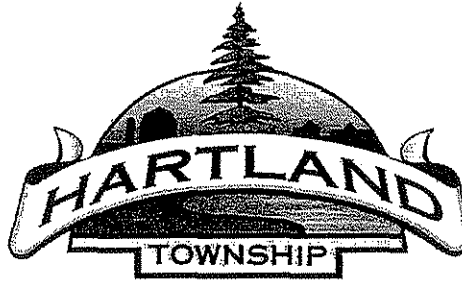


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Larry Fox
Chair

Roger Crouse

Larry Hopkins
Vice-Chair

Jeff Newsom

Laura Killinger
Secretary

Alex Rataj

Keith Voight

**PLANNING COMMISSION - REGULAR MEETING
MAY 24, 2007 at 7:00 PM
AGENDA**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MAY 24, 2007 AGENDA**
5. **APPROVAL OF APRIL 26, 2007 MEETING MINUTES**
6. **APPROVAL OF MAY 2, 2007 WORK SESSION MINUTES**
7. **APPROVAL OF MAY 10, 2007 MEETING MINUTES**
8. **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

PUBLIC HEARING

9. SITE PLAN APPLICATION #434 WITH SPECIAL USE APPLICATION #233

APPLICANT: PNN, LLC / PAUL NAWROCKI

Construction of an office building "Nawrocki Office Center for Elder & Family Law," located on the east side of Hartland Road, north of Crouse Road.

10. SITE PLAN APPLICATION #436 WITH SPECIAL USE APPLICATION #232

APPLICANT: OUR SAVIOR EVANGELICAL LUTHERAN CHURCH / DENNIS & DONNA GOERS

Construction of a school "Child of Christ Our Savior Lutheran" located at 3375 West Highland Road.

11. ZONING TEXT AMENDMENT #318

APPLICANT: HARTLAND TOWNSHIP

Discussion on proposed amendment to Article 30 "Private Road and Shared Driveway Standards."

OLD AND NEW BUSINESS

12. PLANNED DEVELOPMENT / SITE PLAN APPLICATION #432C

APPLICANT: DIAMOND HOLDINGS, LLC / SHANNON SHAYA

Construction of a Walgreen's and a Chase Bank located at the northeast corner of Old US23 and Highland Road.

13. CALL TO PUBLIC

3-MINUTE TIME LIMIT

14. PLANNER'S REPORT

15. COMMITTEE REPORTS

16. ADJOURNMENT

NEXT MEETINGS JUNE 14, 2007
JUNE 28, 2007

@ 7:00 PM
@ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

MAY 24, 2007

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 Voight and Commissioner Rataj.
Absent: Commissioner Crouse (*arrived at 7:10 pm*).
Also Present: Amy Chesnut, McKenna Associates
James Wickman, Township Manager
Leslie Sauerbrey, Recording Secretary
4. **APPROVAL OF MAY 24, 2007 PLANNING COMMISSION MEETING AGENDA**
Move to approve the Planning Commission Meeting Agenda for May 24, 2007 as amended.
Correction: Item #11-Revise the title of Article 30 from "Private Road and Shared Driveway Standards" to "Private Road and Residential Driveway Standards."
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF APRIL 26, 2007 PLANNING COMMISSION MEETING MINUTES**
Move to approve the April 26, 2007 Planning Commission Meeting Minutes.
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 6-0-1.
6. **APPROVAL OF MAY 2, 2007 PLANNING COMMISSION WORK SESSION MINUTES**
Move to approve the May 2, 2007 Planning Commission Work Session Minutes.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
7. **APPROVAL OF MAY 10, 2007 PLANNING COMMISSION MEETING MINUTES**
Move to approve the May 10, 2007 Planning Commission Meeting Minutes.
Motion Killinger. Second Voight. Voice Vote. Motion Carried. 6-0-1.
8. **CALL TO THE PUBLIC:**
Katie Schlueter, 1575 Shoreline Dr.: Commented on item #12 of the Agenda for the construction of a Walgreens and Chase Bank. She is concerned with the past and current contamination on the site and what will be done for future monitoring of the contamination.

PUBLIC HEARINGS:

9. **SITE PLAN APPLICATION #434 WITH SPECIAL USE APPLICATION #233**
APPLICANT: PNN, LLC. / PAUL NAWROCKI
Construction of an office building "Nawrocki Office Center for Elder and Family Law," located on the east side of Hartland Rd., north of Crouse Rd.
Present: Walter Coponen, Coponen Architects P.C.

PUBLIC HEARING OPENED AT 7:08 P.M.

For Applicant: PNN, LLC., Parcel ID #08-16-101-125. The applicant is requesting Special Use approval to construct an office building of approximately 4,179 gross square feet in the "LC" Limited Commercial District. The Special Use approval is required of all business and professional offices that contain more than 3,000 gross square feet but less than 5,000 gross square feet if constructed in the "LC" Limited Commercial District.

