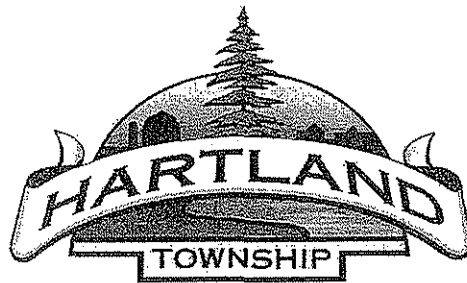


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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
Laura Killinger Secretary	Alex Rataj
	Keith Voight

PLANNING COMMISSION - REGULAR MEETING

FEBRUARY 8, 2007 at 7:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF FEBRUARY 8, 2007 AGENDA**
5. **APPROVAL OF JANUARY 16, 2007 JOINT MEETING WITH TOWNSHIP BOARD MINUTES**
6. **APPROVAL OF JANUARY 18, 2007 SPECIAL PLANNING MEETING MINUTES**
7. **APPROVAL OF JANUARY 25, 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. **REZONING APPLICATION # 333**

APPLICANT: HARTLAND TOWNSHIP

Proposed rezoning of land from PDSR (planned development suburban residential) to MR (multiple density residential) located on the south side of M-59 east of Autumn Woods development

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

APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT CO., LLC/WILLIAM EISENBERG

Construction of a new retail building and redevelopment of the Hartland Plaza shopping center

OLD AND NEW BUSINESS

11. **CALL TO PUBLIC**
3-MINUTE TIME LIMIT
12. **PLANNER'S REPORT**
13. **COMMITTEE REPORTS**
14. **ADJOURNMENT**

NEXT MEETINGS

FEBRUARY 22, 2007 @ 7:00 PM
MARCH 8, 2007 @ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
FEBRUARY 8, 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.

*Also Present: Amy Chesnut & Heather McPhail, McKenna Associates
Denise Lutz, Deputy Zoning Administrator
Leslie Sauerbrey, Recording Secretary*
4. **APPROVAL OF FEBRUARY 8, 2007 PLANNING COMMISSION MEETING AGENDA**
Move to approve the Planning Commission Meeting Agenda for February 8, 2007.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF THE JANUARY 16, 2007 TOWNSHIP BOARD OF TRUSTEES AND PLANNING COMMISSION SPECIAL JOINT MEETING MINUTES**
Move to approve the minutes of the January 16, 2007 Township Board of Trustees and Planning Commission Special Joint Meeting.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
6. **APPROVAL OF THE JANUARY 18, 2007 PLANNING COMMISSION SPECIAL MEETING MINUTES**
Move to approve the minutes of the January 18, 2007 Planning Commission Special Meeting as amended.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
Amend Item #7: Due to a clerical error application #425 should be changed to #431.
7. **APPROVAL OF THE JANUARY 25, 2007 PLANNING COMMISSION MEETING MINUTES**
Move to approve the minutes of the January 25, 2007 Planning Commission Meeting.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
8. **CALL TO THE PUBLIC:**
Katie Schlueter, 1575 Shoreline Dr.: Summarized an MDEQ letter dated January 23, 2006 to Hartland Township dispelling the rumor that the Oasis site is a cleaned up site. She asked the PC not consider any gas station or any other business that may contribute to the contamination in and around the interchange until the area is cleaned up.

PUBLIC HEARINGS

9. REZONING APPLICATION #333

APPLICANT: HARTLAND TOWNSHIP

Proposed rezoning of land from PDSR (planned development suburban residential) to MR (multiple density residential) located on the south side of M-59 east of the Autumn Woods Development.

PUBLIC HEARING OPENED AT 7:07 P.M.

For Applicant: Hartland Township, for a portion of property Tax ID #08-29-100-014. The applicant is requesting the rezoning of approximately 13.83 acres from PDSR (Planned Development Suburban Residential) to MR (Multiple Density Residential).

For the record, at the Planning Commission meeting on January 11, 2007 a Public Hearing was scheduled for today, February 8, 2007. All public notice requirements for this public hearing have been met.

Ms. Chesnut: Summarized the application and stated this was a mapping oversight and this application for rezoning will correct the mistake.

PUBLIC COMMENTS:

Curt Pollack, 1789 Hartland Woods Dr.: Discussed problems with the area east of the rezoning. He has experienced water in his backyard since development of the property around him. He is concerned that in the past the Township has not followed the zoning map. He does not want to see a detention pond next to his yard if the rezoned site is developed.

Mark Horning, 1665 Hartland Woods Dr.: Distributed photographs to the PC showing water creeping from the wetlands into his neighbor's yard. He does not want to see this parcel developed any more than was approved back in 1988. The previous zoning was based on the appropriateness of the neighboring residential. Asked what are the open space requirements in the MR zoning?

Ron Dick, 1674 Hartland Woods Dr.: He has witnessed water rising in his backyard and has lost his garden and use of his fire pit. He wants action taken to resolve this issue and is concerned more development will make the situation worse.

