

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
APRIL 24, 2014  
7:00 P.M.**

1. **CALL TO ORDER:** *Chairman Fox called the meeting to order at 7:00 p.m.*

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL AND RECOGNITION OF VISITORS:**

**Present:** Chairman Fox, Commissioner Hopkins, Commissioner Mitchell, Commissioner Grissim  
Commissioner Murphy and Commissioner Voight. Absent: Commissioner Newsom.

*Also Present: David Campbell, Township Planning Director*

4. **APPROVAL OF THE MEETING AGENDA:**

Move to approve the April 24, 2014 Planning Commission Meeting Agenda. Motion Mitchell. Second  
Grissim. Voice Vote. Motion Carried 6-0-1.

5. **APPROVAL OF THE MEETING MINUTES**

Move to approve the March 13, 2014 Planning Commission Meeting Minutes. Motion Hopkins. Second  
Voight. Voice Vote. Motion Carried 6-0-1.

Move to approve the April 10, 2014 Planning Commission Meeting Minutes. Motion Grissim. Second  
Murphy. Voice Vote. Motion Carried 6-0-1.

6. **CALL TO THE PUBLIC:** *No one came forward.*

7. **OLD AND NEW BUSINESS**

**A. SITE PLAN APPLICATION #519 TOWNE & COUNTRY ANIMAL CLINIC**

APPLICANT: TOWNE & COUNTRY ANIMAL CLINIC  
PROPERTY OWNER: DR KURT GERSTER

Applicant proposes a 5,492 square foot veterinary clinic on the southwest corner of Progressive Drive and M-59 (Parcel ID #4708-22-300-046)

*Present: Dr. Kurt Gerster, Owner  
Kevin D. Hart, AIA*

**Director Campbell:** Out-lined his review letter dated April 16, 2014.

**Mr. Hart:** Presented a new photometric plan addressing the comments in the Planning Department review letter. Explained the building design and pointed out similarities to the owners' other site in Brighton located on Old US 23.

**Chairman Fox:** Asked the applicant to address the comments in the review letter regarding the off-street parking.

**Mr. Hart:** Explained that being in this same business on a site nearby has given them the ability to evaluate the amount of parking needed for this use and they would like to keep impervious materials to a minimum. He also explained that they have made sure their underground detention system is capable of handling the runoff from the additional parking spaces if it is determined that they need to be put in later.

**Director Campbell:** Verified that the applicant would need to come back to the Commission if the spaces are to be added in the future, thus giving the Commission the opportunity to evaluate if additional screening would be needed.

**The Commission was supportive of the amount of parking proposed on the plan.**

**Commissioner Grissim:** Suggested that the 10 yews be removed from the proposed greenbelt planting area and be replaced with 3 ornamental trees.

**The Commission agreed that the greenbelt plantings with Commissioner Grissim's suggested changes combined with the existing vegetation to remain satisfies the intent of section 5.11.2.C.**

**Commissioner Grissim:** Explained that the plant material specified for parking lot screening along M-59 and Progressive Drive will not grow to a size that will meet the requirements of the Ordinance. She suggested they look at replacing the boxwoods with either yews or junipers.

**Director Campbell:** Explained that the Commission should determine whether the existing vegetation to remain satisfies the intent of section 5.11.2.E.

**The Commission agreed that the plan as submitted with the existing vegetation to remain satisfies the intent of section 5.11.2.E as well as the requirement of buffering the residential property to the south.**

**The Commission agreed that the sidewalk along M-59 as proposed was sufficient.**

**Chairman Fox:** Commented that other developments within the Township that have installed underground storm water management systems have provided maintenance agreements that allow the Township or Drain Commissioner's Office to enter the site if the system is not maintained correctly.

**Director Campbell:** Offered to look into this issue further if the Commission would like.

**Chairman Fox:** Pointed out that this is addressed in the Hubbell, Roth and Clark review letter.

The Commission discussed the architecture and building materials being proposed.

**It was the consensus of the Commission that the architecture and building materials are acceptable as proposed.**

**Director Campbell:** Explained that the plans submitted did not show a detail of the dumpster enclosure but he has spoken with the applicant and it will be included on the construction drawings. He further explained that the Commission should discuss whether they would like to see landscaping around the enclosure.

**The Commission was supportive of the area around the enclosure proceeding as proposed.**

**Move to approve Site Plan Application #519, Towne & Country Animal Clinic, including recognition of the following:**

1. The proposed building elevations satisfy the intent of the building materials requirements of section 5.24, and a partial waiver of those requirements is hereby granted; and
2. The proposed landscape plan satisfies the intent of section 5.11 with the changes discussed; and
3. A deferral of six required parking spaces.  
Site plan approval is subject to the following conditions being adequately addressed on the Stamping Sets:
  1. Satisfaction of the items listed in the Hartland Township Department of Public Works correspondence dated March 10, 2014; and
  2. Satisfaction of the outstanding items listed in HRC Consulting Engineer correspondence dated March 14, 2014; and

3. Addition of a note on the plan indicating that, upon request, access to the property, likely in the form of an easement, will be granted for the development of Drain #5; and
4. A detail of the brick dumpster enclosure shall be provided and shall be in compliance with the applicable standards contained in the Zoning Ordinance; and
5. A revised photometric plan to meet the minimum illumination requirements at both the building entrance and in the entry/exit drive.

Motion Commissioner Voight. Second Commissioner Grissim. Voice Vote. Motion Carried 6-0-1.

8. **CALL TO THE PUBLIC:** *No one came forward.*

9. **PLANNER'S REPORT:**

**Director Campbell:** Informed the Commission of the upcoming public input meeting being hosted by the Planning Department to garner comments from the business community regarding proposed changes to the sign regulations. Informed the Commission that they will be having a meeting on May 8<sup>th</sup> and updated them on recent and pending meetings that the Planning Department is involved with. Explained that the revised Zoning Ordinance is now available on the Township's website and asked that if any of the Commissioners would like a new hard copy to let him know. Explained that the Township Board recently approved hiring a consultant to perform a residential market analysis and there will be more to come on those findings.

10. **COMMITTEE REPORTS:** *None*

11. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:19 P.M. Motion Mitchell. Second Voight. Voice Vote. Motion Carried 6-0-1.

Respectfully submitted by,

Larry J. Hopkins  
Hartland Township  
Planning Commission Secretary