

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
OCTOBER 11, 2007
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: Present:** Chairman Fox, Commissioner Hopkins (*Vice-Chair*), Commissioner Killinger (*Secretary*), Commissioner Newsom, Commissioner Crouse, Commissioner Voight and Commissioner Rataj.

*Also Present: Amy Chesnut & Heather McPhail, McKenna Associates
James Wickman, Township Manager
Leslie Sauerbrey, Recording Secretary*

4. **APPROVAL OF OCTOBER 11, 2007 PLANNING COMMISSION MEETING AGENDA**
Chairman Fox: The Public Hearing for Site Plan Application #442 with Special Use Application #235 for Lindhout Associates & David Richardson (*Construction of a day care and charter school facility located at 11346 Highland Road*), that was originally scheduled for this evening, has been cancelled per the applicant's request and is therefore not on the agenda.

Move to approve the October 11, 2007 Planning Commission Meeting Agenda.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

5. **APPROVAL OF SEPTEMBER 25, 2007 SPECIAL JOINT MEETING MINUTES**

Move to approve the September 25, 2007 Township Board of Trustees & the Planning Commission Special Joint Meeting Minutes.
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

6. **APPROVAL OF SEPTEMBER 27, 2007 PLANNING COMMISSION MEETING MINUTES**

Move to approve the September 27, 2007 Planning Commission Meeting Minutes.
Motion Killinger. Second Voight. Voice Vote. Motion Carried. 7-0-0.

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

PUBLIC HEARING

8. **PLANNED DEVELOPMENT / SITE PLAN APPLICATION #439P**

APPLICANT: RAMCO-GERSHENSON INC. / EDWARD EICKHOFF

Construction of a proposed retail shopping center "Hartland Towne Square" located on the northeast corner of Hartland Road and Highland Road - Public Hearing & Preliminary Review.

*Present: Ed Eickhoff, Ramco-Gershenson, Inc. (Vice-President)
Joe Sutscheck, Ramco-Gershenson, Inc. (Vice-President)
Ross Gallentine, Ramco-Gershenson, Inc. (Project Manager)
Mike Rein, Bowers & Rein Associates, Inc. (Architect)
Scott Nowakowski, Meijer, Inc. (Director of Real Estate)
Rolf Kilian, Metro Transportation Group, Inc. (Traffic Consultant)*

PUBLIC HEARING OPENED AT 7:04 P.M.

For Applicant: Ramco-Gershenson, Inc., Tax ID #08-21-400-007 / 011 / 019 / 032 & 033 and #08-21-300-017 / 018 & 019. The applicant is proposing to construct 494,540 square feet and 2,372 parking spaces for the major retail uses and 57,491 square feet plus the hotel in the outlots with 663 projected parking spaces. The applicant is at "Step #6" of a twelve step process required for a Planned Development.

For the record, at the Planning Commission Meeting on September 17, 2007, a Public Hearing was scheduled for today, October 11, 2007. All public notice requirements for this Public Hearing have been met.

Mr. Eickhoff: Provided an overview of the proposed project "Hartland Towne Square" and described the "Recognizable Benefits" to the community. The benefits include the relocation of Hartland Road, improvements to M-59 and funds allocated for the paving of Clark and Dunham Roads. A revised plan was shown at the meeting where he pointed out that the number of parking spaces had been reduced in order to increase green space/setbacks along Hartland Road and some of the buildings had been reconfigured.

Ms. Chesnut: Highlighted the topics that the PC needed to discuss this evening. They are included in the McKenna review letter dated September 20, 2007.

PUBLIC COMMENTS:

Franklin Martin, 2505 Woodcliff Trail: Would like to see pedestrian access heading south from the Village to the shopping center.

Michael Cain, 2532 Pepper Court: Would like to have sidewalks on both sides of Hartland Road. He feels that a thirty (30) foot berm adjacent to Fawn Ridge Condominiums is not adequate. Would like natural features, noise and light pollution and the traffic impact addressed. He wants the required setbacks maintained and an abundance of landscaping.

Sally Goodwin, 13827Hearthstone Lane: She has concerns with the traffic and the amount of traffic lights located in a short span along M-59.

Katie Schlueter, 1575 Shoreline Drive: Would like the PC to encourage the developer to consider initiating clean up of the old "Oasis" site as part of the "Recognizable Benefits" of the PD. She is also hoping that the stormwater "Best Management Practices" that were incorporated into the PD at the development south of this site can be used as a standard for this development.

PUBLIC HEARING CLOSED AT 7:34 P.M.

