

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

FEBRUARY 9, 2006

7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF FEBRUARY 9, 2006 PLANNING COMMISSION AGENDA
5. APPROVAL OF JANUARY 12, 2006 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**
5-MINUTE TIME LIMIT

PUBLIC HEARING

OLD AND NEW BUSINESS

SET A DATE FOR A PUBLIC HEARING FOR MARCH 9, 2006

7. APPLICANT: ANDY GIOVANNETTI / PREMIER PROPERTY **"PRELIMINARY" PLANNED DEVELOPMENT / SITE PLAN**
APPLICATION #386 SECTION 26 ZONING CA (CONSERVATION AGRICULTURE) SPECIAL PLANNING / MIX USE
DEVELOPMENT "NEWBERRY PLACE WEST"
4/28/05 PC AGENDA "CONCEPTUAL"
5/17/05 HTB AGENDA "CONCEPTUAL"

SET A DATE FOR A PUBLIC HEARING FOR MARCH 9, 2006

8. APPLICANT: M-59 LLC / TERRY NOSAN & MIKE HOROWITZ **"PRELIMINARY" PLANNED DEVELOPMENT /**
SITE PLAN #383 SECTION 26 ZONING CA (CONSERVATION AGRICULTURE) SPECIAL PLANNING / MIX USE
DEVELOPMENT "NEWBERRY PLACE"
4/07/05 PC AGENDA "CONCEPTUAL"
5/14/05 HTB AGENDA "CONCEPTUAL"

TABLED 11/17/05 PC AGENDA

PUBLIC HEARING

9. APPLICANT: METRO PCS / R.C. RILEY & ASSOCIATES LLC **SPECIAL USE APPLICATION # 228** IN
CONJUNCTION WITH SITE PLAN APPLICATION #402 SECTION 33 ZONED I (INDUSTRIAL) TO COLLOCATE
AN ADDITIONAL WIRELESS ANTENNA ON AN EXISTING TOWER (WITH AT&T, NEXTEL AND T-MOBILE WIRELESS
CARRIERS) AND TO INSTALL AN EQUIPMENT CABINET
1/18/06 ZBA APPROVED
10. APPLICANT: LANDMARK DEV. / MANSOUR DEV. LLC **"CONCEPTUAL" PLANNED**
DEVELOPMENT / SITE PLAN APPLICATION #411 SECTION 21 ZONED GC (GENERAL COMMERCIAL) AND CA
(CONSERVATION AGRICULTURE) "HARTLAND CROSSING" 147.68 ACRES
11. CALL TO PUBLIC
5-MINUTE TIME LIMIT
12. COMMITTEE REPORT
13. ADJOURNMENT

NEXT MEETINGS

FEBRUARY 23, 2006 @ 7:00 PM
MARCH 9, 2006 @ 7:00 PM
MARCH 23, 2006 @ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING FEBRUARY 9, 2006

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

4. **APPROVAL OF FEBRUARY 9, 2006 PLANNING COMMISSION AGENDA**

Move to approve the Planning Commission Meeting agenda for February 9, 2006 as amended. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried 7-0-0.
Corrections: Remove item 7, Applicant Andy Giovannetti / Premier Properties and item #8 Applicant M59 LLC / Terry Nosan & Mike Horowitz per applicant's request.

5. **APPROVAL OF JANUARY 12, 2006 PLANNING COMMISSION MINUTES**

Move to approve the January 12, 2006 Planning Commission Meeting Minutes. Motion Hill. Second Rataj. Voice Vote. Motion Carried 7-0-0.

6. **CALL TO PUBLIC**

Katie Schlueter, 1575 Shoreline Drive. Stated that storm water and water quality concerns are inherent in a commercial development the size of Hartland Crossings. MDEQ has stated that the old Oasis site is still considered a Class 1 site. The environmental assessment by the developer shows there is still contamination in the soils, but does not show the extent of the contamination. The applicant is not responsible for contamination by others. Would the applicant consider outlining steps they will take to fulfill their due care requirements of the site? Secondly, 70% of engineered wetlands fail. What steps will the applicant take to assure success? Thanked the Township and applicant for considering storm water issues early in the process.

7. **APPLICANT: ANDY GIOVANNETTI / PREMIER PROPERTIES –**
Removed Site Plan Application #386 from the agenda per applicant request.
8. **APPLICANT: M-59 LLC / TERRY NOSAN & MIKE HOROWITZ –**
Removed Site Plan Application #383 from the agenda per applicant request.
9. **APPLICANT: METRO PCS / R C RILEY & ASSOCIATES LLC.**
SPECIAL USE APPLICATION #228 IN CONJUNCTION WITH SITE PLAN APPLICATION #402, SECTION 33, ZONED I (INDUSTRIAL), TO COLLOCATE AN ADDITIONAL WIRELESS ANTENNA ON AN EXISTING TOWER (WITH AT&T, NEXTEL AND T-MOBIL WIRELESS CARRIERS) AND TO INSTALL AN EQUIPMENT CABINET.

