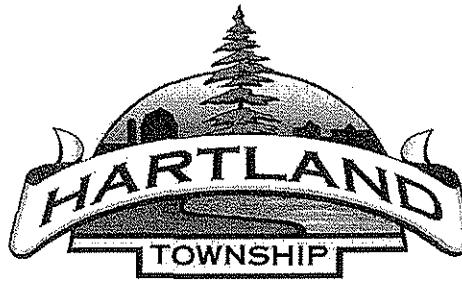


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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
Laura Hill Secretary	Alex Rataj
	Keith Voight

PLANNING COMMISSION - REGULAR MEETING

OCTOBER 26, 2006 at 7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF OCTOBER 26, 2006 PLANNING COMMISSION AGENDA
5. APPROVAL OF OCTOBER 12, 2006 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC

Call to the public participants should proceed to the front desk when addressing the Commission. The Commission will not debate or respond at this time. Please clearly state your name and address for the public record.

3-MINUTE TIME LIMIT

PUBLIC HEARING

7. PLANNED DEVELOPMENT SITE PLAN APPLICATION #423 P  
APPLICANT: VILLAGE MANOR RETIREMENT OF HARTLAND / BRIAN CROUSE  
*Construction of a 136-unit residential retirement building located on the north side of M-59, west of the former Hartland High School -Preliminary Review*

OLD AND NEW BUSINESS

8. SIGN PERMIT APPLICATION #578  
APPLICANT: MID MICHIGAN NEON  
*Wall sign for "Platinum Home Improvement" in Fountain Square at 4996 Highland Road*
9. PLANNED DEVELOPMENT / SITE PLAN APPLICATION # 424 C  
APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT COMPANY LLC / WILLIAM EISENBERG  
*Construction of an 187,434 square foot Wal-Mart and redevelopment of the Hartland Plaza for an additional 114,550 square foot of retail – Conceptual Review*

10. CALL TO PUBLIC  
3-MINUTE TIME LIMIT

11. PLANNER'S REPORT
12. COMMITTEE REPORT
13. ADJOURNMENT

NEXT MEETINGS

NOVEMBER 9, 2006 @7:00 PM  
NOVEMBER 16, 2006 @7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION**  
**OCTOBER 26, 2006**  
**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 Voight, Commissioner Hopkins, Commissioner Rataj, Commissioner Newsom, Commissioner Crouse. **Absent:** Commissioner Hill.  
*Also Present: Amy Chesnut & Heather McPhail, McKenna Associates  
Denise Lutz, Deputy Zoning Administrator  
Leslie Sauerbrey, Recording Secretary*

4. **APPROVAL OF OCTOBER 26, 2006 PLANNING COMMISSION AGENDA**

Move to approve the Planning Commission Meeting Agenda for October 26, 2006.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF OCTOBER 12, 2006 PLANNING COMMISSION MEETING MINUTES**

Move to approve the Planning Commission Meeting Minutes for October 12, 2006 as amended.  
Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

Correction: Item #9 (page 3: under Ms. Chesnut comment) add "LC" as a district in which a personal fitness center would be permitted as a Special Use.

6. **CALL TO PUBLIC**

**Katie Schlueter, 1575 Shoreline Dr.:** Lake area residents were invited to meet with Mr. Eisenberg and their consultants regarding Item #9 on the agenda. She brought a GIS photo depicting the woodlands and wetlands showing their relationship to the GC and residential developments.

**Bill Vicary, 610 Alayne Ct.:** Concerned with storm water run-off from the proposed Wal-Mart into Round Lake. He feels that the water run-off from this development could be piped under M-59 and up the hill north. This would remove the problem of it flowing into Round Lake.

**Bob Cartwright, 1675 Shoreline Dr.:** It is important to keep the water on the site and away from Round Lake. The PC needs to encourage the developers to protect the shoreline.

**Tom Anderton, 848 Long Lake Dr.:** Concerned about water run-off. An inadequate job was done along Blaine Rd. to prevent run-off from US 23 when MDOT rebuilt the interchange. If this development is not done right there will be serious issues.

