

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

JUNE 22, 2006

7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JUNE 22, 2006 PLANNING COMMISSION AGNEDA
5. APPROVAL OF JUNE 8, 2006 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC

**THE COMMISSION REQUESTS THAT CALL TO PUBLIC PARTICIANTS PROCEDE TO THE MICROPHONE ON THE FRONT DESK WHEN ADDRESSING THE COMMISSION. THE PLANNING COMISSION WILL NOT DEBATE OR RESPOND AT THIS TIME.
3-MINUTE TIME LIMIT**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: FOX RIDGE HOMES LLC SITE PLAN / PLANNED DEVELOPMENT APPLICATION #420
AMENDMENT TO THEIR SITE PLAN / PLANNED DEVELOPMENT APPLICATION #352 AMENDING PLANNED DEVELOPMENT AGREEMENT SECTION 21 ZONED PD
8. APPLICANT: LINDHOUT ASSOC.-NICK PALIZZI / LINDSAY OMSTEAD SITE PLAN APPLICATION #416
SECTION 21 ZONED GC "THE SPORTS PAGE BAR"
9. APPLICANT: LINDHOUT ASSOC.-NICK PALIZZI / LINDSAY OMSTEAD SIGN PERMIT APPLICTION #568
SECTION 21 ZONED GC "THE SPORTS PAGE BAR"
10. SHOPS AT WALDENWOODS DISCUSSION ON M59 "ROAD RIGHT OF WAY"
11. APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION ZONING AMENDMENT APPLICATION #325
AMENDING HARTLAND TOWNSHIP ZONING ORDINANCE #37
PROPOSING A SUBSECTION IN: ARTICLE 10 SITE DEVELOPMENT STANDARDS APPLICABLE TO SPECIFIC USES
SECTION 10.02 SITE DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL USES
*STANDARDS FOR SHOPPING CENTERS AND OTHER BUILDINGS OVER 60,000 SQUARE FEET
PROPOSING AMENDMENTS TO: ARTICLE 7 LANDSCAPING, LIGHTING, AND SIGNS
SECTION 7.09 LIGHTING
12. CALL TO PUBLIC
3-MINUTE TIME LIMIT
13. COMMITTEE REPORT
14. ADJOURNMENT

NEXT MEETINGS

JULY 13, 2006 @7:00 PM
JULY 27, 2006 @7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
JUNE 22, 2006
7:00 P.M.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Present: Commissioner Voight, Commissioner Rataj, Commissioner Hill, Chairman Fox, Commissioner Hopkins, Commissioner Newsom, Commissioner Crouse.

4. **APPROVAL OF JUNE 22, 2006 PLANNING COMMISSION AGENDA**

Move to approve the Planning Commission Meeting Agenda for June 22, 2006.
Motion Hill. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

5. **APPROVAL OF JUNE 8, 2006 PLANNING COMMISSION MINUTES**

Move to approve the Minutes of the June 8, 2006 Planning Commission Meeting.
Motion Hill. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

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

OLD AND NEW BUSINESS

7. **APPLICANT: FOX RIDGE HOMES LLC.**

SITE PLAN/PLANNED DEVELOPMENT APPLICATION #420

AMENDMENT TO SITE PLAN/PLANNED DEVELOPMENT APPLICATION #352

Present: Nicole Andriani, Planning Coordinator-Crosswinds Communities
Wayne Perry, Desine Inc.
Amy Chesnut, McKenna Associates

Mr. Perry: Summarized the work completed so far. They are requesting two changes to the original Site Plan. The first is to change from two to three phases due to the economy. The other is revising the unit type and dimensions for building 7.

Ms. Chesnut: Recommended a motion to determine this to be a major change and recommends approval of the revised plan.

Commissioner Hopkins: Asked questions regarding the storm water system. Mr. Perry explained the storm water systems for phase two and three.

Commissioner Hopkins: Asked if the infrastructure is already in place for phase three. Mr. Perry stated that the phase three infrastructure is not in place yet.

Commissioner Crouse: Asked if phase one has utilities. Mr. Perry stated that phase one which is already approved, has all the utilities.