Krysten Palko with Richard Connor Riley Associates representing Metro PCS was present.

It was noted that the ZBA approved a variance on January 18, 2006.

Alexis, McKenna Associates- Summarized the McKenna review letter for Site Plan Application #402 dated January 19, 2006. Recommending approval with conditions stated in letter and Special Use approval. Summarized the McKenna review letter for Special Use Application #228 dated January 19, 2006. Recommending approval with the condition that the site plan is approved.

Krysten Palko- We can meet the requirements of the site plan comments regarding changing the note on setback requirements and noted that they will use the variety of pine tree that match the existing type. The barbed wire is an existing condition of the facility and we would like to keep it, to protect and provide security for the equipment. The dumpster is outside of our site area and agree that it is an underlying property owner issue.

Commissioner Hopkins- Believes that the barbed wire is not the current applicants responsibility to deal with, it has existed for a long time.

Commissioner Rataj- I agree.

Move to recommend approval of Site Plan Application #402 for Metro PCS, Parcel ID # 08-331-000-11, for the collocation on an existing cell tower with the conditions they meet the comments of the McKenna letter dated January 19, 2006, by re-labeling the setback requirements and identify the correct species of evergreen to be installed and subject to approval of Special Use Application #228. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

Move to recommend approval of Special Use Application #228 conditional on approval of Site Plan Application #402 for Metro PCS for the collocation of an additional wireless antenna on an existing cell tower and installation of an equipment cabinet. Motion Hill. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

**10. APPLICANT: LANDMARK DEVELOPMENT MANSOUR
DEVELOPMENT LLC. CONCEPTUAL PLANNED DEVELOPMENT /
SITE PLAN APPLICATION #411. SECTION 21, ZONED GC (GENERAL
COMMERCIAL) AND CA (CONSERVATION AGRICULTURAL)
“HARTLAND CROSSINGS” 147.68 ACRES.**

Mr. Ed Pilarz, President and Brad Klintworth, Development Director of Landmark Properties were present.

*Mr. Pilarz-*Reviewed the proposed project and explained this is a plan incorporating industry trends and standards. Many of the things developers do is beholding to individual retailers and uses. The plan shows out parcels, an upscale lifestyle component with anchors and box retailers. We are here because the intersection can handle traffic control and larger volumes, and the property is zoned properly for the uses. The scope and scale of this project is typical of this type of development. Landmark has over 30 projects across the country. (Mr. Pilarz requested they present a revised plan this evening to the PC that more closely reflects the original plan

presented to the community on December 6, 2005). The Planning Commission accepted the new plan.

Commissioner Fox- Explained the development of a Task Force to address community concerns like traffic and drainage. A suggestion was presented to follow a prepared list of topics for discussion this evening with any additional comments held till the end of the prepared list. The first item of discussion is the general layout of the development.

Commissioner Newsom- What type of tenants will we see?

Mr. Pilarz- Services, food and entertainment. We are targeting family dining and national regional brands not located in this part of the region today.

Commissioner Newsom- Do you have a tenant for the hotel?

Mr. Pilarz- Landmark Properties owes Landmark resorts, which includes Courtyard by Marriot and Country Inn Suites. There is a need for a national brand. The demographics will tell us what to build.

Commissioner Newsom- What tenants do you see in the larger stores?

Mr. Pilarz- Home improvement and grocery.

Commissioner Newsom- What tenants for the other large spaces?

Mr. Pilarz- 63,000 sq. ft. theater; 30,000 sq. ft. home interior, apparel, shoes, books, music and pet supplies; 16,000 sq. ft. music, apparel, books; and 86,000 sq. ft. apparel. The design of this center allows us to match retailer's prototypes.

Commissioner Hopkins- Expressed concerns that at the December 6, 2005 meeting there was talk about a downtown streetscape with a main street feel. He thinks the parking adjacent to the main street works against the downtown feel they said they were trying to create. Would prefer to see parallel parking to help create the downtown / main street feel.

Mr. Pilarz- Parking is set at what retailers want. The spacing is a standard lifestyle format that the retailers will approve. The center island also creates green space.

Alexis, McKenna Associates- Suggested that the east / west road, in the center of the development, contain the parallel parking. Possibly add more buildings on the north side of that street to create the downtown feel. This may more closely match what the Township desires.

