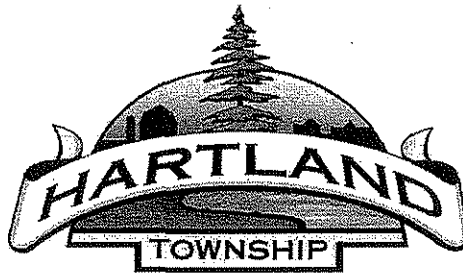


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|------------------------------|---------------------------|
| Larry Fox Chair | Roger Crouse |
| Larry Hopkins Vice-Chair | Jeff Newsom Alex Rataj |
| Laura Killinger Secretary | Keith Voight |

**PLANNING COMMISSION - REGULAR MEETING
NOVEMBER 6, 2008 at 7:00 PM
AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF NOVEMBER 6, 2008 MEETING AGENDA
5. APPROVAL OF SEPTEMBER 25, 2008 MEETING MINUTES
6. CALL TO PUBLIC

Call to the public participants should proceed to the front desk when addressing the Commission. The Commission will not debate or respond at this time. Please clearly state your name and address for the public record.

3-MINUTE TIME LIMIT

OLD AND NEW BUSINESS

7. **SITE PLAN APPLICATION #471**
APPLICANT: Menards, Inc., Thomas O'Neil
OWNER: Ramco RM Hartland SC, LLC
Proposing a 165,814 square foot home improvement center with an outdoor storage and sale area and a 4th Amendment to the Hartland Towne Square Planned Development Agreement located at 2200 Hartland Road (Parcel ID #: 08-21-400-052).
8. **ENGINEERING DESIGN STANDARDS**
Presentation by Hubbell, Roth & Clark, Inc.
9. APPROVAL OF 2009 PLANNING COMMISSION MEETING DATES
10. CALL TO PUBLIC
3-MINUTE TIME LIMIT
11. PLANNER'S REPORT
12. COMMITTEE REPORTS
13. ADJOURNMENT

NEXT MEETINGS:
NOVEMBER 20, 2008 @ 7:00 PM
DECEMBER 4, 2008 @ 7:00 PM
DECEMBER 18, 2008 @ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
NOVEMBER 6, 2008
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:** **Present:** Chairman Fox, Commissioner Hopkins (*Vice-Chair*), Commissioner Killinger (*Secretary*), Commissioner Newsom, Commissioner Crouse, Commissioner Voight and Commissioner Rataj.

Also Present: Mardy Stirling, Township Planning Director
Leslie Sauerbrey, Recording Secretary
4. **APPROVAL OF NOVEMBER 6, 2008 PLANNING COMMISSION MEETING AGENDA**
Move to approve the Planning Commission Meeting Agenda for November 6, 2008.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.
5. **APPROVAL OF SEPTEMBER 25, 2008 PLANNING COMMISSION MEETING MINUTES**
Move to approve the Planning Commission Meeting Minutes for September 25, 2008.
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **SITE PLAN APPLICATION #472**
APPLICANT: MENARDS, INC. / THOMAS O'NEIL / RAMCO RM HARTLAND SC, LLC.

Proposing a 165,814 square foot home improvement center with an outdoor storage and sales area and a 4th Amendment to the Hartland Towne Square Planned Development Agreement, located at 2200 Hartland Road (Parcel ID #08-21-400-052).

Present: Tom O'Neil, Menards, Inc.
Ed Eickhoff, Vice President of Development, Ramco-Gershenson
Ross Gallentine, Project Manager, Ramco-Gershenson
Mike Rein, Bowers & Rein (Architect)

Ms. Stirling: Summarized her review letter dated October 29, 2008.
Mr. Eickhoff: Explained the differences between the original approved Planned Development site plan and the current proposal.
Mr. O'Neil: Gave the background and history of Menards. They are a building supply store from Wisconsin and are moving further east into Michigan. They are different than Lowes and Home Depot in that their store is larger and they use an outdoor storage and sales area with a lumberyard. Materials are loaded and unloaded in the outdoor lumberyard. The proposal is for a one hundred sixty five thousand (165,000) square foot building with warehouse storage and display within the outdoor lumberyard. The total facility is two hundred thirty five thousand (235,000) square feet. Their experience says they only need approximately four hundred (400) parking spaces. The busy season is spring and summer. Customers select materials inside the building, pay at the register and drive their car around to the lumberyard and load their purchases. The entire lumberyard is enclosed with a two (2) foot by eight (8) foot treated lumber wall.