Jan O'Leary, 1899 Hartland Woods Dr.: Is concerned about the water level in this area. She is worried about what is going to happen to her well. She stated in the past there have been problems with noise from construction in the middle of the night.

Ann Gray, 1698 Hartland Woods Dr.: The water level in her yard has dramatically increased. She would like this taken into consideration before this area is rezoned.

PUBLIC HEARING CLOSED AT 7:24 P.M.

Ms. Chesnut: The MR district has a required minimum twenty-five percent (25%) open space.

Move to place Rezoning Application #333, Tax ID #08-29-100-014 on the March 8, 2007 Planning Commission meeting agenda.

Motion Newsom. Second. Hopkins. Voice Vote. Motion Carried. 6-0-1.

10. PLANNED DEVELOPMENT APPLICATION #424P

APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT CO., LLC. / WILLIAM EISENBERG
Construction of a new retail building and redevelopment of the Hartland Plaza shopping center.

Present: William Eisenberg, Grand Sakwa Properties, LLC.

Tad Krear, Land Design Studio

Dr. Don Tilton, Environmental Consulting & Engineering

Chris Broshears, PB2 Architecture & Engineering

PUBLIC HEARING OPENED AT 7:29 P.M.

For Applicant: Hartland 23 Retail Development Company, Tax ID #4708-28-100-005, 4708-28-200-021 and 4708-28-200-019. The applicant is at step six of a twelve-step process required for a Planned Development.

For the Record, at the Planning Commission meeting on January 11, 2007 a Public Hearing was scheduled for today, February 8, 2007. All public notice requirements for this public hearing have been met.

Move to accept all written letters from Hartland Township residents received at the Township regarding this application into the record.

Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.

Mr. Krear: Reviewed the proposal and changes that have been made since the Conceptual Review and the McKenna letter of January 9, 2007. The PC will receive new updated drawings at the next submittal.

Ms. Chesnut: Summarized the McKenna Review Letter dated January 9, 2007.

Mr. Eisenberg: Clarified that the development is within the GC district.

PUBLIC COMMENTS:

Victoria Thompson, 1481 Division Dr.: Is surprised that Wal-Mart wants to come into this area with the storm water issues. Maintenance of the storm water will be a constant issue. Every time there is a new development, the lake rises. She is concerned with noise, trash and light pollution.

Barrie Armstrong, 1595 Shoreline Dr.: He is president of the Round Lake preservation group. Their purpose is to conserve the natural habitat. He would like to see what Wal-Mart will do on the lake side to mitigate the visual effects of this development.

Mark Horning, 1665 Hartland Woods Dr.: Concerned with traffic and the safety issues the increase in traffic will create. He feels outdoor sales should not be allowed.

Joann Colombo, 1545 Shoreline Dr.: Concerned with storm water polluting the lake. Noise should be addressed. The trees may not provide enough screening of the building from Round Lake. Wants to make sure the trees are maintained over time.

Diane Petronio, 1054 Long Lake Dr.: Has concerns regarding the environmental impact. The truck entrance off from Blaine Rd. is dangerous. She has other traffic concerns. Concerned that snow plowed into the lawn areas melting and running directly into the lake will pollute the lake. She has concerns with parking lot lighting and that the developer is proposing more parking spaces than the Ordinance requires.

Bill Metz, 919 Long Lake Dr.: Has concerns with the drainage from this site. Wants to make sure the engineers have the storm water issues under control before this plan is approved.

Janice Carr, 1412 North Ct.: Does not know if they can create a sufficient buffer to block the light pollution. Traffic is really bad in this area already. This project is too close to the lake and will eventually ruin the lake.

Lowell Westmoreland, 1663 Shoreline Dr.: Asked what this development would look like in the winter. He would like to see a power point presentation of the development from the view from the lake. He wants to know how tall the lights in the parking lot will be. Will they be above the tree line? He is concerned about the noise generated from this development.

Neil Harrison, 1407 Division Dr.: Is concerned about the impact on the quality of the lake, noise and light pollution. Asked what will happen if their proposal fails to meet the objectives. Will they be held responsible? Are performance bonds required?

Mary Beth Vicary, 1610 Alayne Ct.: Has concerns regarding the traffic and the wetlands. All development in Hartland drains to Round Lake. Can Hartland Township support the developments? There is a Wal-Mart in Howell, Fenton and White Lake.

David Henry, 1439 Division Dr.: There are several different parcels of land involved. It is not clear what is being split off, potential uses and who will own what. The plan does not seem unified. He expressed concerns regarding the wetlands.

