

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**AUGUST 23, 2012**  
**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 Newsom, Commissioner Hopkins, Commissioner Mitchell, Commissioner Summerfield and Commissioner Voight. Absent: Commissioner Grissim.

*Also Present: Mardy Stirling, Township Planning Director*

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

Move to approve the August 23, 2012 Planning Commission Meeting Agenda.  
Motion Newsom. Second Voight. Voice Vote. Motion Carried 6-0-1.

5. **APPROVAL OF THE MINUTES:**

Move to approve the June 28, 2012 Planning Commission Meeting Minutes. Motion Hopkins. Second Mitchell. Voice Vote. Motion Carried 6-0-1.

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

7. **OLD AND NEW BUSINESS:**

A. **SHARED DRIVEWAY APPLICATION #130**

APPLICANT: DESINE INC., WAYNE PERRY  
OWNER: ALAN & WANDA SPICER

Permit the installation of a shared driveway located on the south side of Clyde Road between Hartland Road and Bullard Road (Parcel ID: 08-09-200-008).

*Present:* Wayne Perry – Desine Inc.

**Director Stirling:** Outlined her review letter dated August 16, 2012.

**Commissioner Voight:** Inquired about the Commission's ability to approve a shared driveway of this length.

**Director Stirling:** Clarified that the Zoning Ordinance allows the Planning Commission to approve this length if a T-turn around or cul-de-sac is installed.

**Commissioner Voight:** Commented that he liked the consideration of future divisions by getting approval for the 66 foot wide easement during the initial proposal.

**Commissioner Mitchell:** Explained that he was concerned with the original easement configuration that curved around the existing barn and is glad to see that the plan has been revised to eliminate the curves.

Move to approve Shared Driveway Application #130 for applicant Wayne Perry and owners Alan and Wanda Spicer to install a driveway on the south side of Clyde Road between Hartland Road and Bullard Road (Parcel ID: 08-09-200-008). Motion Hopkins. Second Newsom. Voice Vote. Motion Carried 6-0-1.

**B. SITE PLAN APPLICATION #508**

APPLICANT: HARTLAND TOWNSHIP  
OWNER: SAME

Permit the construction of a public park (commonly referred to as the Clark Road Township Park) located on the west side of Clark Road between Dunham Road and Highland Road (Parcel ID: 08-21-200-018).

**Director Stirling:** Outlined her review letter dated August 17, 2012.

**Commissioner Newsom:** Asked what is going to be included in phase one of the park development.

**Director Stirling:** Explained that it would be the gravel parking lot, the detention system, pedestrian walkways, pavilion and playground.

**Commissioner Newsom:** Inquired about the curb cut on Clark Road and if that was part of phase one.

**Commissioner Hopkins:** Explained that the additional curb cut is not part of the phase one plan.

**Commissioner Mitchell:** Asked what action is being requested by the Planning Commission this evening.

**Director Stirling:** Explained that the application is here tonight for a recommendation of site plan approval, and although the plan is conceptual in nature that there is enough information for the Commission to take action on the plan.

**Commissioner Mitchell:** Asked if a public hearing would be held on this plan when it went to the Township Board.

**Director Stirling:** Clarified that a public hearing was not required for this application and use.

**Commissioner Hopkins:** Explained that this plan was originally developed as part of a parks master plan that involved several public meetings and a committee that included members of the public.

**Commissioner Mitchell:** Expressed that his concern was that the neighboring property owners be kept informed of the plan as it may change from time to time.

**Commissioner Voight:** Inquired if the schools understand that they are not the sole users of the cross country trail.

**Director Stirling:** Assured the Commission that the cross country coach is very aware that this is Township property open to the public.

**Commissioner Hopkins:** Added that the future plans have been made clear to the cross country team that their route this year may need to change over time as things are built in the park.

**The Planning Commission hereby finds that the proposed use is a seasonal or limited use facility and the applicant has provided sufficient evidence that the gravel drive and parking area will support the use;**

**It further finds that the number of proposed parking spaces is sufficient for the limited use facility.**

Move to recommend approval of Site Plan Application #508, based on the findings contained in the Planning Department Memorandum dated August 17, 2012 for property located on the west side of Clark Road between Dunham and Highland Roads (Parcel ID: 08-21-200-018). Motion Voight. Second Mitchell. Voice Vote. Motion Carried 6-0-1.

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

9. **PLANNER'S REPORT:** *None tonight.*

10. **COMMITTEE REPORTS:**

**Commissioner Hopkins:** Gave a brief status report to the commission on the M-59 Park construction and the Ore Creek bridge repairs.

11. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:46 p.m. Motion Newsom. Second Voight. Voice Vote. Motion Carried. 6-0-1.

**This is a Draft until Final Approval.**

Respectfully submitted by,

Larry J. Hopkins  
Hartland Township  
Planning Commission Secretary