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Larry Fox
Chair

Roger Crouse

Larry Hopkins
Vice-Chair

Jeff Newsom

Laura Killinger
Secretary

Alex Rataj

Keith Voight

**ATTENTION
HARTLAND TOWNSHIP RESIDENTS**

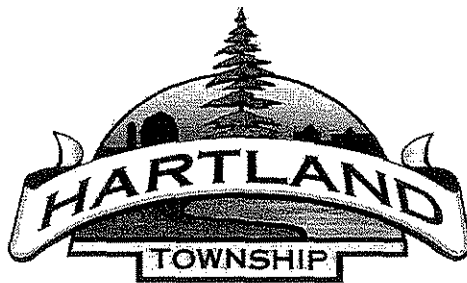
**THE HARTLAND TOWNSHIP PLANNING COMMISSION
HAS SCHEDULED A SPECIAL MEETING**

***APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT CO., LLC
(WAL-MART / HARTLAND MARKETPLACE)***

**THURSDAY, APRIL 19, 2007
7:00 PM**

**IN THE HARTLAND TOWNSHIP BOARD ROOM
3191 HARTLAND ROAD
HARTLAND, MI**

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**PLANNING COMMISSION – SPECIAL MEETING
APRIL 19, 2007 at 7:00 PM
AGENDA**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF APRIL 19, 2007 AGENDA**
5. **APPROVAL OF MARCH 22, 2007 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

PUBLIC HEARING

OLD AND NEW BUSINESS

7. **PLANNED DEVELOPMENT APPLICATION #424 P**
APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT CO., LLC / WILLIAM EISENBERG
Construction of a new retail building (Wal-Mart) and redevelopment of the Hartland Plaza shopping center – Preliminary review

8. **CALL TO PUBLIC**
3-MINUTE TIME LIMIT
9. **PLANNER'S REPORT**
10. **COMMITTEE REPORTS**
11. **ADJOURNMENT**

NEXT MEETINGS

APRIL 26, 2007 @ 7:00 PM
MAY 10, 2007 @ 7:00 PM
MAY 24, 2007 @ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION SPECIAL MEETING
APRIL 19, 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 Crouse, Commissioner Voight and Commissioner Rataj.

*Also Present: Amy Chesnut, McKenna Associates
Denise Lutz, Deputy Zoning Administrator
Leslie Sauerbrey, Recording Secretary*

4. **APPROVAL OF APRIL 19, 2007 PLANNING COMMISSION SPECIAL MEETING AGENDA**

Move to approve the Planning Commission Special Meeting Agenda for April 19, 2007.
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

5. **APPROVAL OF MARCH 22, 2007 PLANNING COMMISSION MEETING MINUTES**

Move to approve the Planning Commission Meeting Minutes for March 22, 2007.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

6. **CALL TO THE PUBLIC:**

Sally Goodwin, 13827 Hartstone Ln.: Discussed the development around M59. She moved her to be in a rural community. The development is taking away the rural feel of the community.

Katie Schlueter, 1575 Shoreline Dr.: She approves of the applicant's (Grand Sakwa) donation of open space to a conservatorship. She recommends that this conservatorship should remain in perpetuity. Also requests the developer to donate other non-developed open space to a similar conservatorship. She is concerned with the potential for Round Lake to flood. Requested an easement on the backside of the development be identified on the plan and that a gate be placed at the entry to prevent trespassing to the lake. Requested parking spaces be banked until needed.

7. **PLANNED DEVELOPMENT APPLICATION #424P**

APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT CO., LLC. / WILLIAM EISENBERG
Construction of a new retail building (Wal-Mart) and redevelopment of the Hartland Plaza shopping center - Preliminary Review

Present: *Gary Cooper, Grand Sakwa Properties, LLC.
Tad Krear, Landscaping Architect
Dr. Don Tilton, Environmental Consulting & Engineering
Mark Drane, Rogvov Architects
Chris Broshears, PB2 Architecture & Engineering*

Mr. Cooper: Provided an overview of the application process and progress that has been made.

Mr. Krear: Provided an overview of the project.