Mr. Rein: Reviewed the architecture of the building. Recent changes include the addition of an emergency access point in the southwest corner of the lumberyard and stamped concrete is now included at all of the pedestrian crosswalks. The landscaping along Hartland Road is unchanged. There is an additional row of evergreens planted along the north property line. He explained the proposed screening wall on the east side. It incorporates brick piers and wood fencing. Arborvitaes are planted in front of the wall. The west side of the lumber storage building is now utility brick.

The Planning Director's review letter of October 29, 2008 was used as an outline. Item numbering below corresponds with the review letter. Any number not included in these minutes indicates that no additional comment was made at this time.

• **Item 6. Site Considerations:**

Ms. Stirling: Would like the PC to discuss whether the lumberyard as proposed would be considered a garden center.

Commissioner Newsom: Recalled the PD process and this exceeds the intensity of a garden center as originally discussed. He feels this is too great of intensity for a garden center.

Mr. Eickhoff: Feels the products offered are similar to a Home Depot or Lowes. The difference is how they are merchandised.

Commissioner Newsom: Sees the difference in merchandising. Trucks loading and unloading, beeping fork trucks and noise levels would be different than a garden center.

Mr. O'Neil: Access to the enclosed lumberyard is controlled at the gate. He will need to check if their fork trucks have beepers. Use of the treated lumber structure will keep the contents out of view from the outside.

Commissioner Rataj: Asked if saws were operated outdoors.

Mr. O'Neil: Yes. They cut material for customers but they do not fabricate on site.

Commissioner Crouse: Asked for clarification of what area is defined as the lumberyard.

Mr. O'Neil: Highlighted the entire outdoor sales area, including the garden center materials that are located under the canopy.

Commissioner Newsom: Asked how tall the lumber storage building is.

Mr. O'Neil: Twenty-six (26) feet to the peak.

Chairman Fox: This is more than he had intended a garden center to be, but thinks the PC should review the whole project.

Commissioner Crouse: Asked if delivery trucks, customer cars and shoppers all travel throughout the same area at the same time.

Mr. O'Neil: Yes. Most of the pedestrian traffic is in the garden center. Truck and car traffic is mainly in the lumberyard area.

Chairman Fox: Explained that under the intent of what a garden center is, this proposal would have looked like the normal ten thousand (10,000) square foot garden center and the footprint of the roofed building would have been two hundred fifteen thousand (215,000) square feet. The typical home center would fit in the originally approved one hundred twenty five thousand (125,000) square footprint. This is a huge Home Depot or Lowes with a very large area for outdoor storage, not a garden center.

Commissioner Hopkins: Asked for the hours of operation.

Mr. O'Neil: For contractors it will be 5:00 am to 5:30 am, regular customers will be 7:00 am. The store closes at 9:00 pm. Deliveries can be made anytime from 5:00 am to 9:00 pm. The store gets six to eight (6-8) delivery trucks on a typical day.

Commissioner Hopkins: Concerned with the impact to the neighboring residential. The sound of beeping trucks and forklifts and unloading and loading noises in this project are all created outdoors. In a typical big box store the products are unloaded inside the building and therefore there is less noise.

- **Item 8. Building and Site Layout:**

The PC may support a reduction in the required parking if supporting documentation is provided.

Ms. Stirling: Would like the parking spaces along the front of building and outdoor sales area removed. This would typically be a fire lane. These parking spaces are also creating a conflict with traffic entering from the roundabout and cars backing out of these spaces.

Chairman Fox: Would like the spaces removed, except for loading and unloading. If removed he would like to see curb and landscaping in its place.

Commissioner Voight: Would support eliminating the spaces and leaving some space for loading and unloading.

Commissioner Newsom: Supports the parking.

Commissioner Hopkins: Supports the comments made by Chairman Fox and Commissioner Voight.

Commissioner Crouse: Asked for clarification of the "Statement of Project" narrative regarding lumberyard pick up.

Mr. O'Neil: We have four hundred (400) parking spaces in front of the store and would typically have forty (40) to one hundred (100) cars in the lumberyard picking up materials

Chairman Fox: Do you get a line of cars waiting to get into the yard?

Mr. O'Neil: No. On occasion trucks could be in the way of cars parked on the side of the building

Mr. Eickhoff: Stated that unlike the Meijer project, tonight everyone is just taking notes. For the record, it appears that no one is agreeing to anything.

Chairman Fox: Agreed. This is the first pass to gather feedback and revise the plans.

Ms. Stirling: Asked if delivery trucks would have to park on the access road between Meijer while waiting to enter the yard.

Mr. O'Neil: Storage in front of the entry gate would accommodate two to three (2-3) semi trucks. He did not see the need for overflow into the access drive.

