

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

2. Pledge of Allegiance

3. Roll Call

PRESENT: Joe Colaianne, Thomas Murphy, Larry Fox, Jeff Newsom, Sue Grissim, Michael Mitchell,
Keith Voight

ABSENT:

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 Newsom. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Jeff Newsom, Vice Chairman
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Mitchell, Voight

5. Approval of Meeting Minutes

a. Planning Commission - Regular Meeting - Jul 13, 2017 7:00 PM

A Motion to approve the Meeting Minutes of July 13, 2017 was made by Commissioner Voight and seconded by Commissioner Grissim. Motion carried unanimously.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Keith Voight, Secretary
SECONDER:	Sue Grissim, Commissioner
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Mitchell, Voight

b. Planning Commission - Regular Meeting - Jul 27, 2017 7:00 PM

A Motion to approve the Meeting Minutes of July 27, 2017 was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously.

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

6. Call to Public

George Bracco, Hartland Township. Mr. Bracco, President of Fox Ridge Condominium Association, read a statement regarding the Fox Ridge and Hunter's Ridge Condominium Association concerns. He requested the Planning Commission add a condition requiring the proposed PD amendment be subject to the written approval of Fox Ridge I of Hartland and Fox Ridge II of Hartland Condominium Associations.

Tim Easley, Hartland Township. Mr. Easley, Vice President of Cobblestone Preserve Homeowner's Association, expressed his support for the lot coverage amendment.

7. Old and New Business

a. Site Plan #17-014 Cobblestone Preserve PD - Amend Lot Coverage

Director Langer summarized the request explaining Cobblestone Preserve was approved as a PD, but a Planned Development Agreement was not provided, thus it is a modification to a Site Plan approved at the Planning Commission level and will not go on to the Township Board.

Director Langer explained:

- Staff discovered the lot coverage issue when reviewing Land Use Permits for lot coverage.
- This development was approved with private septic systems with the intention that future units would be connected to public sewer but that did not occur as planned.
- Lot coverage with private septic is capped at 15% but the vast majority of the existing homes do not comply.
- There are some soil concerns with this development not present in the Hartland Estates amendment for lot coverage.
- There are some sites where accessory structures such as swimming pools have been added over an area set aside for the reserve septic field.
- Staff has provided examples of 25% lot coverage and 30% lot coverage, with documentation from the Livingston County Health Department (LCHD) showing a private and reserve septic system field.

The Planning Commission briefly discussed the initial plan for sewer connection for this development and the history of the site.

Commissioner Colaianne expressed concern for the limited options of owners whose septic systems fail without a reserve; if we decrease the lot size this community may have to have sewer installed.

Director Langer responded according to the file, it was not fully intended to be part of the sewer system. At the time of development, comments were made about adding language to the Master Deed that would require all future homeowners to hook up to public sewer service and some language was added; but when it came before the Township, they decided not to force them to hook up. Now, fifteen or twenty years later, there are residents that have spent significant money repairing septic systems and would not be interested in spending an equal amount to hook up to public sewer. That is more of a political question for the Township Board to decide. The lot size is not decreasing; the lot coverage is being increased. He believes there would be sufficient area for this percentage of lot coverage. If 30% lot coverage is desired, the applicant must show documentation from the Health Department depicting the location of the septic system and reserve fields.

Chair Fox stated even if one does not have adequate room for a reserve field, one can do some very expensive excavating and put a field back in where it was. The difficulty is that some of the houses are already at 30% when 15% was permitted. No one can explain how that happened 20 years ago.

Director Langer stated not all were checked but of the handful reviewed many are over 25%.

Chair Fox stated the drawings provided, similar to Hartland Estates, explain the situation.

Director Langer stated the drawings are hypothetical proposals based on what the staff is seeing. He also clarified lot coverage is based on any impervious surface such as sidewalk, patios, decks, the house, the driveway; with swimming pools the pool itself does not count but the concrete around the pool does count towards the lot coverage.

Chair Fox stated, with the examples shown, he would support the 25% and the 30% with the Health Department's documentation.

Director Langer stated if the property connected to public sewer at some point in the future, he would cap the lot coverage at 30%.

The Planning Commission discussed the history of the area.

Commissioner Murphy asked about the rationale of having LCHD approval at 30% and not at 25%.

Director Langer stated most of the permits have adequate septic and reserve area at 25%, at 30% lot coverage it begins to get crowded. He would like some confirmation from LCHD indicating the septic and reserve areas to ensure the permitted project could move forward without negatively impacting the septic function. Many are already over 25% without that documentation. Some already have structures on top of the reserve septic area.

The Planning Commission briefly discussed the LCHD process as it relates to the Land Use Permit process and if LCHD documentation should be required for projects at 25% lot coverage as well.

Commissioner Voight asked what the original approved lot coverage percentage was.

Director Langer stated the development was approved without a lot coverage standard so it defaults back to the Zoning Ordinance which is 15% if there is septic and 20% if it is connected to public sewer.

The Planning Commission briefly discussed how this issue came to light during the planning review process.

Commissioner Voight offered the following motion:

Move to approve Site Plan #17-014, a request to amend the approved site plans for Cobblestone Preserve Planned Development (PD) to incorporate a maximum 25% lot coverage standard for a unit that does not have an approved plan from the Livingston County Health Department showing active and reserve septic fields; and a maximum 30% lot coverage standard for a unit that does have an approved plan from the Livingston County Health Department showing active and reserve septic fields.