For the record, at the Planning Commission meeting on April 26, 2007 a Public Hearing was scheduled for today, May 24, 2007. All public notice requirements for this Public Hearing have been met.

Commissioner Crouse arrived at 7:10 pm.

Mr. Coponen: Reviewed the proposed development.

Ms. Chesnut: Summarized the McKenna review letter dated April 16, 2007.

PUBLIC COMMENTS:

Gary Cornillaud, 2558 Cedar Lane Ct.: Commented that the building should be similar in size and setback to adjacent lots. His interpretation of the Ordinance would not permit this building to be constructed.

PUBLIC HEARING CLOSED AT 7:20 P.M.

Ms. Chesnut: Explained the issues that the PC needs to give the applicant direction on this evening.

PLANNING COMMISSION QUESTIONS & COMMENTS:

• **Setbacks and Screening:**

Commissioner Newsom: Stated that it would be hard to grant a variance for this applicant when they are starting from scratch with the plan.

Chairman Fox: The size of the lots in the Village can be very restrictive as to what can be built. Wanted to make sure there is space for adequate screening. The variance decision will be left to the ZBA.

• **Architecture:**

The copper that is proposed in the two gable areas is acceptable to the Planning Commission.

• **Site Access:**

The adjacent property owner to the north does not desire cross access. He feels this would limit the future plans he has for his site. Manager Wickman will contact the adjacent property owner to discuss the feasibility of the cross access agreement. The PC feels that cross access is desirable, but does not have the authority to grant the cross access. The location of driveway is acceptable, but will need a variance from the ZBA.

Ms. Chesnut: The next step is for the property owner to go to the ZBA. No action needs to be taken this evening.

The applicant may now proceed to the ZBA. After the ZBA ruling, the applicant will decide the direction of their project, make the necessary adjustments to the plan, if required, and return to the PC for completion of the review process.

10. SITE PLAN APPLICATION #436 WITH SPECIAL USE APPLICATION #232

APPLICANT: OUR SAVIOR EVANGELICAL LUTHERAN CHURCH / DENNIS & DONNA GOERS

Construction of a school "Child of Christ Our Savior Lutheran" located at 3375 West Highland Rd.

Present: Bill Goodreau, Civil Design Services (Engineer)

Bill Anderson, Park McPherson Design & Construction, Inc. (Architect)

Dennis Goers, Applicant

PUBLIC HEARING OPENED AT 7:33 P.M.

For Applicant: Our Savior Evangelical Lutheran Church, Parcel ID #08-24-400-020. The applicant is requesting Special Use approval to construct a 33,444 square foot school housing pre-kindergarten through 8th grade as an addition to the existing Our Savior Evangelical Lutheran Church.

For the record, at the Planning Commission meeting on April 26, 2007 a Public Hearing was scheduled for today, May 24, 2007. All public notice requirements for this Public Hearing have been met.

Mr. Goodreau: Reviewed the proposed development.

Mr. Anderson: Described the architecture for the proposed building.

Ms. Chesnut: Summarized the McKenna review letter of May 4, 2007. Many items in this letter have already been addressed. The PC needs to give the applicant direction on the following:

PLANNING COMMISSION QUESTIONS & COMMENTS:

• **Parking:**

It is a consensus of the PC that the proposed setbacks are acceptable and collective parking as proposed is acceptable as long as the appropriate documentation is provided and it supports the request.

• **Landscaping:**

Ms. Chesnut: The proposed landscaping does not comply with the standards along M-59 and interior parking areas. The PC can take into consideration the existing trees on the site.

Chairman Fox: The existing parking lot does not have much landscaping. It probably met the Ordinance requirements when it was installed many years ago.

It is a consensus of the PC that landscaping along M-59 and improvements to the parking lot landscaping should be incorporated into the revised plan.

• **Architecture:**

Ms. Chesnut: The proposed building will need a modification from the standards to continue the use of materials on the existing building.

It is a consensus of the PC that the proposed materials for the addition appear to be acceptable.

• **Pathway:**

It is a consensus of the PC to require the pathway be installed along M-59. This will require the applicant to get permission from MDOT.

PUBLIC COMMENTS:

David Abbotts, 2166 Wilson Lane: He lives near the property. He is concerned with the existing baseball diamond and any future playground. He asked what is going to keep the kids off his property. He asked if these recreational areas are going to be used by the church solely or for the public. This is affecting the value of his house.

Donna Hamby, 2267 Becka Lane: Her property backs up to the baseball diamond. She has concerns regarding baseballs and children coming on her property.

Scott Steward, 9315 Blueberry Hill: It is a great idea to have a school. The baseball diamond is leased out for little league. Parents and teachers will monitor the children during recess and other sporting activities associated with the school.

PUBLIC HEARING CLOSED AT 8:09 P.M.

The applicant may modify the plans to reflect the comments made this evening and resubmit them for further review.

