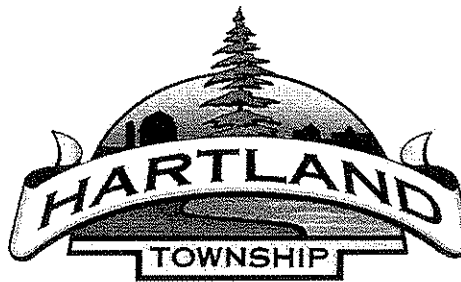


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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
Laura Hill Secretary	Alex Rataj
	Keith Voight

PLANNING COMMISSION - REGULAR MEETING

SEPTEMBER 14, 2006 at 7:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF SEPTEMBER 14, 2006 PLANNING COMMISSION AGENDA**
5. **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

6. **ZONING AMENDMENT APPLICATION #327**

APPLICANT: HARTLAND TOWNSHIP

Amending Zoning Ordinance #37 to comply with Public Act 110 Michigan Zoning Enabling Act, incorporate dumpster enclosure standards, require Planned Developments take access from a paved road, and correct application procedures.

OLD AND NEW BUSINESS

7. **SITE PLAN APPLICATION #422**

APPLICANT: THE SCHAEFER CLUB / JOHN SCHAEFER, DIRECTOR OF THE SCHAEFER CLUB

Conversion to a condominium form of ownership for the Schaefer Club located at 1397 thru 1439 Division Drive

8. **SITE PLAN APPLICATION #403**

APPLICANT: FLAGSTAR BANK/DARREN PIONK

Construction of a bank with drive-thru at the Shops at Waldenwoods

9. **PLANNED DEVELOPMENT SITE PLAN APPLICATION #423C**

APPLICANT: VILLAGE MANOR RETIREMENT OF HARTLAND/BRIAN CROUSE

Construction of a 116-unit residential retirement building located on the north side of M-59, west of the former Hartland High School – Conceptual Review

10. **DISCUSSION ON PLANNED DEVELOPMENT ENGINEERING REVIEW PROCEDURES**

11. **CALL TO PUBLIC**

3-MINUTE TIME LIMIT

12. **PLANNER'S REPORT**

13. **COMMITTEE REPORT**

14. **ADJOURNMENT**

NEXT MEETINGS

September 28, 2006 @ 7:00 PM

October 12, 2006 @ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

SEPTEMBER 14, 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:** Commissioner Hill, Chairman Fox, Commissioner Voight, Commissioner Crouse, Commissioner Hopkins and Commissioner Rataj. **Absent:** Commissioner Newsom.

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

4. **APPROVAL OF SEPTEMBER 14, 2006 PLANNING COMMISSION AGENDA**

Move to approve the Planning Commission Meeting Agenda for September 14, 2006.
Motion Hill. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

5. **CALL TO PUBLIC** - *No one came forward.*

6. **PUBLIC HEARING FOR ZONING AMENDMENT APPLICATION #327**

APPLICANT: HARTLAND TOWNSHIP

AMENDING ZONING ORDINANCE #37 TO COMPLY WITH PUBLIC ACT 110, MICHIGAN ENABLING ACT, AS WELL AS INCORPORATING DUMPSTER ENCLOSURE STANDARDS, REQUIRE PLANNED DEVELOPMENTS TAKE ACCESS FROM A PAVED ROAD AND CORRECT APPLICATION PROCEDURES.

Public Hearing opened at 7:02 p.m.

For Applicant Hartland Township, Zoning Amendment Application #327, amending Hartland Township Zoning Ordinance #37, Articles 1, 2, 3, 4, 12, 13, 13A, 14, 15, 15A, 16, 17, 18, 19, 29, 31, 33 and 34 updating requirements of the Michigan Zoning Enabling Act, Public Act 110 of 2006 and other minor updates to the Ordinance, including amendments to Articles 3, 9, 24, 29 and 33.

For the record, at the Planning Commission meeting on August 10, 2006 a Public Hearing was scheduled for today September 14, 2006. All Public notice requirements for this Public Hearing have been met. Copies of the proposed amendments have been available at the Hartland Township Hall.

Ms. Chesnut: Explained the purpose of Zoning Amendment Application #327. This will bring Zoning Ordinance #37 into compliance with the Michigan Zoning Enabling Act, Public Act 110 of 2006. Other amendments to Articles 3, 9, 24, 29, 33 are additional information detailing requirements the Township already requires.

Public Comment: *No one came forward.*

Public Hearing Closed at 7:06 p.m.