**Neil Harrison, 1407 Division Dr.:** Concerned about the amount of retail development in the area. The Master Plan in Hartland is a good plan and should be followed.

**Lillian Terzano, 800 Long Lake Dr.:** She is very upset about Wal-Mart coming so close to the subdivision and polluting the lake. She had the impression that Wal-Mart would be built across M-59.

**PUBLIC HEARING**

7. **PLANNED DEVELOPMENT SITE PLAN APPLICATION #423P**

**APPLICANT: VILLAGE MANOR RETIREMENT OF HARTLAND / BRIAN CROUSE**

*Construction of a 136-unit residential building located on the north side of M-59, west of the former Hartland High School - Preliminary Review*

**Present:** *Josh Stein, SD Property Advisors, LLC.*

*Jordan London, Edmund London & Associates*

*Wayne Perry, Desine Inc.*

**Public Hearing opened at 7:17 p.m.**

For applicant Village Manor Retirement of Hartland, Tax ID #08-20-300-003. The applicant is at step six (6) of a twelve (12) step process required for a Planned Development.

For the record, at the Planning Commission meeting on September 14, 2006 a Public Hearing was scheduled for today, October 26, 2006. All Public notice requirements for this Public Hearing have been met.

**Mr. Perry:** Reviewed the proposed plan.

**Mr. London:** Reviewed the proposed architecture of the retirement community including the design of the building and the proposed materials to be used.

**Ms. Chesnut:** Summarized the McKenna Review letter dated October 18, 2006. The letter does not recommend approval at this time, but suggests that the Planning Commission proceed with the Public Hearing and provide comments to the applicant relative to open issues.

**Public Comments:**

**Dennis Moryc, 9011 Rotondo Dr.:** Asked how close the development is going to come to Cullen Rd.? He asked the PC to take into consideration the need for a lot of landscaping. The architectural design looks good.

**Katie Schlueter, 1575 Shoreline Dr.:** Asked if this property will drain to the north or towards M-59, which would ultimately drain into Round Lake? This may be a good time for the community to consider a wellhead protection program.

**Pierre Koudelka, 9020 Rotondo Dr.:** He would like the brick to be on all four sides of the building. He is concerned about what is going to happen to the land adjacent to Hartland Estates and Cullen Rd. He does not want to see a lot of hotels, etc in this area. He wants to emphasize the importance of buffers and encourages the PC to look at all of the acreage owned by this developer and plans for it not just this site.

**Bob Cartwright, 1675 Division Dr.:** Commented on storm water run-off and the ways it could be handled.

**Neil Harrison, 1407 Division Dr.:** Questioned the storm water run-off and the possibility of buffers helping prevent run-off while adding to the attractiveness of the development.

**Public Hearing closed at 7:43 p.m.**

**Planning Commissioners Questions and Comments:**

**Mr. Perry:** Answered some of the questions that were brought up by the public. This project is located approximately sixteen hundred (1600) feet east of Cullen Rd. Regarding storm water, they have developed a long-term wet detention basin. The site drains to the south.

**Mr. London:** All four sides of the building have a substantial amount of brick with ninety percent (90%) brick on the front, seventy percent (70%) on the sides and forty (40%) on the rear.

**Commissioner Hopkins:** Clarified that certain features such as windows, etc. were not taken into consideration when the building material calculations were initially prepared.

**Ms. Chesnut:** Explained how the percentages will be affected when everything is calculated into the plan. The percentages mentioned will actually be lower when consideration of windows, etc. is taken into account. The PC needs to determine whether the amount of brick is acceptable or whether more masonry will be required.

**Commissioner Hopkins:** Questioned the type of brick material and the rear elevation. He felt there should be masonry product at the service entrance in the back.

**Mr. London:** We will be using clay brick for both the light and dark colored brick.

**Commissioner Hopkins:** Questioned the siding product.

**Mr. Jordan:** All of the siding shown on the print will be Hardi-Board siding and no vinyl siding will be used.

**Chairman Fox:** Felt great improvements have been made to the plan since the Conceptual Review. The siding proposed would be acceptable to him since this a residential structure.

**Commissioner Rataj:** The developers did a good job taking into consideration the comments from the PC at the Conceptual Review.