PLANNING COMMISSION QUESTIONS & COMMENTS:

The McKenna review letter of September 20, 2007 was used as an outline. Item numbering below corresponds to the McKenna letter. Any item number not included in these minutes indicates that no comment from the PC was required.

• **ELIGIBILITY CRITERIA: (Page 2)**

1. **Recognizable Benefits:**

Ms. Chesnut: The Township requires a list of the "Recognizable Benefits" which the applicant will need to submit. The removal of the Park & Ride on Hartland Road and the improvement of the Park & Ride lot on Old US 23 would be considered a recognizable benefit.

Mr. Eickhoff: Is willing to improve the area if an agreement can be reached with MDOT.

Commissioner Crouse: Asked if the applicant has considered cleaning up the old "Oasis" site?

Mr. Eickhoff: They will follow all the guidelines of the MDEQ.

Commissioner Newsom: He would like to see documentation on the MDEQ requirements for the environmental issues on this site.

• **PLANNED DEVELOPMENT DESIGN STANDARDS: (Page 4)**

1. **Permitted Uses:**

Commissioner Hopkins: Increased screening will be required if a gas station is approved.

Chairman Fox: The applicant should give the PC a reason to want the gas station; exceeding the architecture, landscaping and screening requirements would help.

2. **Design Detail & Requirements:**

a. **Pattern Book:**

Mr. Eickhoff: The first draft of the Pattern Book is almost complete and ready to submit to the Township for review.

b. **Minimum Yard Requirements:**

Ms. Chesnut: Described the areas that either meet the setback requirements or that need further discussion and direction from the Planning Commission.

• **Hartland Road Setbacks:**

Mr. Eickhoff: Described the areas where parking spaces have been eliminated in order to increase the setbacks along Hartland Road.

Mr. Rein: The buffer has been increased and they are going to add evergreens for screening.

Commissioner Hopkins: Would like to see what they are going to do to buffer the "Fawn Ridge" area at the northwest corner.

The PC agreed the screening along Hartland Road was critical and a reduction in setback requirements could only be obtained if the intent of the screening requirements in the Ordinance was being met.

• **US 23 Setbacks:**

Ms. Chesnut: This does not meet the setback requirements. If the Park & Ride were to go away, a natural area planted with park grade trees could be created and possibly allow more lenient setbacks.

The PC will wait and evaluate setbacks and screening once a determination is made on the Park & Ride.

• **M-59 Setbacks:**

The PC may be able to work with a reduced setback if the intent of the Ordinance for screening is met. Some details of the screening will be discussed later in the meeting when landscaping is discussed.

• **Fawn Ridge Condominium Setbacks:**

More details regarding the screening will be necessary to comment on the setback in this area. Some details of the screening will be discussed later in the meeting when landscaping is discussed.

c. **Building Height:**

Applicant will comply with the Ordinance requirements.

d. **Architecture and Building Materials:**

Mr. Rein: Described the building materials for the development.

• **Major "A":**

The front elevation is acceptable to the Planning Commission.

The side elevation is acceptable to the Planning Commission as long as the material change has the same color/appearance consistency as the front elevation.

Commissioner Hopkins: Would like to see some change in the height of the rear elevation wall particularly behind the front projection areas. In addition to the height change, he suggests adding the same decorative cornice band at the top of all sides of the building.

Chairman Fox: Agrees that the enhancement of the height should be considered. The back wall as it stands right now is not enough.

- **Major "B" (Meijer):**

Mr. Nowakowski: Described the architecture for the proposed Meijer store.

Chairman Fox: The garden center should follow the requirements in Section 10.02JJ of the Ordinance.

Commissioner Newsom: Would like to see more work done on the Meijer store to create more architectural interest.

Commissioner Hopkins: Reserves comment until he can see further details of the store.

Chairman Fox: All of the equipment in the rear of the building needs to be screened. He feels they are moving in the right direction. Would like to see more work done with the building so it compliments the retail center. He would like to "traditionalize" the architecture of the Meijer building. He sees the light color banding at the top to be more of a "contemporary" element. Utilizing similar brick treatments that are incorporated in the shopping center buildings would help.

Commissioner Hopkins: Suggested revising the shed roof on each side of the front entrance doors to a hip roof.

Mr. Rein: Described the architecture of the proposed Meijer gas station.

Chairman Fox: Would like the applicant to bring samples/photos of the proposed gas station to get a better idea of the building materials and design. This building currently as shown would not create a feeling of wanting a gas station. More work needs to be done.