Planning Commissioner Questions and Comments: *The proposed amendments to the Zoning Ordinance on this application have been discussed at previous PC meetings.*

Move to recommend approval of Zoning Amendment Application #327 for Hartland Township, amending Hartland Township Zoning Ordinance #37, Articles 1, 2, 3, 4, 9, 12, 13, 13A, 14, 15, 15A, 16, 17, 18, 19, 24, 29, 31, 33 and 34 to bring them into compliance with Public Act 110 of 2006 and detail requirements that the Township already requires.

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

7. SITE PLAN APPLICATION #422

APPLICANT: THE SCHAEFER CLUB

CONVERSION TO A CONDOMINIUM FORM OF OWNERSHIP

Present: John Schaefer and Dave Henry, Directors of the Schaefer Club

Mr. Schaefer: Explained the purpose of the application is to allow the residents to have individual ownership of their home sites. The site will not be changed.

Ms. Chesnut: Summarized the McKenna letter dated July 18, 2006.

Commissioner Hopkins: Questioned how this will affect riparian rights.

Ms. Chesnut: Stated the riparian rights are not affected. The only thing that is affected are the legal aspects of ownership.

Chairman Fox: Asked if residents are aware that there will be quite a challenge to change or modify any of the existing buildings.

Mr. Henry: Stated the residents have been involved with the process of this transformation since the beginning of the process and are fully aware.

Commissioner Rataj: Requested pictures or drawings to demonstrate what the buildings look like before any proposed transformation so the Township has a record of it.

Mr. Henry: Stated that information is readily available.

Ms. Chesnut: Explained that any additions or modifications to site or structures will have to meet the Township Zoning Ordinance and have to go through the appropriate Township review process.

Move to recommend approval of Site Plan Application #422, Tax ID #08-27-101-041 & 08-28-200-001 for the Schaefer Club, citing the letter received from Foster, Swift, Collins & Smith dated August 30, 2006.

Motion Hopkins. Second Hill. Voice Vote. Motion Carried. 6-0-1.

8. SITE PLAN APPLICATION #403

APPLICANT: FLAGSTAR BANK

CONSTRUCTION OF A BANK WITH DRIVE-THRU AT THE SHOPS AT WALDENWOODS

Present: No one representing the applicant was present.

Move to table Site Plan Application #403 for Flagstar Bank per the applicant's request in a letter dated September 14, 2006, by Darren Pionk of Atwell-Hicks.

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

9. PLANNED DEVELOPMENT SITE PLAN APPLICATION #423C

APPLICANT: VILLAGE MANOR RETIREMENT OF HARTLAND

**CONSTRUCTION OF A 116-UNIT RESIDENTIAL RETIREMENT BUILDING
CONCEPTUAL REVIEW**

Present: Josh Stein, SD Property Advisors, LLC.

Jordan London, Edmund London & Associates (Architect)

Wayne Perry, Desine Inc.

Mr. Perry: Explained the Conceptual Site Plan.

Mr. London: Explained the architecture of the building.

Ms. Chesnut: Summarized comments from the McKenna Associates letter dated August 22, 2006.

The PC commented on McKenna's August 22, 2006 Conceptual Review Comments:

• ELIGIBILITY

Commissioner Crouse: Asked what is the purpose of the twenty (20) acre minimum for a PD?

Ms. Chesnut: Explained that most communities require a minimum because they do not want small acreage PD's. There isn't a magic number. It depends on comfort level of the community.

Commissioner Hopkins: Stated the PC isn't accepting the benefits as presented in the Conceptual Plan.

Mr. Perry: Stated the benefits are what will be approved in the Final Plan and not what is presented in the Conceptual Plan.

Commissioner Hopkins: Asked about the need for the two-bedroom unit.

Mr. Stein: Explained the additional bedroom in the plan gives the resident that has moved from a larger home the opportunity to have additional space in their unit.

- **DENSITY**

The Planning Commission recognizes the applicant is requesting a density up to 10.71 dwelling units per gross acre for the total 136 units (Phase I & II). The applicant will have to demonstrate design excellence in accordance with Section 29.03.C for the Township to consider awarding the density bonus being requested.

- **DESIGN DETAILS**

- a. **Building Height:**

Mr. London: The building is designed to meet the height restrictions of the Ordinance. We will change the drawing to accurately reflect the correct method of height measurement required by the Township.

- b. **Architecture and Building Materials:**

Mr. London: Would like to use materials other than brick. He has two concerns: 1) How to break up the large scale of building and 2) Additional brick will cost more.