Ms. Stirling: Concerned if the parking along that area is useable because of waiting trucks blocking the spaces.

Mr. O'Neil: Team members can park there; therefore, he saw few conflicts.

Mr. Eickhoff: Suggested a "flyover" to show traffic flow within the parking lot, yard and gate area for the next meeting.

- **Item 9. Landscaping and Screening:**

Chairman Fox: Requested the applicant verify they are complying with the plant material size required in the PD.

Mr. Eickhoff: Acknowledged that a portion of the site abuts the Fawn Ridge Condo's. He prefers to screen with evergreens versus expensive brick walls. This would also be Menards desire. They have added another row of evergreens and shifted the retaining wall to the south. The trees will now be ten (10), twelve (12) and fourteen (14) foot and spaced closer together. There will also be a row of arborvitaes along the fence.

Mr. Rein: They have added ten (10) under story trees.

Mr. Eickhoff: Showed several sketches depicting the proposal.

Chairman Fox: Asked if the Menards building is in the background.

Mr. Gallentine: Yes.

Commissioner Newsom: The landscaping may be fine, but the side of the lumber storage building is a real concern. That would not been seen in a garden center. The original plan with the hotel would not have this type of view. That plan had landscaping, a road, and a parking lot before you get to the hotel. He is really concerned about this.

Commissioner Hopkins: One of the things that satisfied the condo residents was that there was at least one hundred fifty (150) feet from their property line to the hotel. If this moves forward he would also like to see a written agreement that if these trees ever die, they will be replaced.

Chairman Fox: Concerned with this proposal and its affect on Fawn Ridge. He is willing to complete the review and believes the PC should evaluate the entire proposal.

Mr. Eickhoff: Believes the removal of the road makes this proposal less intense.

Chairman Fox: Disagrees because that was not a major road.

Commissioner Hopkins: Agrees with Chairman Fox.

Ms. Stirling: Stated she did not advise the applicant to change the screening wall with brick columns on the east side. She feels the proposal to use wood may not buffer the noise as well as a brick wall.

Commissioner Rataj: Asked if the fence would be stained.

Mr. O'Neil: No, it is treated lumber.

Ms. Stirling: These materials are not consistent with the approved PD or Pattern Book.

At this point the Planning Commission deviated from the review letter and discussed each side of the building and screening wall.

EAST ELEVATION:

Mr. Rein: The building wall north of the guard gate is a concrete panel construction. Menards has agreed to stain it to match the brick. The screening wall is wood with brick piers.

Chairman Fox: How tall is the building?

Mr. Rein: Twenty-seven (27) feet and the walls are fourteen (14) feet.

Chairman Fox: Asked why they are not using materials approved in the Pattern Book.

Mr. Rein: Did not feel this area was visible.

Chairman Fox: Does not support the proposed non-compliant building materials including the wood fence. Stated that everyone spent a lot of time working together to develop the standards for this PD and they should be followed.

Commissioner Hopkins: Agrees with Chairman Fox. Stated that we spent a lot of time with Meijer and made them comply with the PD. Menards should have to comply. He questioned the accuracy of the sketch provided that is showing the screening being done by the wall.

Commissioner Killinger: Agreed, they should comply with the Pattern Book.

Commissioner Voight: Agreed with the Commissioners comments.

Chairman Fox: Cornice molding will need to be added around the entire building per the Pattern Book.

Commissioner Crouse: Agreed.

Mr. Rein: Showed a drawing of the yard gate area. It is primarily matching the building materials on the exterior, excluding the EIFS. The interior of it is metal. The roof will be black shingles.

WEST ELEVATION:

Mr. Rein: The rear portion of the building wall is under a canopy.

Ms. Stirling: Showed a photo of the Clio, Michigan Menards store.

Commissioner Hopkins: Asked if there is a parapet wall on this side?

Mr. O'Neil: Does not think so.

Chairman Fox: Asked for an elevation at the next meeting showing the view from US23 looking at the west side of the project. Stated they are introducing another building material on this side of the building that is not included in the Pattern Book.

Commissioner Hopkins: Requested verification on the location of the parapet wall on the entire building.

Chairman Fox: All of the green should be removed from the building since it is not permitted. If we do permit it somewhere we will identify those areas.

Mr. Rein: Showed a sketch of the west screening wall and southwest corner of the lumberyard.

Chairman Fox: Concerned with what this drawing shows. There is a tremendous amount of the interior of the outdoor storage area exposed. This will be the view for everyone entering the Village and this is certainly a more intense use than a traditional garden center.

Commissioner Newsom: Concerned with the view from the US23 overpass into the lumberyard.