The PC wants the applicant to modify the Meijer store and gas station as discussed this evening and return for further review.

- **Major "C, D, E & F" and Retail "F, G, H & I":**

Chairman Fox: Asked if the utility brick is the same color and appearance as the face brick?

Mr. Rein: Yes.

Chairman Fox: Cautions not to use too much of the stacked stone.

Commissioner Newsom: Would like to see the rear elevations of the buildings along Hartland Road and Hartland Square Drive incorporate the same architectural features/interest as the fronts of the buildings.

The front elevations are acceptable to the Planning Commission.

- e. **Parking and Loading:**

Mr. Rein: Explained the changes that have been made in response to McKenna's review letter.

Commissioner Hopkins: The number of parking spaces in the final approved plan will be dependent on the quality of the screening provided.

The PC will evaluate the parking request of the applicant when they see the revised landscaping plan and will then determine if they have met the intent of the Ordinance.

- f. **Landscaping and Screening:**

Mr. Rein: Reviewed the changes that have been made to the landscaping design in response to McKenna's suggestions. They will eliminate the use of the honey locust trees and replace them with oaks and maples.

Mr. Eickhoff: Described the limitations of landscaping imposed by MDOT along M-59. They are permitted to put in place a berm and shrubs but no trees within the right-of-way.

Chairman Fox: The landscaping may work if the intent of the screening requirement in the Ordinance is satisfied.

Commissioner Hopkins: Asked if the berm could be pushed onto the development's property? He is thinking of a gradual slope with trees and shrubs on top of the berm.

Mr. Rein: Will address this with MDOT to get the most use of the slope.

Commissioner Newsom: We are trying to make the community more walkable and he would like to see a sidewalk along M-59.

Mr. Rein: Explained the landscaping and existing water run-off near the condominiums. There is thirty (30) feet of landscaping/setback.

Commissioner Hopkins: A key element is the impact to the existing residents. The trees need to be larger than six (6) feet.

Commissioner Newsom: Asked if the longevity of the retaining wall will be affected by Fawn Ridge Condominium water run-off?

Mr. Rein: No.

Commissioner Hopkins: We have limited the delivery hours of other developments and would expect the same for this development.

Mr. Rein: Explained the landscaping on the side of the buildings and around the gas station.

Commissioner Hopkins: Requested an elevation view from Hartland Road of the gas station and landscaping.

Chairman Fox: Requested they have something more substantial in regards to the clock tower. He supplied the applicant with a photograph.

Mr. Eickhoff: We can present something close to the picture that Chairman Fox presented.

Mr. Rein: The interior landscaping of the roundabout is still being developed. We are relocating the water feature to the area of the MDOT detention basin and will dress up the area with landscaping. MDOT requires that a fence remain around the pond. We will change it to a black decorative wrought iron looking fence.

Chairman Fox: They need to work on the screening on the south side of the roundabout to screen the back of Retail "F". Larger trees may be required. He feels this is a critical area.

Commissioner Killinger: Asked if the pedestrian plaza that was originally proposed has been changed?

Mr. Rein: It has been eliminated due to the relocation of Retail "E".

Chairman Fox: Emphasized the back of the buildings visible from Hartland Road, Hartland Square Drive and M-59 need to be dressed up. The applicant also needs to comply with the Ordinance in regards to the cart corral requirements.

Commissioner Hopkins: The buildings need to be softened up along Hartland Road. Architectural treatments used on the fronts of the buildings need to be carried around to all four sides.

Chairman Fox: Any landscaping/screening help along Hartland Road and the Big Boy property would be beneficial.

g. Open Space Requirements:

The PC acknowledges the proposed open space on the plan as 9.92%.

h. Natural Features:

The PC understands that in a commercial development of this size extensive grading may be required.

i. Sidewalks & Pedestrian Access:

Commissioner Crouse: Would like to see a sidewalk incorporated from Hartland Road between Major "A" & "B" to the future park property as well as along M-59.

Commissioner Newsom: Supports the comments from Commissioner Crouse. He would also like to see the development as a whole be more walk able. Placement of cross walks that allow pedestrians to get across the road should be incorporated into the plan.

Chairman Fox: Landscaping along the south side of Hartland Road should not be removed so that a sidewalk can be installed.

