

HARTLAND TOWNSHIP
SPECIAL PLANNING COMMISSION MEETING

AUGUST 17, 2006

7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AUGUST 17, 2006 SPECIAL PLANNING COMMISSION AGENDA
5. CALL TO PUBLIC
THE COMMISSION REQUESTS THAT CALL TO PUBLIC PARTICIPANTS PROCEED TO THE MICROPHONE ON THE FRONT DESK WHEN ADDRESSING THE COMMISSION. THE PLANNING COMMISSION WILL NOT DEBATE OR RESPOND AT THIS TIME.
3-MINUTE TIME LIMIT

PUBLIC HEARING

6. APPLICANT: M-59 LLC / TERRY NOSAN, MANAGER "PRELIMINARY" PLANNED DEVELOPMENT /
SITE PLAN #383 (386) SECTION 23 & 26 ZONING CA MIX USE DEVELOPMENT
"NEWBERRY PLACE & NEWBERRY WEST"

OLD AND NEW BUSINESS

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

NEXT MEETINGS	AUGUST 24, 2006	@7:00 PM
	SEPTEMBER 14, 2006	@7:00 PM
	SEPTEMBER 28, 2006	@7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION SPECIAL MEETING
AUGUST 17, 2006
7:00 P.M.**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Present: Commissioner Hill, Chairman Fox, Commissioner Voight, Commissioner Crouse, Commissioner Hopkins, Commissioner Rataj, Commissioner Newsom.

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

4. **APPROVAL OF AUGUST 17, 2006 PLANNING COMMISSION SPECIAL MEETING AGENDA**
Move to approve the Planning Commission Special Meeting Agenda for August 17, 2006.
Motion Hill. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

5. **CALL TO PUBLIC** - *No one came forward.*

6. **PUBLIC HEARING: SITE PLAN APPLICATION #383**

APPLICANT: HARTLAND M-59 LLC.

PRELIMINARY REVIEW OF NEWBERRY PLACE & NEWBERRY WEST PLANNED DEVELOPMENT

*Present: Terry Nosan, Hartland M-59 LLC. (representing the north, east and west properties)
Dave Prueter, Agree Realty (representing Kroger)
John Iacoangeli, Beckett & Raeder, Inc.
Deb Cooper, Beckett & Raeder, Inc.*

Open the Public Hearing at 7:05 p.m. for Applicant Hartland M-59 LLC., Tax ID #08-26-200-002, 08-23-400-016 & 08-26-200-005. For the record, at the Planning Commission meeting on July 27, 2006 a Public Hearing was set for today, August 17, 2006. All public notice requirements have been met.

Mr. Iacoangeli: Reviewed the proposed development and compared it to the Conceptual Review plan previously reviewed by the Township. The revised plan takes into account comments from the Conceptual Review with the PC and the Board, McKenna's letters dated June 6, 2006 and August 10, 2006, Williams & Works letter dated August 16, 2006 and the Fire Marshall's letter dated August 10, 2006.

Mr. Nosan: Reviewed the benefits of bringing this development to the community such as improvements to Pleasant Valley and Fenton Roads, the neighborhood amenities such as creation of a walkable environment and involvement in the sewer and water expansion projects.

Ms. Chesnut: Summarized the McKenna review letter dated August 10, 2006. Recommended the PC address the issues mentioned in the letter.

PUBLIC COMMENTS

Dick Krueger, 4450 Fenton Rd.: He would like to see the curb cuts on M-59 eliminated with the only access to this project being from Pleasant Valley and Fenton Roads. He asked if the construction time on M-59 can be moved to off hours to minimize the traffic impacts, lost time and fuel consumption. Stated cornfields and wildlife are more beneficial than commercial development.

Jan Vogel, 13171 Dunham Rd.: Her concerns are the traffic on Fenton Road and M-59. She stated visibility is poor and very dangerous.

Katie Schlueter, 1575 Shoreline Dr.: Questioned what environmental analysis will be performed. Stated drainage and watershed issues should be addressed. Read a list of concerns from Neal Burnett of the Bullard Lake area. He is concerned where the storm water will drain. If drainage is to Bullard Lake additional strain could be placed on the dam. Bullard Lake drains to the north. The property for the proposed development drains to the south. The stormwater should continue to drain into the Huron Watershed (south). The engineers for this development should hold themselves to a higher standard of water management than the Township requires. She asked if detention basins are used in the calculation of open space. Stated that she felt a gas station would be detrimental to the ground water supply. Asked if the density is based on total acreage of the whole site or with a deduction for commercial?

