

1. **Call to Order** - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

2. **Pledge of Allegiance**

3. **Roll Call**

PRESENT: Joe Colaianne, Thomas Murphy, Larry Fox, Sue Grissim, Michael Mitchell

ABSENT: Jeff Newsom (Excused), Keith Voight

4. **Approval of Meeting Agenda**

Motion to Approve the Agenda

A Motion to approve the Meeting Agenda was made by Commissioner Colaianne and seconded by Commissioner Murphy. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Thomas Murphy, Commissioner
AYES:	Colaianne, Murphy, Fox, Grissim, Mitchell
ABSENT:	Newsom, Voight

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - Apr 26, 2018 7:00 PM

A Motion to approve the Meeting Minutes of April 26, 2018, was made by Commissioner Mitchell and seconded by Commissioner Colaianne. Motion carried unanimously.

[Commissioner Newsom entered the meeting]

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Joe Colaianne, Trustee
AYES:	Colaianne, Murphy, Fox, Grissim, Mitchell
ABSENT:	Newsom, Voight

6. **Call to Public**

None

7. **Old and New Business**

a. Site Plan with Special Land Use Application #18-002, Spicer Orchards Farm Market LLC

Director Langer gave an overview of the location, history and scope of the request.

- Several parcels comprise the property: this request is generally the portion to the front with the farm market, winery and tasting room.
- Township issued a Conditional Use Permit for this use in 1979.
- A Special Land Use Permit was never issued for the current activities.
- The Planning Commission decided the site plan should be reviewed at this time as well.
- The Pole Barn approved and constructed for wine storage was modified for wine tasting and associated activities.
- Applicants have provided a list of activities expected to occur on the site.

- This process should bring the property and the activities into compliance.

The Applicant, Shannon Rowe, a partner in the business, and John Costa, the Architect introduced themselves. Ms. Rowe stated the following:

- Spicer Orchards has been in the community for over 50 years.
- The family business is in the process of passing the torch to the next generation.
- Needed to install an Ansul Fire Suppression System in the building where the donuts are prepared which is what prompted this review.

Chair Fox gave an overview of the Special Use Permit process and the six criteria. The Planning Commissioners had no comments.

Chair Fox moved on to the Site Plan Review.

Off-Street Parking

Chair Fox asked Director Langer to explain the Comment.

Director Langer stated:

- Large field is available for parking and it is difficult to calculate but it appears large enough to accommodate the volume of patrons. There are also additional grass areas for overflow parking.
- Has been operating for many years without a problem.
- Looked at the current uses, winery, farm market, orchard and calculated parking with those in mind; it seems there is enough paved parking and unpaved parking for this operation. There could be some improvements but it looks to be in compliance as they have been operating.

Parking Lot / Driveway / Internal Roads Setbacks

Director Langer stated the existing plans and parking lot were approved by the Township Board in 1979 under CU #116. The parking lot is considered non-conforming. Revisions to the parking lot are not proposed and the plans are consistent with the previously approved plans.

Access Management and Non-Residential Driveway Standards

Director Langer stated the following:

- Questions raised were regarding the number of access points entering the field areas being permitted and in compliance.
- The driveways appear to have been in operation for many years and there have not been any safety issues with the driveways.
- The Applicant has verbally stated the property owner (Spicer Orchards) participated in paying for the paving of Clyde Road along their frontage to US-23 and the three (3) driveways existed at that time.

If the Livingston County Road Commission is aware and satisfied, then the Planning Commission had no issues.

Lighting

Chair Fox asked if the Planning Commission was comfortable with the existing Lighting as it is. Director Langer stated the following:

- This is an odd request.
- The site was approved in 1979.
- They received a legitimate land use permit to construct a storage building but now intend to use it for more than storage.
- Not proposing any changes to the lights and a Photometric Plan was not provided. When does an interior change trigger upgrades to the exterior?
- The intent of the Lighting Ordinance is to protect neighboring property owners from the nuisance of light trespass.
- In this case, it is being viewed as more of a safety issue; is there sufficient lighting in the parking lot so that the parking area is safe. What level of light is “safe”?

The Planning Commission discussed the Lighting.

The Mr. Costa stated if there is a proposed change to the Lighting in the future, the Applicant would come before the Planning Commission or the Director to obtain approval for that change.