Dr. Tilton: Presented a review of the wetlands and storm water management system. We are proposing seeding versus plugs for the detention mix plant material. This project uses a scheme of source control (parking lot sweeping), aqua swirl concentrators, a wetland fore bay to remove sediments and denitrification and an infiltration basin. When the system is in overflow, there will be a restricted outlet into Round Lake.

Mr. Drane: Discussed the architecture and updates to the existing shopping center buildings and the addition to the same. They will reface the split face block with clay brick. There will be new windows and doors installed. The backs of the existing building will be covered in clay panel brick. An area behind the previous Farmer Jack will be painted to match the brick. The Dairy Queen will have all of the dry-vit removed. We will re-skin the entire building with clay brick and an architectural cornice to match the other buildings in our center.

Mr. Krear: They are waiting for the final traffic study to be completed before parking spaces are adjusted within the site.

Ms. Chesnut: Summarized the McKenna Review Letter dated April 11, 2007. Recommended further revisions to the site plan before preliminary site plan approval.

Chairman Fox: What will happen in front of the Dairy Queen if M-59 is widened?

Mr. Cooper: He sees this as a problem. They will do more landscaping when they can. They are locked into a lease at this time but will take all measures possible.

Commissioner Newsom: Requested the applicant do everything possible to remedy this situation. He would like to see more green space along M-59 in front of the Dairy Queen.

Commissioner Rataj: Requested the applicant discuss with Dairy Queen that the Township wants the front row of parking eliminated and more green space added.

Commissioner Hopkins: At the very least, the PD should state this situation will be remedied at the end of the current lease agreement.

Commissioner Voight: Suggested the eastern drive of the Dairy Queen to M59 be removed and the parking reconfigured to be along the side property line.

Commissioner Hopkins: He is not in favor of a buffer wall along the eastern property line.

Commissioner Newsom: Agreed with Commissioner Hopkins and stated the buffering with a six-foot (6') wall would not be attractive and would rather see a half wall with a decorative cap.

Ms. Chesnut: The purpose of the wall is not to screen the building but rather the activity that occurs on the backside of a commercial building. (Deliveries, trash, service vehicles.)

Mr. Cooper: A shorter appropriately located screening wall where necessary along the eastern property may be an option.

Chairperson Fox: Questioned the color of the roof on the Wal Mart facility.

Mr. Broshears: The peaked roof over the entrances will be gray. The blue will be used as an accent color on the canopies over the windows, but they can be changed to match the roof. The dry-vit over the entrances is also proposed to be blue.

Chairman Fox: Would prefer to eliminate the blue over the entrances.

Mr. Broshears: It can be changed to a red tone matching the brick.

It is a consensus of the PC that the dry-vit over the entrances should be a red tone to match the brick color. The canopies can stay blue and the peaked roof should remain gray.

Chairperson Fox: Requested clarification of brick materials for the Wal-Mart and the shopping center.

Mr. Drane: Explained while the bricks are of a different material and different size; Wal Mart 4" X 16" and the shopping center 4" X 12" they will appear the same color. Visually the size difference will not be noticeable.

Ms. Chesnut: As proposed, they have an additional 283 spaces above the minimum requirement. They have now stated they will reduce this by 130 spaces leaving them approximately 150 over the minimum.

Mr. Krear: Both Wal Mart and Grand Sakwa are proposing to use a formula of 4 ½ spaces per 1,000 gross square feet and bank ½ space per 1,000 gross square feet. The 130 spaces mentioned earlier is for the Wal Mart site only. Grand Sakwa will also go back and recalculate their parking using the new formula. The actual reduction of the whole project is much greater.

Chairman Fox: Encouraged the banking of parking spaces and stated some of the spaces banked should be along Blaine Road.

Mr. Krear: We will revise the plan with the reduced parking therefore increasing setbacks and selecting other areas that will benefit from the additional green space. Some of this will most likely be used to extend the 50 foot buffer to 75 feet along Blaine Road.

Chairman Fox: Asked for clarification on why the type of plant species has changed since the conceptual review.