**Commissioner Crouse:** Questioned the property to the west and the future road to the northwest. Asked if there are plans in the making and what is the need, purpose of the road?

**Mr. Perry:** This project will be connected to the future Waldenwoods project with the road shown on the drawing.

**Commissioner Crouse:** Are the open space calculations including the new MDOT future right-of-way?

**Mr. Perry:** No.

**Commissioner Newsom:** Environmentally friendly ways to deal with storm water management would be beneficial.

**Commissioner Voight:** He likes the architectural design changes. He feels this proposal complies with the Master Plan. Density is not an issue at this time and detention basins and storm water have been addressed. He likes the idea of sidewalks.

**Ms. Chesnut:** Asked if the PC wants a full traffic study. This PD is smaller than other PD's and will have a relatively low impact.

**Mr. Perry:** The basic traffic calculations were provided and are very low in comparison to the traffic on M-59.

**Commissioner Rataj:** Can the traffic study requirement be waived due to the low traffic involved in this site?

**Commissioner Crouse:** Asked if the PC has a responsibility to obtain a traffic study.

**Ms. Chesnut:** Whether information from a traffic study is required is up to the PC to determine. It is the size of the development, not the size of the site that would dictate the need for a full traffic analysis.

**Chairman Fox:** What is the traffic generated from this site when compared to a single-family residential development?

**Mr. Stein:** The facility will not generate a lot of traffic.

**Mr. London:** Other traffic studies with this type of development show a low impact.

**Commissioner Crouse:** Asked if the Ordinance requires a traffic analysis? Thinks there is value in a traffic analysis even though this development may have a low impact.

**Mr. Perry:** Asked if the numbers provided in the impact study are adequate or would the PC like an additional study completed?

**Commissioner Hopkins:** The numbers provided are fine.

**Chairman Fox:** He is comfortable with the data provided and was only looking for a residential equivalent number to justify not requiring any additional traffic studies.

**Mr. Perry:** Will provide the residential equivalent information in the next submittal.

**Commissioner Hopkins:** Will the entrance to this development be utilized as an access point when this becomes connected to the larger development? The pathway is a good idea but he would like to see how the connection over to the Senior Center is going to happen. The plan should include installation of the pathway on the school property. He asked if they have spoken with the Senior Center regarding how this is going to affect their operation. Will there be transportation services for the residents?

**Mr. Stein:** There will be transportation to doctors, other appointments, larger shopping areas and activities. They would like the seniors from the Senior Center to come over for bingo night, seminars, etc.

**Commissioner Hopkins:** Asked if the Drain Commissioner's comments regarding the grading change at the rear of the property have been addressed?

**Mr. Perry:** All of the Drain Commissioner's issues have been resolved.

**Commissioner Hopkins:** There may be opportunities to come up with a creative storm water management plan.

**Chairman Fox:** Confirmed that the issues raised by the Fire Marshall have been resolved.

*The PC did not take any action on this item at the meeting. The applicant was encouraged to address the issues raised and provide the additional information required that was mentioned in the McKenna review letter. The applicant can then return for a PD Preliminary Review.*

**8. SIGN PERMIT APPLICATION #578**

**APPLICANT: MID MICHIGAN NEON**

*Wall sign for "Platinum Home Improvement" in Fountain Square at 9996 Highland Rd.*

*Present: No one representing the applicant was present.*

Move to approve Sign Permit Application #578, Tax ID #08-28-100-036, for Mid Michigan Neon, sign "Platinum Home Improvement."

Motion Rataj. Second Voight. Voice Vote. Motion Carried. 6-0-1.

**9. PLANNED DEVELOPMENT / SITE PLAN APPLICATION #424C**

**APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT COMPANY LLC. / WILLIAM EISENBERG**

*Construction of an 187,434 square foot Wal-Mart and redevelopment of the Hartland Plaza for an additional 114,550 square foot of retail space - Conceptual Review.*

*Present: William Eisenberg, Grand Sakwa Properties, LLC.*

*Tad Krear, Land Design Studio*

*Dr. Don Tilton, Environmental Consulting & Engineering*

*Mark Highland, Ivanhoe-Huntley*

*Mark Drain, Rogvov Architects*

*Mike Labadie, Tetra Tech (Traffic Consultant)*

**Mr. Krear:** Presented the proposed development on this site and issues affecting the surrounding area.

**Dr. Tilton:** Presented current storm water management systems and potential concepts for this site.

**Ms. Chesnut:** Reviewed the McKenna review letter dated October 19, 2006. It is appropriate to consider the applicant's eligibility criteria now since this is a Conceptual Review.