Ray Blush, 832 Long Lake Dr.: Things that affect Round Lake eventually affect Long Lake. He would like to see how the development will look in the winter. He would like to see how the snow will be plowed and if there are provisions to keep antifreeze, salt, etc. from draining into the lake

Katie Schlueter, 1575 Shoreline Dr.: Expressed concerns regarding water quality, although she feels the new development will be an improvement over the current water detention system. Can the Township Engineer review the plan to verify that storm water is actually being handled above what is actually required? Has the applicant proposed any fixes to the Blaine Rd. drainage issues brought up in the Conceptual Review? The culvert under Shoreline Dr. should be examined for capacity issues with the additional water going into the lake.

Bob Cartwright, 1675 Round Lake Dr.: Would like to see the use of rain gardens.

PUBLIC HEARING CLOSED AT 8:29 P.M.

PLANNING COMMISSION QUESTIONS & COMMENTS:

Commissioner Hopkins: Questioned the property to the south and discussion of a possible land division. Asked if this property will be saved as a buffer for the neighboring residential areas? If that piece of property is not developed, then the spirit of the future land use map will be preserved.

Mr. Eisenberg: He cannot speak to property he does not control. He will take that into consideration along the property within his control.

Commissioner Newsom: Asked the applicant to explain their intentions with the 11.87 acre parcel.

Mr. Eisenberg: It is undetermined at this point.

Chairman Fox: Is it possible to present the computer generated flyby from the Round Lake perspective at the next meeting? Can you include a view with deciduous trees in the winter months?

Mr. Krear: Yes.

Commissioner Voight: Appreciated the elimination of the tire and lube facility. The southern curb cut along Blaine Rd. appears to be in the blind spot due to the curve in Blaine Rd. He would like to see the screening provided also reduce noise and looks forward to the presentation on the proposed storm water management system at a future meeting.

Commissioner Newsom: Would like to see a reduction in the number of parking spaces requested.

Chairman Fox: Concerns have been stated regarding lighting. Could the flyby presentation in the future include light fixtures as they would be seen from Round Lake?

Mr. Krear: Yes.

Commissioner Hopkins: Please highlight the best management practices you will be implementing at a future presentation. He will also be looking for a maintenance agreement for the detention system. It should include communication back to the Township after the maintenance work is completed.

Commissioner Killinger: She would like to keep pathways out of the wetlands.

Chairman Fox: How do you keep trash from blowing into the lake?

Mr. Eisenberg: It is a management function. Staff will be assigned to clean the area regularly.

Commissioner Newsom: Perhaps a short wall could help keep the trash within the parking lot area.

Mr. Krear: The plant material will be planted close together.

Commissioner Rataj: Does a waste management company come and sweep the lots.

Mr. Eisenberg: Yes. Grand Sakwa will keep the maintenance of the property.

Commissioner Hopkins: Do you sweep the excess salt off from the parking lot?

Mr. Eisenberg: Yes. However, the preference is to control the amount of salt that is originally put down.

Chairman Fox: Will there be cart corrals in the parking lot of the shopping center?

Mr. Eisenberg: Yes. They will be added to the plan.

Chairman Fox: Would prefer to see the use of colored concrete for the pedestrian walk areas rather than painted yellow lines.

Mr. Eisenberg: We picked up on that.

Commissioner Hopkins: Is the detention area behind the old shopping center and the Wal-Mart going to use the same technology?

Dr. Tilton: Yes.

Chairman Fox: The task force met January 24, 2007 regarding traffic. The applicant has been communicating with the County and the State. Everyone is on the same page regarding the mitigation of traffic.

Commissioner Hopkins: The Township does not favor outdoor sales in the parking lot.

Mr. Broshears: They will only be within the garden center.

Chairman Fox: It is only permissible within the garden center area.

Mr. Eisenberg: Would like to propose the program used in the Grand Blanc store for the PC to consider.

Commissioner Hopkins: Would like to see additional landscaping in front of the Dairy Queen.

Mr. Eisenberg: A sign package will be presented at the next meeting.

11. CALL TO PUBLIC

Neil Harrison, 1407 Division Dr.: Would like to know if the traffic impact study has evaluated traffic on Saturday and Sundays during the spring and summer months. He thinks this applicant is making the property fit the design versus the design fit the property.

Diane Petronio, 1054 Long Lake Dr.: Concerned the outdoor storage/bag storage could contain open bags of landscaping supplies. She wants to make sure that any contamination that could occur is taken care of before it enters Round Lake. Likes the quantity of trees being proposed but would like to make sure there is a plan to replace those that may die in the future. Would like to make sure the detention basins are monitored.

Janice Carr, 1412 North Ct.: Concerned with the noise that could be generated from this project.

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

13. COMMITTEE REPORTS:

Chairman Fox: Next Thursday's work session packet is at your desk.

Move to set a Planning Commission Work Session on February 15, 2007 at 7 p.m.

Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

Commissioner Killinger: Distributed an updated goals list to the PC.

14. ADJOURNMENT

Move to adjourn the Planning Commission Meeting at 9:24 p.m.

Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 6-0-1.

This is a Draft until Final Approval.

Submitted by,

Leslie M. Sauerbrey
Recording Secretary

Laura J. Killinger
Planning Commission Secretary