Chairman Fox: Stated the architectural standards were developed for a reason. Vinyl siding is not favorable or permitted by Ordinance as they are proposing to use it. There are other ways to break up the scale of the building. He appreciates the cost concerns but states that the location on M-59 is the reason why the architectural standards were originally put in place.

Commissioner Rataj: Inquired about what is going to happen with the recreational facilities in this area. The football field is still being utilized.

Mr. London: Stated that the recreational facilities would not negatively affect the residents.

Commissioner Hopkins: Questioned the building materials proposed. He would like to see masonry brought up through the second floor.

Commissioner Hill: Felt that the entire second floor should be brick

Commissioner Rataj: Stated that there should be something other than siding.

- c. **Parking:**

Ms. Chesnut: Stated less parking is desirable if the applicant can provide documentation supporting the reduction in the required number of parking spaces.

Mr. Stein: Explained that ten to fifteen percent (10-15%) of residents will bring cars with them. There is ample parking for residents, visitors and employees.

Chairman Fox: Stated that if additional parking is needed they could add it at a later date. The area for additional parking could be designated on the site plan so we could see where it could go if it is needed.

- d. **Landscaping and Screening:**

Chairman Fox: Requested a cross section of the proposed parking area in front of the building be provided so the PC can evaluate the screening and the storm water improvements.

Commissioner Hopkins: Questioned if the detention basin will hold water.

Mr. Perry: Explained the intent of the detention basin is to hold water. Soil studies have not been completed at this time. When they have been completed he will know how they will accomplish this.

e. Open Space:

It was the consensus of the PC that the forty percent (40%) of open space that the applicant has presented is desirable but the open space calculations must be shown on the site plan.

f. Natural Features:

The Planning Commission encouraged the applicant to preserve the existing natural features on the north, east and west portions of the site.

g. Pedestrian Amenities:

Commissioner Crouse: Suggested the addition of a sidewalk to the Senior Center would be desirable.

Commissioner Hopkins: Questioned the location of the pathway along the north side of M-59.

Mr. Perry: Stated there are elevation issues that will need to be dealt with. Boardwalks can be a maintenance issue.

• **ADDITIONAL COMMENTS**

Commissioner Crouse: Asked if this PD is legally connected to the Waldenwoods development.

Ms. Chesnut: Right now this is its own entity.

Commissioner Hill: Noted to the applicant that there are some inconsistencies on the Site Plan and the Legal Description as it relates to the Parcel ID number.

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.

Move to recommend to the Hartland Township Board that they grant a waiver for the minimum acreage size requirement for a PD for Site Plan Application #423, requested in the letter submitted by Wayne Perry dated July 27, 2006.

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

Commissioner Voight: The Fire Marshall's comments should be taken into account.

Commissioner Rataj: The Williams & Works review comments should also be considered.

Mr. Perry: Explained the Fire Marshall's comments regarding curbs in the parking area.

Ms. Chesnut: Will discuss with the Fire Marshall his comments regarding the style of curb he requested.

Move to set a Public Hearing for October 26, 2006 for Site Plan Application #423 for Village Manor Retirement of Hartland.

Motion Hill. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.

10. DISCUSSION ON PLANNED DEVELOPMENT ENGINEERING REVIEW PROCEDURES

Present: Frank Patrello, Williams & Works (Township Engineer)

Ms. Chesnut: Explained this item is on the agenda so we can discuss the timing of engineering requirements as they relate to larger "phased in" PD developments.

Mr. Patrello: Explained every site plan that comes through the Township is site specific. Requiring the applicant to perform all of the engineering at the preliminary phase of the PD may be too much. Stated he would like to see a preliminary grading plan and a contour map at preliminary.

Commissioner Hopkins: Stated the Ordinance needs to be changed.

Mr. Patrello: An overall plan is important however he does not want to see the applicants backed into a corner by requiring final engineering at preliminary.

Mr. Voight: Asked if this is just a matter of interpretation.

Commissioner Hopkins: Stated that Preliminary Review does not allow flexibility.

The Planning Commission formed a subcommittee to review the PD Ordinance and return with suggestions to the whole PC. The subcommittee will consist of Commissioner Crouse, Chairman Fox, Amy Chesnut, Heather McPhail, Frank Patrello, Wayne Perry, Frank Crouse and Brian Crouse.

11. CALL TO PUBLIC - *No one came forward.*

12. PLANNER'S REPORT - *None.*

13. COMMITTEE REPORT - *None.*

14. ADJOURNMENT

Move to adjourn the meeting at 8:52 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