

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

Chairman Fox called the meeting to order at 7:00 p.m.

**2. Pledge of Allegiance**

**3. Roll Call**

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

ABSENT: Jeff Newsom (Excused), Michael Mitchell (Excused), Keith Voight (Excused)

Also present Planning Director Dave Campbell.

**4. Approval of Meeting Agenda - Feb. 26, 2015**

Approve the meeting agenda for Feb. 26, 2015 as presented

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Sue Grissim, Commissioner
<b>AYES:</b>	Colaianne, Murphy, Fox, Grissim

**5. Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - Jan 15, 2015 7:00 PM

Item #9.a - 2015 Comprehensive Plan Amendment - of Jan. 15, 2015 minutes to be amended to reflect that Commissioners requested additional information regarding the respective sizes of the industrial / R&D future land use designations (equivalent of Hartland Township's Planned Industrial / R&D [PIRD] land use designation) of adjacent communities be provided at an upcoming meeting.

Motion to approve the 1-15-15 minutes made by Grissim, with an amendment to the discussion under Item #9. She requested that the language be changed to reflect that the Commissioners asked that information regarding the industrial designations of adjacent communities be provided to the Planning Commission. The motion was seconded by Colaianne. Motion carried 4-0

<b>RESULT:</b>	<b>ACCEPTED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Grissim, Commissioner
<b>SECONDER:</b>	Joe Colaianne, Trustee
<b>AYES:</b>	Colaianne, Murphy, Fox, Grissim

b. Planning Commission - Regular Meeting - Jan 29, 2015 7:00 PM

Jan. 29, 2015 PC meeting minutes tabled until such time as they can be revised to provide additional detail.

Consideration of the 1-29-15 minutes opened with a question by Grissim regarding Item #7 - Chestnut Development. She asked if the minutes should reflect a general consensus among the Planning Commissioners that the proposal presented was potentially acceptable. This led to a broader discussion about the level of detail provided in the minutes, with Colaianne and Murphy requesting that additional detail be added. The Director relayed that less detail was provided partly due to institution of the new video record software. Fox requested that staff review previous minutes to ascertain an appropriate level of detail.

Motion to table approval of the 1-29-15 minutes was made by Colaianne and seconded by Murphy. Motion passed 4-0.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Thomas Murphy, Commissioner
<b>AYES:</b>	Colaianne, Murphy, Fox, Grissim

## 6. Call to Public

No one came forward.

## 7. Public Hearing

None

## 8. Old and New Business

### a. Comprehensive Plan Amendment - Updated Schedule, Feb. 26 2015

#### a. Comprehensive Plan Amendment - Updated Schedule, Feb. 26, 2015

The Director provided an overview of the Comprehensive Plan Update process to date. Some delay in the initial schedule occurred due to the passing of Clerk Hopkins, as well as the consideration of several development plans.

Staff met with Chair Fox to discuss revisions to the Comprehensive Plan Update schedule which included a Public Workshop on April 16<sup>th</sup>. Chair Fox stated that the schedule is essentially the same as that previously approved, with the addition of the three meetings noted.

The Director initiated discussion presenting the potential for re-designation of the southeast corner of US-23 and M-59 from Multiple Family to Commercial; this area is the Walmart. He also described the map inconsistency relative to the east vs. west side of Avon Road through Hartland Village, indicating that the west side could be designated Village Commercial.

Colaianne suggested that Spranger Field and the area to the south could also be re-designated as Public/Quasi-Public. This generated brief discussion on the “clean-up” elements relative to the scope of the Update. Agreement was reached on the changes in the Village as suggested.

Consideration moved to the property designated as Public/Quasi-Public on M-59, currently referred to as the Chestnut Development. Discussion ensued on the appropriate level of density should it be re-designated for residential purposes. Chair Fox indicated that since there is a proposal for the site, it may be best to defer consideration; however, a designation similar to the properties surrounding it may be the most appropriate.

Background on the southwest corner of Bergin and Old US 23 was offered, which is currently designated Planned Industrial Residential Development. Chair Fox pointed out that it is surrounded by residential, has infrastructure available, and is adjacent to residential uses in Brighton. He indicated that the Clyde Road interchange may be a better location for industrial uses.

Colaianne suggested that some portion could remain industrial if the majority is re-designated residential. A Special Planning Area designation, allowing a mix of uses, could also be considered.

Murphy suggested a step up in density if residential is agreed upon, since the infrastructure, including a school, is already available.

Chair Fox said that there is a definite need for areas available for higher density housing such as condos.

Significant discussion occurred around the best designation in terms of density, and some agreement was reached that a Medium Urban density may be most feasible.

The Director presented an overview of the Special Planning Area designated at M-59 and Pleasant Valley and posed the question as to whether any of the adjacent properties should be re-designated at this point. Colaianne suggested that commercial and quasi-public uses should be taken into consideration. This generated discussion on the scope of the current Update. The Director indicated that a full Update will be necessary in the near term.

Chair Fox suggested that the extension of water will likely impact the value of properties in this area, and it may be too soon to evaluate future needs. The potential for medical facilities in this vicinity was raised, along with the likelihood that water will be necessary for such a use in the future. It was generally concluded that it would be best to wait on any proposed changes at this point in light of the various issues discussed.

The Director noted that at the next meeting, the area north of Dunham and east of the school property will be the focus.

The dialogue pertaining to the Comprehensive Plan update concluded; Grissum asked if agreement on the new schedule was needed, and all agreed that it was acceptable.

**9. Call to Public**

No one came forward.

**10. Planner's Report**

The Director reported on the status of the following:

- Mayberry Homes Proposal
- Chestnut Development
- KFC Special Use Application
- Woods Edge Condominium
- Parks and Recreation Plan
- Gas Station/Dunkin Donuts/Baskin Robbins
- Distribution of Resource Materials
- Discussion of Training Opportunities
- Appointment of new Township Clerk

**11. Committee Reports**

None

**12. Adjournment**

Motion to Adjourn

Chair Fox requested a motion to adjourn the meeting. Motion to adjourn made by Colaianne and seconded by Murphy. Motion carried 4-0.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Thomas Murphy, Commissioner
<b>AYES:</b>	Colaianne, Murphy, Fox, Grissim

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