Commissioner Fox- Suggested that we not concentrate on the square footage of the project, but rather the look of the development as a whole. Does the development work for the community by what it looks, feels and functions like? Not how many square feet it is. Asked if more lifestyle elements could be added to the north side of the east / west road in the middle of the project.

Mr. Pilarz- Doesn't think it is possible because of the depth of the project, code requirements for parking and the requirements of the retailers.

Commissioner Fox- Can the project be redesigned to incorporate some of the big box retailers into the lifestyle section? This may eliminate some of them from Clark Road and alleviate some of the buffering issues.

Mr. Pilarz- Visibility is an issue. There may not be enough parking and site costs do not allow it to work.

Commissioner Hopkins- The elevation of the land will help visibility.

Mr. Pilarz- Any redesign must allow for adequate parking.

Commissioner Newsom- The most important part of the development is the lifestyle element.

Mr. Pilarz- I cannot develop the project if you want me to sacrifice the big box component to add more lifestyle. We can adjust the plan to reflect a narrower main street and bring it back for the Planning Commission.

Alexis, McKenna Associates- Suggested that the number of out lots be reduced and incorporate them into the lifestyle center.

Commissioner Newsom- I agree.

Mr. Pilarz- You're getting into what you want. Your wants must mirror what the market demands are. We build to the tenants with no spec. space. The elimination of the out lots will work with higher density and income areas.

Phil McKenna, McKenna Associates- Can the project be split into two projects?

Mr. Pilarz- No, the scope of the site work costs would double.

Commissioner Rataj- Will all tenant space be leased when you open?

Mr. Pilarz- 75-80% leased space would be tremendous.

Commissioner Rataj- What is the projection for time to build and lease this project?

Mr. Pilarz- Site work around one year. The majority of the tenants will be leased at the opening of the center.

Commissioner Rataj- If we don't have unique tenants who will come to support this development?

Mr. Pilarz- The tenants that will come have criteria for selecting an area.

Commissioner Hopkins- Will the big box in the back draw people from outside the community in its self?

Mr. Pilarz- The big box will be more neighborhood services, home improvement and grocery.

Commissioner Hopkins- Doesn't believe we will pull from Brighton with the home improvement and grocery.

Mr. Pilarz- Brighton is covered. We see the expanding trade area to the north. We are not counting on just Hartland.

Commissioner Hopkins- Believes if the lifestyle area is done well, people will come. Wants to get the main street feel into the project so we can draw from the surrounding area. It is good for the viability of the project.

Commissioner Rataj- Are plywood models of the projects you've done available?

Mr. Pilarz- Yes, we can provide models and boards after we have a better idea of what you want from a design standpoint.

Alexis, McKenna Associates- Alternative designs should be considered.

Mr. Pilarz- Does not support creating alternative designs. There are economic issues that make that not feasible.

Lauren, McKenna Associates- Believes a sense of place can be created and keep all the desired uses through a cooperative effort.

Commissioner Crouse- Where are the civic gathering places?

Mr. Pilarz- The additional land purchases and suggestions on using Township property for the park. Suggests that we tie all of the possibilities into the feel of one project.

Commissioner Crouse- What traffic studies have been done?

Mr. Pilarz- The intersection is adequate to handle the traffic control.

Commissioner Newsom- What will happen with the existing Big Boy?

Mr. Pilarz- We are in negotiations. We would like to do something for them. At this time we will go around them.

Commissioner Newsom- What about the telecommunications building?

Mr. Pilarz- We are negotiating with them to relocate.

Commissioner Hill- How wide do you see the buffers along Clark Road?

Mr. Pilarz- We do soil berms or fencing with vegetation on each side of the fence.

Alexis, McKenna Associates- What is the distance of the greenbelt currently shown on Clark Road?

Mr. Pilarz- Edge of building to Clark Road, 100 feet.

Lauren, McKenna Associates- Can we keep some of the natural features as a buffer?

Mr. Pilarz- I don't know at this time. We will work on the buffers.

Commissioner Hopkins- How is the additional 20 acres used? Can you use some of it for the development and lessen the impact on the Clark and Hartland Road residential?

Mr. Pilarz- It is hard to use it if it is not assessable or visible for commercial. It could be used for office space.

Commissioner Hopkins- The buffering on Clark Road does not look sufficient.

Commissioner Newsom- I agree.

Commissioner Fox- Is the pump station location going to be placed as shown?

Brad Klintworth- No, we have met with the Drain Commissioner to relocate it to the area near the end of McCartney Lane.