Barbara Krueger, 4450 Fenton Rd.: Stated this new development would require two new schools, new busses and 50 plus new employees. Asked who is going to pay for this? Many people have moved here to appreciate the open space. This is sprawl and the open space will never be recovered.

Sally Goodwin, 13827 Heartstone Ln.: Stated she lives within a mile of where the proposed development is going to be. She moved from Dearborn to get away from all of the development. The traffic alone is going to be terrible. She is going to lose natural lands and the feel of the country. She asked if someone is going to pave Clyde Road.

Katherine Daniels, 2867 Iris Ln.: She lives one mile north of the proposed development. When she moved here she was looking for a rural area with good local government. She stated there is storefront after storefront sitting empty. Why aren't these areas being redeveloped? The development will bring traffic problems and an increased crime rate.

Dana Gardner, 2215 Fenton Rd.: Is worried about traffic and her view. She requested the PC to think of the people on Fenton Road.

Kimberly Porath, 1385 Pleasant Valley Rd.: Has a farm on the south side of this development. She would like a berm on the south side for safety. Machinery and livestock need to be screened from sight of the development.

Shannon Wehner, 12780 Lone Tree Rd.: Concerned about traffic and the crime that will come with the new development. She prefers undeveloped land.

PUBLIC HEARING CLOSED AT 8:08 P.M.

Mike Bernardin: Commented on the size of the main boulevard. There needs to be a 20-foot clearance if there is going to be parallel parking. He raised concerns with the proposed crosswalk at M-59 and Pleasant Valley/Fenton Roads. The developers need to take into consideration the speed of vehicles at that location. Perhaps an over-cross crosswalk should be evaluated.

Mr. Nosan: Clarified issues to the public regarding the development that were not addressed in McKenna's letter dated August 10, 2006.

1. All drainage from their site will remain in the Huron Watershed. This is where it currently goes; nothing will go to Bullard Lake.
2. They will meet or exceed all LCDC requirements and use best management practices where possible. MDEQ storm water discharge permits are in process.
3. A Fiscal Impact Assessment has been completed and will be reviewed by the Township.
4. A Traffic Study has been completed and is being reviewed by Williams & Works per the Township's request.
5. They have been working with the Township for approximately six years on this project. This even goes back to development of the Comprehensive Plan.

Ms. Chesnut: The base density for the development is calculated by looking at what could be accomplished on the gross site plus the potential bonus density.

*The PC began the review of the McKenna letter dated August 10, 2006.
(Page 3, Discussion Item 1. - Overall Design)*

- **SPACING BETWEEN BUILDINGS (1a.)**

It was the consensus of the PC that the spacing proposed between the buildings is acceptable.

- **BOULEVARD (1b.)**

Ms. Cooper: Showed a sketch demonstrating the difference between the 120' and 90' boulevard.

Ms. Chesnut: The 120' boulevard may create a Town Center look. The 90' may create an urban/downtown feel.

Chairman Fox: Questioned the size of a typical sidewalk of a downtown/urban area.

Ms. Chesnut: A typical sidewalk is approximately 10-12 feet.

Chairman Fox: Asked if the space between the buildings and the boulevard has an impact on the speed of traffic.

Ms. Chesnut: It could, parallel parking will probably have more of a calming effect on speed.

Commissioner Newsom: Asked what kind of tenants will be along the boulevard. If there is a restaurant, more space should be required for an outdoor café. However, if a restaurant is not a typical tenant, he recommends a smaller boulevard.

Mr. Nosan: A restaurant or café could be a tenant.

Commissioner Newsom: Asked if the boulevard is the main entrance for the residents.

Mr. Nosan: Indicated this boulevard is an access to the residential area.

Commissioner Newsom: Concerned about the use of the boulevard as a thruway. There may be safety concerns with pedestrians.

Mr. Nosan: Stated this will not be like a strip mall. The shops and restaurants are for residential convenience. Traffic safety is not going to be affected one way or another by a 90-foot vs. 120-foot boulevard.

Commissioner Hopkins: Asked if there will be outside dining if there is a restaurant.

Mr. Nosan: Stated the development will provide for some outdoor dining opportunities.

Commissioner Hopkins: Asked if there is going to be outdoor dining could the sidewalks be squeezed down to 12 ½-feet?

Mr. Nosan: Indicated that he can work on sidewalk size, shortening up the sidewalk while keeping the landscaping.

It was the consensus of the PC that the double row of trees is desired in the boulevard. The applicant will return with a narrower sidewalk and a compromise between the 90' and 120' boulevard proposal.

- **GAS KIOSK (1c.)**

Ms. Chesnut: Explained concerns regarding the gas kiosk and how it will appear at the entrance of the project. Asked if it may be moved to a different location.

Mr. Prueter: Discussed the appearance of the gas station and how it blends in with overall development. Showed a computer-generated video of the view of the gas kiosk from M-59.

Commissioner Hopkins: He has reviewed the minutes from the Conceptual Review with the PC and the Board. There are many statements of non-support for the gas kiosk. He is disappointed to see the issue come up again.

Mr. Prueter: Appreciated the comments regarding the gas kiosk. However, the gas kiosk is a component of Kroger's prototype and is required for a Kroger store. This is not a gas station in that it does not accommodate or sell major conveniences. The kiosk complies with the big box ordinance.

Chairman Fox: Asked if all the requirements for a big box are being followed on the Kroger site. Stated a gas kiosk still requires Special Use approval.

Mr. Prueter: Stated they will follow the big box standards including the landscaping.

Chairman Fox: Asked if the setback requirements for a big box are going to be met?

Mr. Prueter: Stated the only item that does not comply with the big box ordinance is the 80-foot setback.

Commissioner Hopkins: Pointed out areas that do not meet the big box requirements, including architecture.

Mr. Prueter: Explained the architecture of this site was intended to compliment the elevations, structure, and material components of elevations in the main street area. They are happy to continue to work with the PC to come up with an improved elevation.

Commissioner Rataj: Stated the gas kiosk was not supported because of the potential contamination and the image of a gas kiosk being the first thing people see when they come into the Township.

Commissioner Newsom: He does not like the proposed location of the kiosk but is not opposed to having one.

Mr. Prueter: Indicated they will do everything to hide the gas kiosk.

Commissioner Crouse: Stated the reason the PC developed the big box ordinance regarding a gas kiosk is because of the increasing popularity of them. He would like to see the developers follow the ordinance requirements.

Commissioner Hill: Asked why the kiosk changed locations.

Mr. Prueter: Indicated Kroger wouldn't allow the kiosk to be located on the side of the building.

Mr. Nosan: Stated that everyone is willing to work to get the kiosk a little more off the road and acceptable in appearance.

It was the consensus of the PC that this issue will be reviewed again after the applicant works on location and architectural issues with the gas kiosk.

- **GAZEBO (1d.)**

Ms. Chesnut: Requested more information regarding the gazebo. She wants to make sure that it will be a strong feature.

Mr. Nosan: Displayed three examples of different gazebos. He does not want it to be too big and hide the open space area or require additional parking.

Commissioner Hopkins: The gazebo needs to be somewhat prominent in the vista.

It was the consensus of the PC that a gazebo of proportional size creating a strong terminating vista is acceptable. The area will include sidewalks, benches and landscaping.

- **NORTH PARCEL (1e.)**

Ms. Chesnut: Asked about the relationship of the garages of the multiple family buildings and the townhouse product. She discussed the possible shifting and rotating of buildings for different affects.

Mr. Nosan: We will provide a more refined sketch to give a better understanding of the design.

Commissioner Hopkins: Asked if the park in the center can be narrowed to allow for a greater buffer for the people on Fenton Road.

Mr. Nosan: Fenton Road screening will be specifically addressed.

Mr. Bernardin: If the buildings are rotated and an alley is used, emergency service vehicles must be able to access the alley. The alley must be a minimum of 14-foot wide (curb to curb) with a 21-foot wide inside turning radius.

It was the consensus of the PC that this topic will be reviewed again after submittal of another proposal is presented. Possibly flipping the townhouses on the north side of the site 180 degrees and utilizing an alley will be evaluated.

PLEASANT VALLEY (1f.)

Ms. Chesnut: Stated the Township is concerned with the use of the road. It is a major north/south connector road. There is approximately 1.3 miles of unpaved road.

Mr. Nosan: The traffic study of his project indicated no impact on the unpaved portion of Pleasant Valley Road. They are willing to provide other benefits for the Township Park, but not pave Pleasant Valley Road.

Commissioner Hopkins: Asked how far west on M-59 was the traffic studied?

Mr. Nosan: The company that performed the study did what was necessary for both MDOT and Livingston County Road Commission standards.

Commission Hopkins: Stated people coming from this development heading to Brighton will affect the traffic on the M-59/US-23 interchange and if there were another route to Brighton, the people would use it.

It was the consensus of the PC to wait for the traffic study and Mr. Nosan will respond to any issues that need further research.

- **DESIGN DETAILS (2a. / b. / c. / d.)**

Ms. Chesnut: Recommended the pictures and the drawings within the Pattern Book need to stay consistent with each other when the revised plan is brought back to the Planning Commission. The mixed-use areas also need to be more clearly identified. Stated concerns with vinyl chimneys and recommends masonry chimneys.

Commission Newsom: Would like to see more brick on the chimneys. Also, he would like to see Group 1 Architecture Standards under the Ordinance be used for commercial areas.

Mr. Nosan: The chimneys are vinyl or other materials of the building, with decorative caps. If the chimneys are required to be brick, they will eliminate the chimneys. He will look into Group 1 Architecture Standards.

Chairman Fox: He would like to see use of Group 1A Architecture Standards for the commercial mixed-use areas. He wants a reduction of the EIFS content to increase longevity, permanence and durability of the project. He also pointed out discrepancies between photos and building material usage sketches in the Pattern Book for the under and over 30,000 square foot buildings.

Mr. Nosan: Stated he will look at Group 1 and 1A Architecture Standards to see if they can improve the visual quality of the project.

Commissioner Hopkins: Agrees with Chairman Fox about architecture. Stated he thought the town home product should have a brownstone type feel. He would like more definitive statements regarding what materials will be used. He also pointed out discrepancies in the Pattern Book between the photos and the sketches. The entry doors are basically very unattractive per the sketches. The photographs have some presence of the entryways and they look much better. He would like to see more brick and stone in the single-family product.

Chairman Fox: Stated that the green metal roofs have a very contrasting effect. He asked if a less contrasting color could be used.

Mr. Nosan: Other colors are available and the design has not been brought to that level yet. We may also use some shingles. They are allowed in the Pattern Book.

It was the consensus of the PC to review this topic again once the applicant has had an opportunity to consider the comments given this evening.

• **KROGER (2e.)**

Ms. Chesnut: There is a large amount of EIFS and this should be minimized while utilizing more masonry.

Mr. Nosan: He will look at these issues and work with Mr. Prueter to improve the appearance of the store.

It was the consensus of the PC to review this topic again once the applicant has had an opportunity to consider the comments given this evening.

Commissioner Crouse: Asked questions regarding phasing of the project.

Mr. Nosan: Explained the phasing process. Each parcel east, west and north have an independent phasing schedule.

Chairman Fox: Indicated that the PC's comments regarding McKenna's review letter have not been completed. This could be added to next week's agenda allowing 1½ hours for discussion. The public is invited back as there will be a Call to Public.

It was agreeable to the PC and the applicant to place this item on the August 24, 2006 PC Agenda for continuation of discussion regarding this application.

7. CALL TO PUBLIC

Katie Schlueter, 1575 Shoreline Dr.: Stated that it is a good idea to keep the water in the Huron Watershed. Mentioned the inclusion of non-active open space is good, but asked how much of it is being used for drainage? She is concerned with environmental issues with a gas station.

Bob Cartwright, 1675 Shoreline Dr.: Indicated that the raised planting areas around curbs could be dropped, water-absorbing plants could retain water on site and they could look beautiful.

8. PLANNER'S REPORT - None.

9. COMMITTEE REPORT - None.

10. ADJOURNMENT

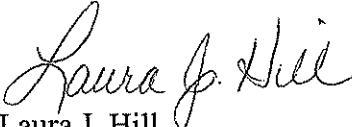
Move to adjourn meeting at 9:58 p.m.

Motion Rataj. 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