

## PLANNING COMMISSION

Hartland Township  
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**Chairperson**  
Larry Fox

**Vice-Chairperson**  
Larry Hopkins

**Secretary**  
Laura Killinger

Roger Crouse  
Jeff Newsom  
Alex Rataj  
Keith Voight

### PLANNING COMMISSION AGENDA September 10, 2009 7:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Recognition of Visitors
4. Approval of Meeting Agenda
5. Approval of Minutes: July 23, 2009 Regular Meeting
6. Call to Public
7. Public Hearing
8. Old and New Business

#### A. Land Division Application #803

Applicant: Constance Powell, Executor of Allmand Trust      Owner: Graydon Allmand Trust  
Request a land division resulting in a 51.829 acre parcel and a 5.344 acre parcel located at 8255 Dwyer Road (part of Parcel ID#08-07-300-007).

#### B. Special Use and Site Plan Application #475

Applicant: Rita Zumbrunnen      Owner: Hidden Creek Adult Foster Care Home  
Request for special use permit and associated site plan to permit an 8-12 bed Adult Foster Care Home for property located at 2848 Hartland Road. (Parcel ID#08-21-100-031). Planning Commission recommended conditional approval of the Special Use Application on April 16, 2009 following a Public Hearing held on December 4, 2008.

9. Call to Public
10. Planner's Report
11. Committee Reports
12. Adjournment

Agenda Last Updated: September 1, 2009  
Next Meeting: September 24, 2009

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**SEPTEMBER 10, 2009**  
**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 Killinger, Commissioner Crouse, Commissioner Newsom, Commissioner Voight and Commissioner Rataj.  
*Also Present: Mardy Stirling, Township Planning Director*
4. **APPROVAL OF THE MEETING AGENDA:**  
Move to approve the September 10, 2009 Planning Commission Meeting Agenda.  
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.
5. **APPROVAL OF THE MINUTES:**  
**July 23, 2009 Regular Meeting**  
Move to approve the July 23, 2009 Planning Commission Meeting Minutes.  
Motion Killinger. Second Crouse. Voice Vote. Motion Carried. 7-0-0.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **PUBLIC HEARING:** *No Public Hearings were scheduled for this meeting.*
8. **OLD AND NEW BUSINESS:**
  - A. **LAND DIVISION APPLICATION #803**  
APPLICANT: CONSTANCE POWELL, EXECUTOR OF ALLMAND TRUST  
OWNER: GRAYDON ALLMAND TRUST  
*Request a land division resulting in a 51.829 acre parcel and a 5.344 acre parcel located at 8255 Dwyer Road (part of Parcel ID #08-07-300-007).*  
**Present:** *Brad Thompson, B F Thompsom P.C. (Surveyor)*  
*The proposed land division meets the criteria outlined in the Hartland Township Zoning Ordinance. The Planning Department, Assessing Department and Treasurer have no objections to the land division request.*  
Move to approve the land division request described on the "Boundary Survey & Parcel Division" dated July 21, 2009; addressed as 8255 Dwyer Road and further described as Parcel ID #08-07-300-007, including attachments A, B, C and D.  
Motion Crouse. Second Voight. Voice Vote. Motion Carried. 7-0-0.
  - B. **SPECIAL USE AND SITE PLAN APPLICATION #475**  
APPLICANT: RITA ZUMBRUNNEN  
OWNER: HIDDEN CREEK ADULT FOSTER CARE HOME  
*Request for special use permit and associated site plan to permit an 8-12 bed Adult Foster Care Home for property located at 2848 Hartland Road. (Parcel ID #08-21-100-031). Planning Commission recommended conditional approval of the Special Use Application on April 16, 2009 following a Public Hearing held on December 4, 2008.*  
**Present:** *Kirk Yuhasz, Architect*  
*Rita Zumbrunnen, Zumbrunnen Properties, LLC. (Facility owner/operator)*

**Ms. Stirling:** Summarized the history of the project and her review letter dated August 17, 2009.

**Mr. Yuhasz:** Highlighted the progress they have made since the last meeting with the PC.

**Commissioner Voight:** Questioned if there are any improvements to the driveway at its intersection with Hartland Road.