Phil McKenna, McKenna Associates- The northern portion of the site is actually zoned residential. We have substantial leverage. Suggested a list be created to give the applicants summarizing the comments made this evening. Meeting minutes would help.

Commissioner Fox- The next topic is the intensity of the land use. Most of this item was covered in the topic above.

Commissioner Hopkins- Noted that a hotel proposed as 4-5 stories does not work with the 35-foot height limit stated in the Ordinance.

Commissioner Fox- Vehicular circulation is next. Outside of the development MDOT and the LCRC have jurisdiction. The developer has committed to the Task Force to work together.

Commissioner Hopkins- Questioned the right in, right out only on the Hartland Road access. What is the benefit verses full access? Shoppers from the north would not be able to enter from Hartland Road.

Mr. Pilarz- The layout is proposed without the traffic study being complete. If study shows traffic will come in from the north, then we will put a light in.

Commissioner Crouse- Is it normal for this type of development to have traffic travel though the main downtown?

Mr. Pilarz- We wanted to give an upscale look with the round about and the fountain. Yes, normally you would drive though the main portion of the development.

Alexis, McKenna Associates- The main boulevard is a nice feature. We encourage the applicant to have limited access on the ring road. As currently drawn, there is not a true interior road shown. It is more like a main parking lot isle. Also, there is a one

half mile straight shot across the power strip. It needs to be broken up with curves or variations.

Mr. Pilarz- The designs of the strip center are so all retailers are out front for visibility. I cannot set one guy back.

Alexis, McKenna Associates- A variation in the sidewalk could occur.

Commissioner Newsom- What are the possibilities of working with Big Boy to eliminate the M59 access from their site?

Mr. Pilarz- We will work with them, including building them a new prototype building on another out parcel.

Commissioner Hopkins- Has concerns with the Clark Road truck access.

Mr. Pilarz- We can establish a truck route with signs.

Commissioner Rataj- Does not want truck traffic routed to Hartland Road.

Commissioner Fox- Is it likely that customers will park between the big box and lifestyle section of the center and walk between the centers?

Mr. Pilarz- No.

Lauren, McKenna Associates- We should consider whether they should re-design the center to make it easier to move around the center.

Commissioner Fox- Are there any comments on natural features?

Commissioner Hopkins- How are you proposing to deal with the retention on the north end of the site?

Brad Klintworth- The topo shows the high point of the property is the sewer treatment plant. We will manage water in the lower elevations by pumping it up. Plans discussed with the Drain Commissioner and Atwell Hicks will have us run our water through a series of lakes that will ultimately gather all of the water and return it to the community in the proper way by releasing it to the natural features as they need it.

Commissioner Hopkins- Early conversations were made that you were retaining your own water. Has that changed?

Brad Klintworth- No, but you do not want to hold water and not release it. If we do not release water the wetlands will dry up.

Commissioner Hopkins- Will the ponds hold water so they are a feature of the park?

Brad Klintworth- That can't be answered at this time. My guess is they will be wet all of the time.

Mr. Pilarz- We will create environments with detention ponds unlike existing ponds in the Township.

Commissioner Fox- Please address how you will be successful with wetland mitigation in a future meeting.

Commissioner Newsom- Given the nature of the development and the site, a full environmental impact assessment should be done.

Brad Klintworth- It is already underway.

Commissioner Newsom- What roll will you play in the mitigation of the contamination of the Oasis site?

Brad Klintworth- The contamination is actually a 2-acre site known as the old Oasis. The site has due care obligations with respect to dirt on the site. Storm water management plans will not have pipes running through this area. Under DEQ guidelines, we have to file a due care plan. We have already begun to file those reports. Also, when you have contamination of soil and build over it that is the best

thing that the DEQ can have happen. You can manage the water away from the site so it cannot travel.

Commissioner Newsom- How soon will the agreements be made with the DEQ?

Brad Klintworth- They are in process. They will be in place before land balancing.

Alexis, McKenna Associates- In the "GC" district 75% maximum lot coverage is permitted. We encourage the Planning Commission to look closely at the preliminary plans. With the PD we hope to limit it to 65-75% impervious surfaces.

Commissioner Fox- Are there any thoughts regarding market conditions?

Commissioner Newsom- What do market research studies show as to the type of tenants you will attract?

Mr. Pilarz- National brand apparel, food, coffee and smaller cafes. I will not guarantee that I'll get the Class A, high-end retailers. At the same time, given the development, we can get unique and better quality retailers. Higher rent will get higher quality tenants. In the PD we'll agree to what we will not do.

Commissioner Fox- Are there any additional comments that were not on our list of topics?

Phil McKenna, McKenna Associates- Are you receptive to ties and phasing?