11. ZONING TEXT AMENDMENT #318

APPLICANT: HARTLAND TOWNSHIP

Amendment to Article 30 "Private Road and Residential Driveway Standards."

PUBLIC HEARING OPENED AT 8:20 P.M.

For Applicant: Hartland Township Planning Commission, Zoning Amendment Application #318, amending Hartland Township Zoning Ordinance #37, Article 2, 3 and 30 "Private Road and Residential Driveway Standards" and associated Ordinance amendments for definitions and general provisions.

For the record, at the Planning Commission meeting on May 2, 2007, a Public Hearing was scheduled for today, May 24, 2007. All Public notice requirements for this Public Hearing have been met. Copies of the proposed amendments have been available at the Hartland Township Hall.

Ms. Chesnut: Reviewed the amendments to the Ordinance that have been made.

PUBLIC COMMENTS: *No one came forward.*

PUBLIC HEARING CLOSED AT 8:24 P.M.

The Planning Commission offered comments for additional minor changes.

Move to place Zoning Text Amendment #318 for Hartland Township, proposed amendments for Hartland Township Zoning Ordinance #37, Article 2, 3 and 30 "Private Road and Residential Driveway Standards" on the Planning Commission Meeting Agenda for June 14, 2007.

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

12. PLANNED DEVELOPMENT / SITE PLAN APPLICATION #432C

APPLICANT: DIAMOND HOLDINGS, LLC. / SHANNON SHAYA

Construction of a Walgreens and a Chase Bank located at the northeast corner of Old US 23 and Highland Rd.

Present: *Timothy Stoepker, Dickinson Wright (Attorney)*

Shannon Shaya, Diamond Holdings, LLC.

John Hennessey, Hennessey Engineers

Mike Labadie, Tetra Tech

Stephen Deak, Deak Planning & Design, LLC. (Landscape Architect)

Mr. Stoepker: Provided an overview of the proposed development, the reasons to accept a PD of less than twenty (20) acres and the benefits to the community.

Ms. Chesnut: Summarized the McKenna review letter of May 15, 2007.

The Planning Commission discussed the following items:

- **Access:**

The traffic design has been modified and an extended decel lane along M-59 is proposed. The applicant will amend the M-59 drive access per the Planning Commission's recommendations so a curbed divider will direct cars exiting the site on M-59 to turn right only. The applicant will also work with MDOT to modify the ingress access drive immediately east of their site so that cars can only enter if they are west bound on M-59. The applicant is proposing to provide access easements to the private service drive so when access is achieved to the private drive along the north and east side of the property, they will abandon their Old US 23 access drive.

- **Signs:**

The electronic message board sign has been eliminated. A manual changeable copy message board is being proposed. The PC is not in favor of this sign. The applicant was told that this is considered one site and they are permitted one ground sign. The size of the sign is determined by lot frontage. If two signs were permitted, Chase bank has very little frontage and therefore, would be permitted a very small sign. The signage on this site will still need to be worked on.

- **Setbacks:**

It is a consensus of the PC that the proposed setbacks will be acceptable if the overall plan is approved.

- **Architecture:**

The PC accepts the proposed architectural style of the two buildings with the modifications mentioned in the McKenna letter.

- **Landscaping:**

There are landscaping deficiencies along the north and east access drive property lines. The PC will accept this if the applicant can show the utilities are blocking their efforts for landscaping in these locations. The proposed brick wall feature will need to be enhanced beyond the current proposal. The applicant will investigate the addition of brick columns and black wrought iron fence that could be incorporated within the landscape plant material used to meet the berm requirements along M-59 and Old US 23.

- **Environmental Concerns:**

The applicant stated there is no evidence of expanding contamination. The contamination is stabilized if not decreasing. The decontamination process was explained. This will cost \$900,000. One half of one million has already been spent. All of the state requirements are being met. Copies of the MDEQ reports will be provided.

Move to recommend to the Township Board that they waive the minimum twenty (20) acre requirement for a Planned Development, for applicant Diamond Holdings LLC., Parcel ID #08-21-300-002, finding that the proposed project has unique characteristics as outlined in the applicant's letter and proposal dated April 3, 2007.

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

It is the consensus of the PC that the applicant has completed the "Conceptual Phase" of the Planned Development process.

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

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

15. **COMMITTEE REPORTS:**

Chairman Fox:

- A Special Planning Commission Meeting is anticipated for June 7, 2007, regarding the proposed Hartland Market Place and Wal-Mart development.
- The June 14, 2007 PC meeting will include the Conceptual Review of "Hartland Towne Square" project.

Manager Wickman: Would like to see a formal nomination of Commissioner Crouse to the Parks and Recreation Committee.

Move to recommend the appointment of Commissioner Crouse to the Township's newly formed Parks and Recreation Committee.

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

16. **ADJOURNMENT:**

Move to adjourn the Planning Commission meeting at 9:19 p.m.

Motion Hopkins. Second Crouse. 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