**Mr. Yuhasz:** Given the unusual grade issues, the Township engineer and our engineer both stated that it was better to leave it alone.

**Commissioner Voight:** Asked for verification of the proposed method for controlling speed.

**Mr. Yuhasz:** Reviewed the types of road gravel being used and that they will be changed every twenty (20) feet.

**Commissioner Crouse:** Asked if there will be regular grading of the driveway.

**Mr. Yuhasz:** There is not a preset schedule; however, it will be graded as needed.

**Commissioner Crouse:** Questioned how the applicant proposed to keep the different types of gravel being used separate from one another during the grading process.

**Mr. Yuhasz:** There could be a mixing of the gravel in the one (1) to two (2) foot areas where the two types of gravel meet.

**Ms. Stirling:** Clarified that this project will be using sewer and well.

**Mr. Yuhasz:** Stated that the building currently has a fire suppression system. It was installed when it was originally built and will be included in the addition. Adequate water is available from holding tanks on the site.

**Commissioner Hopkins:** Asked how many exterior lights were going to be added to the facility and did they meet the Ordinance.

**Mr. Yuhasz:** The existing lights are going to be replaced and will be fully shielded. There will be a total quantity of six (6) lights on the building.

**Commissioner Hopkins:** Questioned if a driveway maintenance agreement had been created with the neighbors. He is concerned that it is not included in the packet at this time and feels that it should be there before this applicant proceeds to the Board.

**Ms. Stirling:** Did not think it was going to be possible to include the neighbors in a maintenance agreement. The applicant has stated that they will be responsible for the maintenance of the entire driveway since they are the furthest from Hartland Road.

**Mr. Yuhasz:** This facility is regulated by the State and inspections regarding access are included.

**Commissioner Hopkins:** Still believes that a maintenance agreement should be in writing.

**Mrs. Zumbrunnen:** That can be done.

**Commissioner Hopkins:** Questioned if the maintenance agreement could state that it is in force as long as this property maintains the "Adult Foster Care" use. If it reverts back to a single family home the maintenance agreement could be revoked.

**Ms. Stirling:** If this site reverts back to single family, it would have to go through this process again and the maintenance agreement could be drafted to deal with the change in use.

Move to recommend approval and allow the applicant to proceed to the Hartland Township Board for consideration of the Special Land Use and Site Plan Application #475, based on the findings contained in the Planning Department Memorandum dated September 2, 2009, for property located at 2848 Hartland Road (Parcel ID #08-21-100-031) with the condition that a road maintenance agreement be drafted and signed as described here this evening.  
Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

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

10. **PLANNER'S REPORT:**

**Ms. Stirling:** Several issues have come up with the Big Boy site that required adjustments to the site plan that were administratively approved. They are:

- The proposed sidewalk access to the Big Boy site had to be moved due to grade change issues. Access will still be available from the sidewalk, but it will be from the Rovey Drive side of the building.
- The supply of quality red oak trees is not good at this time. They are being replaced with Lindens.
- There is a grease receptacle and ground transformer on the backside of the building. The pick-up truck was not able to access the area and; therefore, we have allowed the curb in that area to be cut back. They have added three (3) arborvitaes to screen the equipment.

Hartland Road will open on Monday September 14<sup>th</sup> and Clark Road will close on September 15<sup>th</sup>. The Clark Road closure will be for approximately three (3) weeks. The hope is to get all of the road improvements done this year.

11. **COMMITTEE REPORTS:** *None at this time.*

12. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:01 p.m.

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

**This is a Draft until Final Approval.**

Respectfully submitted by,

Laura J. Killinger  
Hartland Township  
Planning Commission Secretary