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

PLANNING COMMISSION - REGULAR MEETING

DECEMBER 14, 2006 at 7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF DECEMBER 14, 2006 PLANNING COMMISSION AGENDA
5. 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

6. METES & BOUNDS APPLICATION #767
APPLICANT: JOHN LUKE
7. SITE PLAN APPLICATION # 401
APPLICANT: OAKLAND REALTY & DEVELOPMENT INC. / KEITH MOHR
"Hartland Office Building" Medical & General Offices located on Hartland Road, north of M59
8. PLANNED DEVELOPMENT / SITE PLAN APPLICATION # 424 C
APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT COMPANY LLC / WILLIAM EISENBERG
Construction of an 187,434 square foot Wal-Mart and redevelopment of the Hartland Plaza for an additional 114,550 square foot of retail – Conceptual Review
9. SITE PLAN APPLICATION #429
APPLICANT: OLD US 23 LLC / JOSEPH ROTONDO
"La Quinta Hotel" located on Old US 23, south side of M59
10. DISCUSSION OF 2007-2008 BUDGET
11. CALL TO PUBLIC
3-MINUTE TIME LIMIT
12. PLANNER'S REPORT
13. COMMITTEE REPORT
14. ADJOURNMENT

NEXT MEETINGS

JANUARY 11, 2007
JANUARY 25, 2007

@7:00 PM
@7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION

DECEMBER 14, 2006

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 Hill (*Secretary*), Commissioner Newsom, Commissioner Crouse, Commissioner Voight and Commissioner Rataj.

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

4. APPROVAL OF DECEMBER 14, 2006 PLANNING COMMISSION AGENDA

Move to approve the Planning Commission Meeting Agenda for December 14, 2006.
Motion Hill. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

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

6. SIGN PERMIT APPLICATION #588

APPLICANT: ASI MODULE/ALLISON EMERSON

Proposed wall sign for "Specialist in Orthopedic Surgery" and a "DMC" wall sign located at 11182 Highland Rd.

*Present: Tige Reader, REMAX Property Brokers, Hartland Center LLC.
Donna Pipken, ASI Module*

Commissioner Rataj: Stated the sign is in compliance with the Sign Ordinance.

Move to approve Sign Permit Application #588 for ASI Module, Tax ID #08-22-305-003.
Motion Rataj. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

7. METES & BOUNDS APPLICATION #767

APPLICANT: JOHN LUKE

Proposed lot line shift and requested waiver from depth to width ratio requirements for parcels located on the east side of Parshallville Mill Pond.

*Present: Steve Morgan, representing Mr. Barres, owner of the property
John Luke, representing Mr. Barres, owner of the property*

Mr. Luke: Described the Metes & Bounds Application.

Commissioner Hopkins: This division has been attempted several times before but did not meet the width to length ratio provisions of the previous Ordinance. The provision in the new Ordinance regarding the length to width ratio is to help people that are burdened by the topography. This application can be done within the Ordinance without the necessity of the width to depth ratio exception. He is not in favor of this.

Mr. Morgan: Described the property and the useable portions.

Commissioner Crouse: What parcel is creating the issue?

Mr. Morgan: Parcel C is in non-compliance.

Ms. Chesnut: The previous Ordinance did not allow for this modification but the new one does. It is at the discretion of the Planning Commission to approve this application if the application meets the requirements of the Ordinance.

Commissioner Newsom: Will this create a non-conforming lot?

Ms. Chesnut: No.

Commissioner Crouse: Questioned the purpose of the lot line shift.

Mr. Luke: The one property owner never intends to use their property and would like someone to have use of it.

Commissioner Newsom: Stated that this shift allows for a cleaner division of lots.

Move to approve Metes & Bounds Application #767 for a lot line adjustment for John Luke, Tax ID #08-06-200-070 and #08-06-200-071, for the reason that the existing conditions with the dog leg on Parcel B and the lake front typography make it a unique situation and that approving the lot line shift would alleviate that situation.

Motion Newsom. Second Voight. Voice Vote. Motion Carried. 5-2-0. Nays: Hopkins and Fox.

8. PLANNED DEVELOPMENT SITE PLAN APPLICATION #424 C

APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT COMPANY LLC/WILLIAM EISENBERG

Construction of a 187,434 square foot Wal-Mart and redevelopment of the Hartland Plaza for an additional 114,550 square foot of retail - Conceptual Review of revised building elevations.

Present: *Chris Broshears, PB2 Architecture and Engineering*
Mark Drain, Rogvov Architects

Mr. Broshears: Explained the architecture and materials to be used on the Wal-Mart facility.

Mr. Drain: Explained the architecture and materials to be used on the shopping center facility.

Commissioner Newsom: Is concerned about materials and the appearance of the shopping center.

Chairman Fox: Is concerned that the materials used on the shopping center do not compare to the standards of the Wal-Mart. He is also concerned with the painted block and the backside of the building.

Commissioner Hill: Understood from the last PC meeting with the applicant that the existing shopping center was to be taken down to the steel.

Commissioner Newsom: He is willing to accept the painted block on the backside of the building if there was a new storefront.

Mr. Drain: He is willing to explore different options regarding the building materials for the back of the building.

Commissioner Rataj: Would like to see more architectural structure than just painted block.

Commissioner Voight: The proposal on the existing structure is not sufficient. He would like to see more work on the front of the building.