**Mr. Eisenberg:** Illustrated the property that is under the developer's control.

**Mr. Highland:** Described the land division request currently at the Township. They need to maintain an easement to access the high and dry portion of the site.

**Commissioner Hopkins:** Asked if the developers will have to come back and amend the PD if they would like to place something on the land that has nothing on it when it becomes part of the development?

**Ms. Chesnut:** Yes, any changes to the PD will have to be reviewed and approved by the Township.

**Commissioner Crouse:** Would like to see the developers work with the residents and be creative. The piece of land on Blaine Rd. was planned for transition.

**Commissioner Voight:** Would like to see a reduction in the number of curb cuts on M-59. The applicant should work with McDonalds and other businesses to eliminate some of the existing curb cuts. He does not like the additional stoplight at the right in/right out driveway. He could be flexible on the setbacks if the area on Blaine Rd. is preserved. There needs to be a transition from this development to the residential area and transition from US 23. The current property on Blaine Rd. helps maintain a natural look from US 23 and provides screening so you do not see a sea of asphalt. Asked if the storm water along Blaine Rd. and US 23 will be incorporated into this plan?

**Commissioner Rataj:** Questioned the right in/right out entrance to the site. There many not be enough land between the Burger King and the gas station. There are large utilities going down that road and that needs to be considered.

**Commissioner Hopkins:** There are many issues for the development of this site as proposed. He would like to see some evidence showing what they can do with the reduced setbacks along Blaine Rd. and if they could somehow deal with the run-off from US 23 and Blaine Rd. If so, that would be considered a community benefit. A maintenance agreement spelling out how the storm water system is going to be maintained and if it is not maintained, how the Township can maintain it and be reimbursed should be included. The double silt fence idea is good and he supports the preservation of the piece on Blaine Rd. The exterior of the Dairy Queen facility will need to be upgraded to compliment the development. The applicant will need to follow the Big Box standards for parking. The Grand Blanc development is beautifully done. Hopefully, the retention ponds will look as nice in this location. The architecture of this development will need to be similar to the Grand Blanc store. Features like brick behind the sign, screening of the truck dock, windows, trim and awnings, all brick and not EIFS are important details to the plan. Traffic will have to be dealt with and they will have to work with outside agencies to reach an acceptable plan. Asked if the existing storm water basins are going to be removed? He would like to see an explanation on how the nutrients in the storm water will be removed.

**Dr. Tilton:** Described the possibilities of what to do with the existing basin and the benefits of each possibility. They are still studying the best solution. It will be integrated into the new system.

**Mr. Eisenberg:** A traffic study has been completed.

**Commissioner Newsom:** Appreciated the presentation. He stated concerns about expanding the commercial district one more time. The Master Plan calls for a residential area here and he is not convinced this should be expanded to a commercial area. He echoes the other comments of the PC members.

**Chairman Fox:** He supports most of the comments of the PC members. Preservation of the Blaine Rd. property is important and if they can deal with the US 23 storm water run-off that would be a community benefit. He would like this development to be the trendsetter for storm water and water retention in Hartland. The Grand Blanc site is beautiful. He agrees with Commissioner Hopkins regarding the Dairy Queen. He would like to see them use the same color scheme as the Grand Blanc project. It would be wise to show the community pictures of what is being presented to the PC.

**Mr. Drain:** Reviewed photographs of the Grand Blanc facility for the PC and the community.

**Commissioner Hopkins:** Reminded the applicant that the Big Box standards prohibit the outdoor display, sale or storage of merchandise.

