTEE REPORTS:

13. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 9:11 p.m. Motion Voight. Second Mitchell. Voice Vote. Motion Carried. 5-0-2.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary