

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

JUNE 8, 2006

7:00 PM

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of June 8, 2006 Planning Commission Agenda
5. Approval of May 25, 2006 Planning Commission Minutes
6. Call to the Public

Please approach center microphone – 5 minute limit

PUBLIC HEARING

7. **Zoning Amendment Application #325**

Applicant: Hartland Township Planning Commission

Amending Article 10, Section 10.02, Site Development Standards for Non-Residential Uses, to add standards for shopping centers and other buildings over 60,000 square feet. Amending Article 7, Section 7.09, Lighting, to add standards for exterior lighting

OLD AND NEW BUSINESS

8. **Special Use Application #230 in conjunction with Site Plan Application #412**

Applicant: Bob and Karen McMasters

Applicant is requesting approval to operate a campground and outdoor recreation area. Located in Section 10 and Zoned CA (Conservation Agriculture)

9. Planning Commission By-laws
10. Conditional Zoning Amendment Fee Estimate from McKenna Associates, Inc.
11. Call to the Public Please approach center microphone – 5 minute limit
12. Committee Reports
13. Adjournment

NEXT MEETING

JUNE 22, 2006

7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

JUNE 8, 2006

7:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. **ROLL CALL:** Present: Commissioner Voight, Commissioner Rataj, Commissioner Hill, Chairman Fox, Commissioner Hopkins, and Commissioner Newsom. Absent: Commissioner Crouse.

4. APPROVAL OF JUNE 8, 2006 PLANNING COMMISSION MEETING AGENDA

Move to approve the Planning Commission Meeting Agenda for June 8, 2006 as amended.

Motion Hill. Second Rataj. Voice Vote. Motion Carried. 6-0-1. Corrections: Added Item #8A, Site Plan Application #416, Lindhout Associates Architects/Sports Page Bar & Grill.

5. APPROVAL OF MAY 25, 2006 PLANNING COMMISSION MEETING MINUTES

Move to approve the Minutes of the May 25, 2006 Planning Commission Meeting as amended.

Motion Hill. Second Voight. Voice Vote. Motion Carried. 6-0-1. Corrections: Item #8 Hartland Estates, (under Amy Chesnut comment), delete "and this is a major change".

6. CALL TO PUBLIC

No one came forward.

PUBLIC HEARING

7. APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION

ZONING AMENDMENT APPLICATION #325, AMENDING ARTICLE 10, SECTION 10.02 SITE DEVELOPMENT STANDARDS APPLICABLE TO SPECIFIC USES AND ARTICLE 7.09 LIGHTING

Present: Alexis Marcarello of McKenna Associates

Open the Public Hearing at 7:05 p.m. for Applicant: Hartland Township Planning Commission, Zoning Application #325, amending Hartland Township Zoning Ordinance #37, Articles 10.02 Site Development Standards applicable to Specific Uses by adding a new subsection "JJ, Shopping Centers and other buildings over 60,000 square feet" and Article 7.09 Lighting.

For the record, at the Planning Commission meeting of May 11, 2006 a Public Hearing was scheduled for today June 8, 2006. All Public notice requirements for this Public Hearing have been met.

Alexis Marcarello: Reviewed the proposed amendment.

Chairman Fox: A letter that was received from Katie Schleuter, 1575 Shoreline Drive, Hartland, dated June 8, 2006 will be made part of the record.

David Henry, 1439 Division, Hartland: 1) He thought the rear setback should be 80 feet. The 30 feet proposed is not enough when abutting a residential area. 2) Asked why the mandatory 15 foot spacing of trees used in screening? Asked if this will provide the screening we want? 3) Would like to see the height of live plant material when used to screen loading docks defined. 4) Stated that raised planter beds will not allow for storm water runoff to be absorbed in the planter. 5) Asked why do we prefer storm water basins to be in the front or side of a site? 6) Stated that water basins are impervious and should be taken into consideration in the calculation for impervious surfaces.

PUBLIC HEARING CLOSED AT 7:15 P.M.

Commissioner Rataj: (*Referencing Section 7.09 Lighting*) He would like to add a statement incorporating IES Standards in the Ordinance.

Commissioner Hopkins: Would like to see what IES Standards are before committing to put them in the Ordinance.

Chairman Fox: Asked if there are different IES standards for different uses. Agrees with Commissioner Hopkins.

Alexis Marcarello: Stated she can provide some background information on IES requirements for the next meeting.

Commissioner Hopkins: (*Referencing Page 1, Section 1.a.*) Requested rewording to better clarify the 80 foot front yard setback when circulation isles are not perpendicular or parallel to the front lot line. (*Referencing Page 2, Section 2.a.iii.*) Correct 2 1/2" caliper to 3". (*Referencing Page 4, Section 6.c.*) Reword to state that we desire all storm water basins to be an amenity of the site. Also include a statement to help identify what makes a basin an amenity of the site. This may help keep them maintained and operating correctly. (*Referencing Page 4, Section 7.a.*) Modify cart area wording to include the concept that each cart collection area will be 10 feet wide and include a minimum of an 8 foot wide landscape area on each side of the cart collection area. The landscape area should also run the full depth of the cart collection area. A cart corral may be integrated into the landscaping plan. A drawing depicting the minimum requirements was suggested.