Commissioner Hill: Echoes the same concerns regarding the appearance.

Commissioner Hopkins: Agrees that the front is a higher priority. However, he is unwilling to accept painted block in the back of the structure. It was his understanding that the applicant was going down to the steel and reconstruct the building.

Commissioner Crouse: The PC should not commit to painted block in the back. He agrees that the front is a higher priority.

Chairman Fox: Would like to see the Dairy Queen appearance be more cohesive with the rest of the development. He is not fond of the EIFS and would like to see other materials used.

Mr. Drain: Will reevaluate the proposal.

The applicant will take the comments given this evening and modify their proposal. They may return to the PC after the revised plans are submitted and reviewed.

9. SITE PLAN APPLICATION #429

APPLICANT: OLD US 23 LLC/JOSEPH ROTONDO

Construction of a "La Quinta Hotel" located on Old US 23, south of M-59.

Present: Wayne Perry, Desine, Inc.

Mike Bernardin, Hartland Township Fire Marshall

Mr. Perry: Explained the site and architectural plans for the La Quinta Hotel. There are several issues he would like direction from the PC on. Parking requirements for the hotel and the meeting rooms per the Ordinance are not realistic. We need a fifteen percent (15%) reduction from the requirements.

Commissioner Hopkins: Would it be logical for the hotel and the conference center to have separate parking?

Ms. Chesnut: La Quinta will not go into a site without enough parking. She would recommend less parking before she recommends more parking. There are a couple of methods to deal with the parking issue, like shared parking or banking parking.

Mr. Perry: Wants to deal with the parking requirements now instead of in the next phase of the development. The Ordinance requires they base their parking on the maximum capacity of the conference rooms. This would require them to pack three hundred eight (308) people into twenty six hundred seventy-eight (2,678) square feet. Realistically, you can not put that many people in the space being provided.

Commissioner Newsom: Would like to see verification from La Quinta regarding the dual uses and their approval of the reduced number of parking spaces.

Mr. Perry: A space is provided for every room, for every employee and an additional one hundred fifty-four (154) spaces.

Commissioner Voight: Questioned the breakfast area and whether this will be run like a restaurant.

Mr. Perry: No. The breakfast area has seating for thirty-two (32) people. He would have to fit in over eighty (80) people in the room to reach the maximum capacity. This alone allows for a fifteen percent (15%) reduction in parking.

Commissioner Crouse: Questioned the number of spaces requested.

Mr. Perry: Including all of the rooms, employees and conference rooms will create two hundred sixty-four (264) spaces. He explained that the reduction will be based solely on the Hotel and not on future uses.

Commissioner Hopkins: He is in favor of the reduction.

Commissioner Hill: Is also in favor of the reduction.

Commissioner Newsom: Is also in favor of the reduction.

Commissioner Crouse: Asked if there is a fudge factor included.

Fire Marshall Bernardin: The two (2) meeting rooms would allow one hundred twenty-nine point two (129.2) people based upon the square footage of the rooms. The reduction would provide enough parking.

Mr. Perry: Provided a description of the detention system. This site will be over detained. The plan has been approved by the Livingston County Drain Commissioner.

Commissioner Hopkins: Questioned the soil types and if they will allow for absorption.

Mr. Perry: Yes, they will provide some absorption. Described the building materials. He feels the standards proposed satisfy the Township's Group 1A Architectural Standards.

Commissioner Hopkins: Questioned the layout and installation of the brick.

Mr. Perry: Indicated the plan presented is not the final proposal and will need to be updated. They will be using clay brick installed by conventional methods.

Commissioner Hopkins: Is there any chance to enhance the columns on the canopy?

Mr. Perry: Believes he can do something with that. Explained the landscaping plan. The landscaping meets the Ordinance. The green areas will be landscaped.

Commissioner Hopkins: Asked if the trees can be planted where they can stay when Phase 2 is developed?

Ms. Chesnut: Indicated she would suggest planting trees in another area. Overall, she would encourage additional planting.

Chairman Fox: Indicated three (3) trees on the north side of the building do not seem like enough. He suggested adding more trees.

Mr. Perry: The landscaping will be enhanced. The other issues identified in the review letters will be alleviated by removing Phase 2 from the drawings submitted for Phase 1.

Ms. Chesnut: Suggested shifting the pedestrian pathway north.

Mr. Perry: The pedestrian traffic coming to this development will be coming from the north or the south and the pedestrians will not want to access the property through the middle.

Ms. Chesnut: Clarified she was suggesting more pedestrian walkways.

The applicant will take the comments given this evening and modify their proposal. They may return to the PC after the revised plans are submitted and reviewed.

10. CALL TO PUBLIC

Katie Schlueter, 1575 Shoreline Dr.: Behind the Wal-Mart is a residential area. The back of the building is very close to the property line. She had concerns regarding the buffering lines. Questioned once the trees are cleared for the retention ponds, if the building will be more visible? Is the pond area for the La Quinta calculated as lawn area?

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

12. COMMITTEE REPORTS:

Chairman Fox: The Infrastructure Task Force Committee is requesting a meeting on January 16, 2007 at 7:00 pm at the Township Hall with the Planning Commission and the Township Board. The topic will be roads. MDOT and the LCRC will be making a presentation.

13. ADJOURNMENT

Move to adjourn the Planning Commission Meeting at 8:42 p.m.
Motion Newsom. 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. Hill
Planning Commission Secretary