**Mr. Eisenberg:** Traffic concerns are extremely important to the developers.

**Commissioner Crouse:** Asked how the existing strip mall to the east would be updated.

**Mr. Eisenberg:** We will take it down and use what they can, most likely the foundation and the steel.

**Mr. Labadie:** Presented a preliminary traffic study. They will address comments from MDOT and LCRC. The report is ninety-nine percent (99%) complete. It identifies traffic problems for existing conditions and then adding background and then adding this development. Traffic problems can be addressed through traffic signal phasing and/or timing. Another option is to widen the road. There is no light for the right in/right out entrance/exit.

**Commissioner Hopkins:** It appears the traffic study looks like the best possible scenario. The PC will have to come to some kind of understanding where these numbers came from and whether or not they are accurate. Currently, traffic rarely flows as well as the computer generated traffic simulation is presenting.

**Chairman Fox:** Reminded everyone that the PC has the opportunity to request an independent review of the traffic study and they will probably exercise that option.

*It was the consensus of the PC that the applicant has met the requirements of the Conceptual Phase of the PD process with the Planning Commission.*

## 10. CALL TO PUBLIC

**Mary Beth Vicary, 610 Alayne Ct.:** She is not in favor of a Wal-Mart at this location and disagrees with the traffic study. She is concerned about traffic on Blaine Rd. and asks if the roadway system is going to be improved and who is going to pay for it? She does not want to see a massive parking lot. She agrees with Commissioner Hopkins regarding the maintenance contract. She is concerned about the property along Blaine Rd. and the use of it as an easement.

**Dick McDonald, 10564 Blaine Rd.:** Commented on the traffic study. The busy time is after commuters get into town closer to 6 pm. The traffic study does not reflect what is really happening.

**Patrice Heath, 10425 Blaine Rd.:** With the two proposed accesses coming out of Wal-Mart, left hand turns at Blaine Rd. may cause some problems. She is concerned that many people leaving the Wal-Mart site will turn left and go into the residential area. She is not in favor of this at all.

**Neil Harrison, 1407 Division Dr.:** Commented on the traffic study. There is additional traffic on Friday evening and Sunday afternoon. There is not a lot of access east and west other than M-59. There is a considerable amount of growth occurring that does not conform to the Master Plan. He is concerned about traffic on M-59 and US 23. The ideal place for developers is Hartland because of all the open space. He doesn't want Hartland to become a retail destination for developers.

**Tom Anderton, 848 Long Lake Dr.:** Concerned about the traffic study, the traffic patterns and software running this plan. Traffic going left will open itself to many traffic accidents. Wants the PC to hold the line and get what they need (benefits) back for what is best for the community.

**Katie Schlueter, 1575 Shoreline Dr.:** Blaine Rd. is treated as a service drive. Asked if a fly by animation could be done from the east side of the lake. She is concerned that if the trees come down, not only will the buildings be seen but also the highway behind it. Can anything be done to tie the wetland behind the shopping center that will be preserved to the twenty-five (25) acre piece that is not in control of this developer. Both areas should be preserved. This would be a huge benefit to the community.

**Janice Carr, 1412 North Ct.:** There are a number of problems with the proposed development; such as traffic and building on the lake. Wal-Mart would be better suited in a different location.

## 11. PLANNER'S REPORT - *None at this time.*

## 12. COMMITTEE REPORT

**Commissioner Newsom:** There was an interpretation issue at the last ZBA meeting. The way the Ordinance was written does not require additional setbacks from easements. The recommendation from the ZBA is that the PC reviews the Ordinance for potential language changes.

*(This item will be addressed as a discussion item at a future PC meeting.)*

**Commissioner Voight:** The MDOT traffic study may not be enough. The normal traffic pattern may not be applicable. He would hate to see the whole development destroyed because the traffic problems were not mitigated early on. He requested that Commissioner Hopkins bring this up to the Board during their Conceptual Review of the Wal-Mart project.

## 13. ADJOURNMENT

Move to adjourn the Planning Commission meeting at 10:19 p.m.

Motion Voight. Second Crouse. Voice Vote. Motion Carried. 6-0-1.

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

Submitted by,

Leslie M. Sauerbrey  
Recording Secretary

  
Laura J. Hill  
Planning Commission Secretary