The PC addressed the following comments from the public:

- Rear setbacks when abutting residential areas. The language will remain as proposed. The minimum of 50 feet for principle and accessory uses and 30 feet for parking and circulation isles is similar to that stated for all building sizes in the GC District. The intent of the buffering is predominately due to the height of the building. The GC District has a height limit of 35 feet regardless of the size of the building.
- 15 foot spacing of trees used for screening. The language will remain as proposed. When placed in a non-uniform fashion as described in the Ordinance the look achieved will be non-uniform and provide enough density of foliage to provide adequate screening.
- Screening material for loading docks. Reworded this Section to say that "wall or live plant material will be a minimum of 6 feet in height and provide a continuous screen."
- Raised planter beds. The language will remain as proposed. The intent of raising the planter beds is to help adjust the mass and height of the building by proving plant material that will give the allusion of being taller in relationship to the building.
- Storm Basins. These were addressed in previous comments earlier in the meeting.

Commissioner Newsom: (*Referencing Page 2, Section 2.a.iii.*) Reworded the height of tree statement to allow for better clarification on the desire for varied heights and allow for applicants to provide trees taller than 10 feet if they desire. (*Referencing Page 2, Section 2.a.iv.*) Reworded to require "screening walls to be treated consistently with the dominant material and design of the building." This will match the language used in the Group 1A architecture standards. (*Referencing Page 4, Section 6.e.*) Reworded to include the comment "The storm water collection system may include bio-swales, rain gardens and drains...."

Chairman Fox: (*Referencing Page 5, Section 5.d.ii.*) Changed "stations" to "pumps".

Move to schedule action on Zoning Application #325 for the Hartland Township Planning Commission, amending Hartland Township Zoning Ordinance #37, Articles 10.02 and 7.09 on June 22, 2006.
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

OLD AND NEW BUSINESS

8. APPLICANT: BOB AND KAREN MCMASTERS SPECIAL USE APPLICATION #230 IN CONJUNCTION WITH SITE PLAN APPLICATION # 412

Move to table Special Use Application #230 in conjunction with Site Plan Application #412 for Bob and Karen McMasters per the applicant's request in a letter dated May 25, 2006 from Abby H. Cooper of Cooper & Riesterer. Motion Hill. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

8A. APPLICANT: LINDHOUT ASSOCIATES ARCHITECTS, SITE PLAN APPLICATION #416 FOR SPORTS PAGE BAR AND GRILL

Present: Nick Palizzi, Project Architect with Lindhout Associates Architects

Lindsay Olmsted, Owner/operator of the Sports Page Bar & Grill

Alexis Marcarell, McKenna Associates

Mike Bernardin Fire Marshall, Hartland Deerfield Fire Authority

Nick Palizzi: We have several issues that need guidance from the Planning Commission. We need to reach a resolution on the outstanding water main/fire hydrant situation. The location of the fire hydrant has been agreed upon between the consultants. However, Williams and Works have stated they desire the water main be included in a 12" wide public easement therefore, becoming a public utility and a totally different approval process, including the MDEQ. The applicant desires a private water main easement. This water main will only service their site. Besides the approval process, the major difference is that a private easement requires the applicant to have annual testing of the hydrant with the reports being sent to the Fire Department. If a public easement is required the Fire Department will do the testing.

Mike Bernardin: Stated there are private water easements currently in the Township. They are Hartland Meadows and the Hartland Middle School at Ore Creek. The difference is those are connected to private water systems. If this applicant is allowed a private easement, they will be connected to a municipal water system.

It is the consensus of the Planning Commission that the following points are acceptable to the PC:

- A private easement for the water main is acceptable to the PC. However, the applicant will need to work with Williams & Works and the Fire Marshall in order to have Williams & Works write a letter approving of the private water main easement.
- A shared parking and maintenance agreement between the applicant and Michigan Rehabilitation Specialists is encouraged. The applicant was advised to discuss the documentation requirements to meet the Ordinance with the Township Attorney.
- Loading spaces as proposed are acceptable.
- Future connection access to the east thru the south parking lot should be noted on the plans as "potential future connection".
- A "cut-thru" drawing of the wall lighting fixture will be included on the plan.
- A chain link fence matching the exiting fence surrounding the detention basis is acceptable.

The applicant will be placed on the next available PC agenda for a Site Plan Review after they have received recommendations for approval without conditions from the Township's consultants.

9. PLANNING COMMISSION BY-LAWS

Move to approve Planning Commission By-laws, dated June 2006.
Motion Hill. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.

10. CONDITIONAL REZONING AMENDMENT FEE ESTIMATE FROM MCKENNA ASSOCIATES INC

It is the consensus of the Planning Commission to forward the fee estimate for Conditional Rezoning to the Board for approval.

11. CALL TO PUBLIC

No one came forward.

12. COMMITTEE REPORTS

Commissioner Newsom: Will discuss with the ZBA the appropriateness of them receiving input from the Sign Review Committee when reviewing applications involving signs.

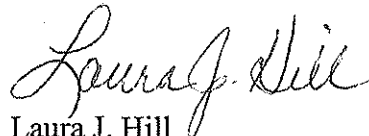
Commissioner Rataj: Briefed the PC on an informal meeting regarding a proposed Walgreen Drug Store and Chase Bank on the north east corner of Old US23 and M59.

13. ADJOURNMENT

Move to adjourn at 9:50 p.m. Motion Newsom. Second Rataj. Voice Vote. Motion Carried 6-0-1.

This is a Draft until Final Approval

Submitted by,



Laura J. Hill
Planning Commission Secretary