Chair Fox stated that is why a review of a business that has long been in existence is occurring, to gain a benchmark for what is present on the site at this time. He would agree if changes to the lighting were proposed in the future, that would trigger a visit to the Township.

The Planning Commission agreed.

Commissioner Mitchell offered the following Motion:

Move to recommend the Township Board approve Special Land Use Application #18-002 to permit a farm market, with the inclusion of a winery and wine tasting room as ancillary uses to the existing agricultural operation of Spicer Orchards Farm Market, at 10411 Clyde Road, based on the following findings:

- 1. The Planning Commission has determined the proposed special use, farm market with a winery, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6., as a winery is considered an agricultural-related commercial activity in the farm market category, and a farm market is permitted as a special land use in the CA-Conservation Agricultural zoning district.**
- 2. The Planning Commission has determined the proposed use is compatible with the natural environment, as well as existing and future land uses in the area. The farm market and winery add diversity to Hartland Township’s economy.**
- 3. The Planning Commission has determined the proposed use is compatible with the Hartland Township Comprehensive Plan, which designates this area as Estate Residential which allows for agricultural uses.**
- 4. The Planning Commission has determined the proposed use is adequately served by essential facilities and public services as the site is located in close proximity to US 23 and Clyde Road, which is classified as a Major Collector Road.**

5. The Planning Commission has determined the proposed use will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, or the public welfare, as the subject site is surrounded by similar land uses (farmland) and the business operations (farm market and winery) are positioned near Clyde Road and away from residential structures.
6. The Planning Commission has determined the proposed use will not create additional requirements at public cost for public facilities as the site is currently adequately served by septic and well.

Approval of the Special Use Permit is subject to the following conditions:

1. The applicant shall secure all applicable approvals and permits from the Township, State, and County agencies.
2. Any new use, change in use, or modification(s) to the site shall require approvals from the Township prior to any such activities occurring.

Seconded by Commissioner Colaianne. Motion carried unanimously.

Director Langer shared Commissioner Voight’s comments in absentia stating his concerns are primarily regarding public safety. Commissioner Voight supports the application and wants to see the winery continue and the business be successful. He has concerns with patrons parking across Clyde Road and having to cross; he has concerns with the fire lanes that may need improvement; he has concerns with non-compliant signs and thinks this would be the time to have those removed; and he has concerns with sufficient lighting and the lack of a photometric plan.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]	Next: 6/19/2018 7:00 PM
MOVER:	Michael Mitchell, Commissioner	
SECONDER:	Joe Colaianne, Trustee	
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Mitchell	
ABSENT:	Voight	

Motion to approve Site Plan

Commissioner Grissim offered the following Motion:

Move to approve Site Plan Application #18-002, a request for a farm market, with the inclusion of a winery and wine tasting room as ancillary uses to the existing agricultural operation of Spicer Orchards Farm Market. Approval is subject to the following conditions:

1. Approval of the Special Land Use by the Township Board of Trustees.
2. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated May 3, 2018, on plans submitted with the land use permit, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.

- 3. The applicant shall secure all applicable approvals and permits and County agencies and any other governmental entity, as applicable.
- 4. Applicant complies with any requirements of the Hartland Deerfield Fire Authority.
- 5. Any new use, change in use, or modification(s) to the site shall require approvals from the Township prior to any such activities occurring.

Seconded by Commissioner Murphy. Motion carried unanimously.

The Planning Commission briefly discussed the next steps, the permit process and when the Special Use Permit would appear on the Township Board agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sue Grissim, Commissioner
SECONDER:	Thomas Murphy, Commissioner
AYES:	Colaianne, Murphy, Fox, Grissim, Mitchell
ABSENT:	Voight
EXCUSED:	Newsom

8. Call to Public

None

9. Planner's Report

Director Langer reported the following:

- Seeking a sub-committee to look into a potential amendment to the Future Land Use Map regarding multiple-family housing areas.
- Planning Commission meeting scheduled for May 24, 2018 will be canceled.

10. Committee Reports

None

11. Adjournment

Motion to Adjourn

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Colaianne. Motion carried unanimously. The meeting was adjourned at approximately 7:38 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Joe Colaianne, Trustee
AYES:	Colaianne, Murphy, Fox, Grissim, Mitchell
ABSENT:	Voight
EXCUSED:	Newsom

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Keith Voight
Planning Commission Secretary