- **PRELIMINARY REVIEW COMMENTS: (Page 10)**
 1. **Layout:**
Comments made this evening by the PC support the comments in the McKenna letter.
 2. **Dumpster Enclosure:**
The applicant agrees to the requirements of the Ordinance.
 3. **Big Boy:**
Mr. Eickhoff: Big Boy is not part of this project; however, we have agreed to work with the Big Boy to improve access. This will be removed from this site plan.
 4. **Signs:**
Mr. Eickhoff: They have been redesigning the sign proposal. The sign at the detention basin has been reduced to approximately twelve (12) feet in height.
Chairman Fox: Would like them to adhere to the sign calculations approved for the development on the south side of M-59. He will be more willing to work with the applicant on the desired monument signs if the landscaping is exceptional.
 5. **Lighting:**
Commissioner Killinger: Asked if they will consider decorative streetscape lighting along Hartland Road?
Mr. Eickhoff: Explained the lighting they are looking at presently. It is designed primarily to light the sidewalk on the north side of the road.
 6. **MDOT Stormwater Basin / Landscaping:**
The Commissioners were in agreement that extensive landscaping to enhance the detention basin, the development and the gateway into Hartland from US 23 and M-59 is encouraged. If this area of the development contains the appropriate "WOW" factor it would be considered an amenity of the proposal.
 7. **Park & Ride:**
Mr. Eickhoff: They are working with MDOT to move the Park & Ride on Hartland Road.
The Commissioners were in support of the elimination of the Hartland Road Park & Ride.
 8. **Township Property & Pump Station Relocation:**
Mr. Gallentine: Explained why they are proposing to relocate the pump station.
 9. **Comments from Other Reviewers:**
Further comments will be required from other reviewers as project details are refined.
- **MISCELLANEOUS COMMENTS:**
Chairman Fox: Gave a brief history of the infrastructure task force. MDOT, LCRC, the Township, the developers and the consultants of the north and south side of M-59 have been working for over 18 months to develop a plan that can deal with the traffic generated from the developments and future growth in Hartland Township and surrounding areas.
Mr. Kilian: Presented a computer model of the road improvements proposed for the area. He described the improvements to surrounding roads and the impact on traffic.
Mr. Eickhoff: The roundabout will help slow down traffic and provide a safer environment for travelers.
Commissioner Crouse: Commends the task force with regards to the traffic plan.
Chairman Fox: Noted that the plan incorporates a streetscape, which is in the design phase at this time.
Commissioner Newsom: Would like to see more snapshots of the road plan.
Commissioner Crouse: Asked if the soil on the site was tested for contamination?

Mr. Sutscheck: The appropriate tests were made and sent to MDEQ. Soil tests were also done to determine the quality of the soil for supporting the proposed buildings that will be constructed on the site.

Commissioner Crouse: Would like to see results of soil studies. He asks if there is any concern that the work on the site would disrupt the contamination?

Mr. Eickhoff: The placement of the buildings is being done so that nothing will be disturbed.

Commissioner Newsom: Asked if they would provide a copy of the "BEA" assessment?

Mr. Sutscheck: Yes.

The applicant will modify the plans to reflect comments made this evening and resubmit them for further review. The Preliminary Phase of the PD Ordinance is not complete at this time.

9. **ZONING TEXT AMENDMENT #339**

APPLICANT: LINDHOUT ASSOCIATES / DAVID A. RICHARDSON

Proposed amendment to Article #21, "OS" Office Service District.

Set Public Hearing for November 8, 2007.

Move to set a Public Hearing on November 8, 2007 for Zoning Text Amendment #339 for Lindhout Associates & David Richardson for the proposed amendment to Article #21 "Office Service District". Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

10. **CALL TO THE PUBLIC:**

Katie Schlueter, 1575 Shoreline Dr.: In reference to the "Hartland Towne Square" development, it is true that they only need to use due care on the site, she is asking Ramco-Gershenson to voluntarily go above and beyond the requirements of the MDEQ to redeem the property, thus making it a "Recognizable Benefit" of this development. She has a packet, which explains what due measures are. She will provide this to the PC. She requested the PC look at the detention pond to the north and where it is situated in relation to the existing wetlands.

11. **PLANNER'S REPORT:** *None at this time.*

12. **COMMITTEE REPORTS:**

Commissioner Crouse: Asked if the Township has ever hired anyone to look into the "Oasis" site to get an independent environmental evaluation.

Commissioner Newsom: We have the ability to request an environmental impact study and feels that it would be appropriate to wait and see the results of the information that the applicant provides before making such a request.

13. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 9:57 p.m.

Motion Hopkins. Second Crouse. Voice Vote. Motion Carried. 7-0-0.

This is a Draft until Final Approval.

Submitted by,

Leslie M. Sauerbrey
Recording Secretary

Laura J. Killinger
Planning Commission Secretary