Mr. Pilarz- I cannot commit to phasing. This is the plan if 100% is built and leased. This will be the most buildings that you will ever see, not the least.

Commissioner Newsom- What percentage of the project is already leased?

Mr. Pilarz- We are close to getting the major anchors finished, including the 60-80,000 square foot tenants.

Commissioner Newsom- What is the intention for phasing? Will you start and finish all at once?

Mr. Pilarz- The intention is to complete the site work, open the anchor tenants, complete other portions of the big box and complete the lifestyle element around the main street area. The out parcels are the most you will have. Some tenants will buy two out parcels for one building.

Commissioner Voight- Have any retailers familiar with this intersection and area not been interested, until they saw your plan?

Mr. Pilarz- Yes, there are anchor tenants that want to be at this intersection. We create better quality because of synergy with the size and other tenants in the development.

Commissioner Hopkins- We will need to see more traffic islands with greenery in the parking lots. Why is the gas station in the middle of the development?

Mr. Pilarz- Certain anchors that you really want require fuel stations. This includes grocery stores. The fuel station, and possible another may be necessary to get the deal done.

Commissioner Hopkins- Who owns the out lots?

Mr. Pilarz- Both the tenants and us. We like to build to suit. In some cases they are land sales.

Commissioner Newsom- I like transforming the corner into a regional attraction for retail. The out lots help buffer the development. We need to be more creative with the lifestyle element. The development is currently centered around the power strip along the north side. If we can break it up, there is an opportunity to deliver a very successful lifestyle center that I don't see here.

Commissioner Crouse- Agrees with Commissioner Newsom. Thinks the community is excited about the center, partly because of the lifestyle concept. We have one shot and would appreciate you taking a look into the comments made tonight.

Mr. Pilarz- We will do everything we can to give you what you want within the confines of my industry to lease space.

Commissioner Fox- It is important to the community what this project looks, feels and functions like. Everyone realizes that the red area on the zoning map will be developed. You have brought an exciting opportunity that has potential to be real special. It has created excitement and concern.

Scott Barb, Twp. Planner- Would like to see a unique, walk-able development. The plan has the opportunity to evolve into that.

Alexis, McKenna Associates- We need to make sure this is what the Township wants.

It is the consensus of the Planning Commission that the applicant has completed the Conceptual Review phase of the Planned Development process with the Planning Commission.

11. CALL TO PUBLIC

Denise Reichenbach, 1212 Long Lake Court. Representing the Hartland Expansion Concerned Citizens Committee (HECCC). They have many concerns with this development and provided the Planning Commission with a written statement.

Bob Cartwright, 1675 Shoreline Drive. Concerned with contamination on the site. If it is covered up, it continues to exist and may flow south to the lakes and into the watershed. Can see the importance and beauty of this development but it must include the cleanup.

Diane Petronio, 1054 Long Lake Drive. Is a member of HECCC. Concerned with the demographics presented. Do they represent the current economic conditions of the auto industry?

Katie Schlueter, 1575 Shoreline Drive. Clean up of the site should include putting enzymes into the test wells. It is a long process, but will work. The Oasis site was not contaminated by the typical leaking storage tank and she is opposed to the addition of any fueling stations in the area. Would like to see the site redesigned to emphasize the lifestyle center and incorporate the natural features into an attractive design.

Tom Parshall, 4141 Hartland Road. Supports the project. The area around the intersection is our future. It will be developed.

Neil Harrison, 1407 Division. Moved here to get out of the city. Prefers a development to serve the community verses creating a destination. How much development do we need?

12. COMMITTEE REPORT

Commissioner Hill- Distributed draft copies of the goals set by the PC for 2006. She asked for any corrections to be forwarded to her. Updated copies of the goals will be distributed at the first meeting of every month.

Commissioner Fox- Briefed the PC on two informal meetings. The first was for a Leo's Coney Island to be located east Bogie's Car Wash. The second was for a shopping center currently proposed for the south side of M-59, across from the proposed Hartland Crossings project. Details include 337,000 square feet; 1 big box store and 8 additional retail spaces; 1,500 parking spaces and a gas station. The site encompasses the Food Town shopping center, Hartland Lumber and the Round Lake Woods Condo site.

Commissioner Hopkins- Reminded the PC that the Board would like to have a joint meeting in the near future. Chairman Fox will get with staff to determine future workload and report back to the PC for a selection of a date for the joint meeting.

13. ADJOURNMENT

Move to adjourn at 10:12 PM. Motion Newsom. Second Hopkins. Voice Vote.
Motion Carried. 7-0-0.

This is a Draft Until Final Approval

Submitted By,



Laura J. Hill

Planning Commission Secretary