Mr. Krear: The conceptual plan did not have the details that are now shown. We have now had time to study the proposal.

Mr. Cooper: We will accept all of the McKenna comments and make the necessary adjustments. (This includes the comments in the memo dated April 17th.)

Commissioner Voight: Concerned with sound barriers and the type of barrier used on the backside of the building.

Commissioner Hopkins: The denser the landscaping and the quicker it becomes dense is preferable.

It is a consensus of the PC to retain the 12 foot center spacing of the evergreen screening material.

It is a consensus of the PC that the details of the land conservancy donation need to be done before final approval. The access easement should be approved by the LCRC for clear vision before final approval.

Commissioner Hopkins: Does not support sidewalks through the wetland area. If the applicant would like to improve sidewalks elsewhere in the community to meet their recognizable benefit requirement that would be fine. He is concerned about the damage that could be done to the wetlands.

Commissioner Newsom: Suggested another area that may be more appropriate for pedestrian access. Access to the sidewalk could be done on the south side of the southern access at the right of way line along Blaine Road.

Mr. Cooper: They would be willing to follow Commissioner Newsom's suggestion with permission from the Road Commission.

It is a consensus of the PC that no pedestrian access walkway to the south from the southern entrance on Blain Road is required. The applicant is to discuss with the LCRC the option of installing an access point to the southern end of the sidewalk shown on the plan. The sidewalk should end at the Blaine Road right of way.

Commissioner Voight: Requested no idling refrigerator trucks.

Commissioner Hopkins: Concerned about limiting delivery hours and policing.

Mr. Broshears: There will be a brick screening wall for the loading docks in addition to the evergreens. Therefore, there will be two (2) levels for noise screening.

Chairman Fox: Suggested restricting the delivery hours from 7 am to 10 pm.

It is a consensus of the PC to allow delivery hours from 7 AM to 10PM. No idling of refrigerator trucks are permitted.

Commissioner Hopkins: Suggested an alternative parking light schedule that would require a predetermined number of fixtures to be turned off after midnight. Possibly turning every other pole off. The row of fixtures closest to the building could remain on for those customers shopping late in the evening.

Mr. Cooper: We will discuss this with Wal Mart and evaluate the feasibility. The shopping center can implement such a program. At a minimum a reduction in the wattage of the fixtures on the perimeter will be done. The applicant indicated they will look into the minimum amount of lighting that is possible while maintaining safety.

Commissioner Newsom: Would like to see a breakdown of the size of the individual signs. The only lit sign is the Wal-Mart sign.

Chairman Fox: Questioned the size of the signs for the smaller retail establishments.

Commissioner Hopkins: Suggested the retail tenants should have signs that meet the requirements of the Ordinance. If this is not practical because of the size of the tenant there should be a maximum sign size allowance.

It is a consensus of the PC that 400 square feet for the total of all signs on the Wal Mart may be acceptable. (This includes the Wal Mart sign, door entry signs, garden center, etc.) The method of measuring the sign for square footage will be done using the Hartland Township Sign Ordinance.

Mr. Drane: Will propose a sliding scale for square footage of wall signs for the shopping center tenants. Use of the square footage calculation per the current Sign Ordinance with a maximum of 80 square feet will be used for most tenants. For larger tenants a square footage with a maximum of 150 square feet may be permitted after the sliding scale is reviewed. The applicant will re-work the wall sign proposal and re-submit for review. The method of measuring square footage for signs in the Hartland Township Sign Ordinance will be used.

Commissioner Newsom: The architecture of the monument signs is fine however; the size is the big issue.

Commissioner Rataj: Cautioned that the seven-foot (7') maximum for monument signs has been strictly enforced in the community.

Chairman Fox: He cannot envision a large sign on Blaine Road and this sign really needs to be in compliance with the Sign Ordinance. He questions the need for a sign in this location given the height of the building.

Mr. Cooper: Agreed to monument signs meeting the Sign Ordinance of 7 feet high and 64 square feet for the Blaine Road and westerly M-59 entrance at Burger King if access is granted from MDOT and LCRC. The main entrance sign will be taller similar to the height of the sign at the Shops at Waldenwoods sign. Maximum square footage will be 64 square feet.