Approval is based on the following findings:

1. **The entire Cobblestone Preserve residential development already contains approximately 26% open space within the development, which is a unique feature for this development and allows the individual site condominium units to have a higher lot coverage standard.**
2. **The Planned Development (PD) for Cobblestone Preserve permitted smaller site condominium units that would have been otherwise permitted in the SR (Suburban Residential zoning district.**
3. **The PD for Cobblestone Preserve has a significant amount of open space, as part of this development.**
4. **Many of the existing single family homes on the individual site condominium units already exceed the existing lot coverage standards.**

Seconded by Commissioner Newsom. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Voight, Secretary
SECONDER:	Jeff Newsom, Vice Chairman
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Mitchell, Voight

- b. Site Plan #17-010 Hunters Ridge - Fox Ridge - PD Amendment

Director Langer summarized the request.

- The applicant is requesting to amend the Planned Development (PD) Agreement. The applicant is proposing to amend the Fox Ridge Planned Development Agreement, dated January 10, 2005, and has submitted the proposed document, 1st Amendment to the Planned Development Agreement.
- On July 27, 2017, the Planning Commission approved the site plan for the proposed development.
- Planning Commission did not act upon the amendment to the PD request.
- PD Amendment requires a recommendation from the Planning Commission and approval by the Township Board.
- The Township Attorney has reviewed the PD Agreement, and would like to ensure the Master Deed contain language putting the Hunter's Ridge owners on notice they will be required to pay their fair share of road improvement costs as well as costs associated with the main entry road.
- The Township Attorney also requested MJC's attorney provide an opinion that they have proper use of the existing roadways; the Township will rely on their legal counsel's position on that.
- A condition has been added in accordance with the Township Attorney's recommendation.

The Applicant, Mario Izzi, of MJC Companies, introduced himself and added the following:

- Let the Planner's report stand
- He has no issue with the conditions added; submitting the Master Deed for review prior to filing is standard procedure.
- Obligated under the Condominium Act to disclose future costs for road maintenance and landscape, etc.

Chair Fox inquired as to how the fees are divided.

The Applicant stated their proposal is that it be prorated among the total residents for both developments as originally intended. He stated they would like to be part of the Master Association in the future but there is some missing information to provide and some details to be addressed regarding signage, landscaping and the possibility of being invited to utilize the pool facilities or sell memberships to future residents. They are willing to work with the Fox Ridge communities. He is here to move the project forward by gaining the required approvals for the PD Amendment.

The Planning Commission briefly discussed the area included in the Site Plan Amendment.

The Applicant stated they are communicating with the other associations and hopes that process will continue to a resolution. They have been discussing with the DPW Director the possibility of construction access occurring from the west for heavy deliveries to reduce the amount of construction traffic through the main entry road system.

The Planning Commission briefly discussed access from the west.

Commissioner Colaianne wanted to remind everyone that the original Fox Ridge owners were placed in a very difficult and costly position when the developer walked away from the project. The Township held on to the deposit to ensure the work would get done. He understands their position and would like to see the west construction traffic access option used for this project if possible.

The Applicant stated they intend to brush hog the site and document the current road condition to create a record. The roads are in pretty good shape and he would like to see them remain that way.

Commissioner Murphy stated the concern is also for the safety of the existing residents.

Chair Fox stated the previous discussion was more related to the Master Deed than the PD Amendment.

Commissioner Voight offered the following motion:

Move to Recommend Approval of the PD Amendment to Site Plan #17-010, a request to amend the previously approved Fox Ridge Planned Development, based on the following findings:

- 1. The amendment to the Planned Development (PD) would clarify the existing Planned Development by changing dates of various phases that have already expired.
- 2. The amendment to the Planned Development (PD) will permit a successor developer to complete the previously approved Fox Ridge residential development.

Approval of the PD Amendment is made subject to the following conditions:

- 1. The proposed amendment and Master Deed and By-Laws for Hunters Ridge shall comply with the requirements of the Township Attorney.

Seconded by Commissioner Newsom.

Commissioner Mitchell offered a Friendly Amendment to add Condition 2 as follows:

- 2. The Master Deed and the By-Laws for Hunter Ridge shall adequately indicate to new residents they have an obligation to pay their fair share of costs for road improvements and other shared easements.

The Maker and Seconder agreed. Motion carried unanimously.

The Planning Commission briefly discussed the next step in the process and the possible timing given the Township Board meeting schedule.

RESULT:	RECOMMENDED TO APPROVE WITH CO [UNANIMOUS] Next: 10/17/2017 7:00 PM
MOVER:	Keith Voight, Secretary
SECONDER:	Jeff Newsom, Vice Chairman
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Mitchell, Voight

8. Call to Public

None

9. Planner's Report

None

10. Committee Reports

None

[Brief Recess]

11. Work Session

- a. Work Session - Ordinance Review Committee

Chair Fox opened the Work Session at approximately 7:57 PM.

Director Langer outlined the Ordinance Review Committee (ORC) work on the Automobile Fueling Station Canopy Lighting standards.

The Planning Commission reviewed the proposed changes and generally agreed with the proposed changes.

Director Langer outlined the ORC's work on the Automobile Fueling Station Canopy Sign standards.

The Planning Commission reviewed the proposed changes. There were various questions about the size, location, accent strip colors, and not allowing the fuel price display on the canopy. The Planning Commission offered some changes to the proposed amendment and the ORC was provided further clarification on changes.

The Director Langer outlined the priority lists of items for potential ordinance amendments.

The Planning Commission had several questions about the various topics and further explanation of items on the lists was provided.

The Planning Commission determined the three main topics for the ORC to focus on are amendments to the landscape requirements, site plan review amendment procedures, and the outdoor display of items.

RESULT: INFORMATIONAL


12. Adjournment

Motion to Adjourn

A Motion to adjourn was made by Commissioner Grissim and seconded by Commissioner Murphy. Motion carried unanimously. The meeting was adjourned at approximately 9:00 PM.

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

Submitted by,



Keith Voight
Planning Commission Secretary