Commissioner Hopkins: The four (4) foot high brick wall is missing on the west side.

Chairman Fox: Questioned the height of the brick pillars.

Commissioner Crouse: Questioned the view of the south side of the lumber storage building from this direction.

Chairman Fox: Will not support green metal on this building. It is not an approved material.

Mr. Rein: Asked if Chairman Fox did not like the color or the material.

Chairman Fox: Both. He does not support the use of green ribbed metal. It is not an approved material in the Pattern Book. He likes the brick wall on the west side of the screening wall.

Mr. Rein: Stated that it was originally wood but they changed it due to the Township's concerns. Stated it was a big concession.

Chairman Fox: Stated that wood is not permitted and it had to be changed.

Ms. Stirling: Showed a photo of the screening wall on the Troy, Michigan Home Depot garden center.

Commissioner Hopkins: Stated that something like this should be considered for the screening walls.

SOUTH ELEVATION:

Mr. Rein: Explained the front elevation.

Commissioner Hopkins: Prefers the material, on the three peaks on the left side, be changed to something that is permitted in the PD. Also, asked if the peaks could be covered in the black shingles used in the rest of the development.

Mr. Rein: Will make note of it.

Commissioner Newsom: Would like to see this structure with more mass.

Mr. Rein: Will take that into consideration.

Commissioner Hopkins: All of the posts across the building should be constructed with more mass to them.

Chairman Fox: He asked the applicant to check the wall sign shown on the drawing. It appears larger than what is permitted in the PD. He does not support the main entrance feature with the use of wood posts and ribbed metal. These materials are not permitted in the PD and they do not appear to be a "traditional design" as required.

Commissioner Hopkins: Recalled the review of the Meijer project and stated that this project should be held to the same standards of the PD Agreement.

Commissioner Killinger: Agreed.

NORTH ELEVATION:

Mr. Rein: Explained the sketches that they presented this evening.

Commissioner Hopkins: Concerned with the view from Fawn Ridge. The green color must be removed and cornice molding needs to be added.

Chairman Fox: Agrees with Commissioner Hopkins. Make sure a parapet wall is included. The requirements of the PD must be met on this side of the building. The roof top equipment needs to be added to the plan.

GENERAL COMMENTS:

Chairman Fox: The generator in the front parking lot must be relocated to the storage yard or against the building with a screening wall matching the building.

Mr. Rein: We've added a brick wall on the backside and landscaping around the units.

Commissioner Hopkins: Stated it could end up being a hazard by creating a blind spot for cars and pedestrians.

Commissioner Voight: Agrees with Commissioner Hopkins.

Commissioner Newsom: The overall theme of exposed wood and standing seam metal is not appropriate.

Commissioner Crouse: Questioned the necessity of the driveway entrance north of the roundabout.

Mr. Gallentine: It will provide access for the outlots.

Chairman Fox: Felt consideration should be given to elimination of Outlot #1.

Mr. Eickhoff: Said it is noted, but the whole project is over budget.

Commissioner Hopkins: The comments of the Fire Marshal and HRC will have to be addressed.

The applicant should modify the plans to be consistent with the approved Planned Development Agreement and Pattern Book as well as the comments made this evening and those of the Township consultants, then resubmit them for further review. If the plans are resubmitted, it is a consensus of the PC that the Planning Director should schedule a Public Hearing.

8. ENGINEERING DESIGN STANDARDS

Presentation by Hubbell, Roth & Clark, Inc.

Present: Joe Heintz, Hubbell, Roth & Clark, Inc.

Commissioner Newsom: Questioned how the information in Section 5.2 varied from the standards of the LCDC.

Mr. Heintz: Will check and verify the statement is correct. If not, he will remove it.

Chairman Fox: The fee structure in Section 10 (page 47) should be removed.

Commissioner Voight: Wanted to verify that there is reference to Detention and Retention Maintenance System Agreements that we have been requiring.

Move to recommend approval of the "Engineering Design Standards" prepared by Hubbell, Roth & Clark, with the condition that the Township Planner and the Engineer review the comments made tonight and adjust the document accordingly.

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

9. APPROVAL OF 2009 PLANNING COMMISSION MEETING DATES

Move to approve the 2009 Planning Commission Meeting Dates as presented.

Motion Killinger. Second Voight. Voice Vote. Motion Carried. 7-0-0.

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

11. PLANNER'S REPORT: *None at this time.*

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

13. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 9:41 pm.

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

This is a Draft until Final Approval.

Submitted by,

Leslie M. Sauerbrey
Recording Secretary

Laura J. Killinger
Planning Commission Secretary