Mr. Drane: Will rework the monument sign proposal and re-submit for review.

Mr. Cooper: Provided an update regarding the traffic issues. He believes there is a solution at hand however this will take a few more meetings to finalize. He needs conditional preliminary approval of the site plan to move forward with the proposed negotiations with MDOT.

Chairman Fox: As a member of the traffic taskforce, he stated that to date the traffic consultant has not proposed something that works. This is why MDOT and the LCRC are involved.

Mr. Cooper: At a minimum improvements will be done. We just do not know what those improvements are. If we do not leave with conditional approval, we may not be back. We need conditional preliminary approval of the site plan so that we know what we can offer MDOT.

Commissioner Hopkins: Requested clarification regarding the need for approval. This is something the applicant requires, not MDOT.

Mr. Cooper: Correct.

Chairman Fox: MDOT is open to a proposal; you need to propose a plan that works. The PD Ordinance requires a proposal for traffic impact and mitigation and so far there is no proposal.

Commissioner Crouse: Traffic was something that needed to be taken care of from the start from the perspective of the residents and the Planning Commission.

Chairman Fox: The PC has done everything they can do to move this along. It was noted from the beginning that traffic should not be dealt with at the last minute. There is still no proposal from your traffic consultant that works. The Ordinance has not been satisfied.

Commissioner Hopkins: There are other concerns besides traffic. There are other applicants that have been required to provide a list of recognizable benefits. This applicant is proposing improvements to M-59 as a recognizable benefit but no proposal regarding this has been submitted. This benefit is still too vague and other applicants have not been approved with vague terms. He also stated concerns regarding the number of outstanding issues.

Commissioner Newsom: The PC does not want to set a precedent allowing conditional approvals to go through when the conditions are very numerous and dealing with very large issues.

Ms. Chesnut: Recommended not approving the Preliminary Plan at this time. The applicant should be permitted to complete their proposal and re-submit.

Move to table Planned Development Application #424 for Hartland 23 Retail Development Co, LLC. Tax ID #4708-28-100-005, 4708-28-200-021 & 4708-28-200-019, to allow the applicant time to address outstanding issues in the McKenna review letter as well as the concerns brought up tonight. Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

8. CALL TO PUBLIC:

Sally Goodwin, 13827 Heartstone Ln: How does the new intersection at US 23, that was just developed, maintain all the traffic from the proposed developments? (Commissioner Newsom explained the taskforce is requiring the developers to come up a plan to mitigate the traffic impact.)

Jim Hill, 1126 Long Lake Dr.: Commended the PC on how they have handled the applicant this evening. Stated the public has been quiet on this issue because they believe that the PC listens to the resident's concerns.

Janice Carr 1412 North Ct.: Stated concerns regarding the Wal-Mart being open 24 hours. Asks who will monitor the parking lots. She believes another location would be better.

9. PLANNER'S REPORT:

Ms. Chesnut:

- Oceola Township has submitted a Master Plan for review and comment. This is on file if anyone wants to comment on it. The plan has not changed where it abuts Hartland and the line remains residential.
- Oakbrook and drainage issues: The property owner has been notified that it is their responsibility to clean up the debris. There has been some staking on the wetland and MDEQ has issued them a violation.
- The Sports Page has withdrawn their application and will not be constructing their facility.
- In future motions, the date the plans are received at the Township should be included in the motions. With many applicants the Township receives multiple revisions. This will assure that the correct plan is stamped approved and file accordingly.

10. COMMITTEE REPORTS:

Commissioner Crouse: He is disappointed with the way this site plan discussion ended tonight and commends the PC for how they handled this situation.

Commissioner Hopkins: Suggested setting a joint meeting with the PC and Township Board. He also would like to welcome Mr. Wickman as the new township manager. He agrees Commissioner Crouse's statements regarding the applicant.

11. ADJOURNMENT

Move to adjourn the Planning Commission Special Meeting at 10:04 p.m.
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