Move to determine Site Plan Application #420 for Fox Ridge Homes LLC. Tax ID #08-21-300-025, a major change per Hartland Township Zoning Ordinance 37, Article 33.02.K.4.C.
Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 7-0-0.

Move to recommend approval of Site Plan Application #420 for Fox Ridge Homes LLC. Tax ID #08-21-300-025, per recommendations set forth in Attorney Mike Homier's letter dated June 15, 2006.

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

8. APPLICANT: LINDHOUT ASSOCIATES

SITE PLAN APPLICATION #416

THE SPORTS PAGE BAR & GRILL

Present: Lindsay Omstead, Owner

Nick Palizzi, Project Architect-Lindhout Associates Architects

Mr. Palizzi: Reviewed the changes that were made to the site plan per discussions with the PC at the June 8, 2006 meeting. The water main easement will be public versus private. The parking lot slope issue has been resolved with the Township engineer. Township Attorney Mike Homier has reviewed the parking situation and addressed it in his letter dated June 13, 3006.

Move to recommend approval of Site Plan Application #416 for Lindhout Associates/Lindsay Omstead, Tax ID #08-21-400-037, with the condition that the shared parking arrangement be accepted and the issues regarding parking are satisfied per Attorney Mike Homier's letter dated June 13, 2006.

Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: LINDHOUT ASSOCIATES

SIGN PERMIT APPLICATION #568

WALL & GROUND SIGN FOR THE SPORTS PAGE BAR & GRILL

Present: Lindsay Omstead, Owner

Nick Palizzi, Project Architect-Lindhout Associates Architects

Amy Chesnut, McKenna Associates

Commissioner Rataj: Reviewed the application and confirmed that both signs conform to the Sign Ordinance.

Ms. Chesnut: Stated that the applicant went to the ZBA to receive a variance for the number of colors that are on the signs, because it exceeds the amount allowed by the Ordinance. The variance was granted.

Move to approve Sign Permit Application #568 for Lindhout Associates/Lindsay Omstead, Tax ID #08-21-400-037, for one ground and one wall sign, conditional on Final Site Plan Approval from the Board.

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

10. SHOPS AT WALDENWOODS: DISCUSSION ON M59 "ROAD RIGHT-OF-WAY"

Present: Frank & Brian Crouse, Walden & Associates

Jeff Thompson, Robert B. Aikens & Associates LLC.

Alexis Marcarello & Amy Chesnut, McKenna Associates

Mr. Frank Crouse: Summarized the discussions with MDOT regarding the right-of-way and the effect on the Waldenwoods project. He has made an agreement with MDOT and the project will work around the right-of-way.

Commissioner Rataj: Questioned the letter received regarding this property and the statement that it is not "technically in compliance."

Mr. Frank Crouse: Explained that it is not in compliance because they need to use green space that they would not originally be able to. He stated that he is still going to meet set back requirements. He further explained the other changes to the proposed plan. The water basins will have water in them and they will be made to look attractive.

Commissioner Rataj: Asked if the water basins will be protected from residents approaching it since the water will be deeper.

Mr. Frank Crouse: Explained that the water in the basin will be 2-3 feet deep. However the slope of the basin will require them to put a decorative fence around portions of the basin. It was reiterated that this design is still conceptual and will not be designed until discussions with MDOT are complete.

Commissioner Hopkins: Inquired about the width of the boulevard.

Mr. Thompson: Stated that the road will not be any wider than 60 feet.

Ms. Chesnut: Asked how much room there will be for landscaping if MDOT and the Township allow the applicant to landscape the right-of-way. She stated that there is more parking than is required by the Ordinance. Between 100-350 extra parking spaces. The inclination is to get rid of parking spaces, shift buildings and create some green space for landscaping.

Mr. Thompson: Stated that the retailers have specific requirements for parking and it is hard to negotiate with the retailers to reduce parking. The PD agreement provides for 5 cars per 1000 sq feet. The retailers will not allow him to provide any less parking.

Commissioner Hopkins: Expressed concerns that there may be no screening of the parking lot if MDOT does not allow landscaping on the right-of-way.

Mr. Thompson: Stated that he will address MDOT with these concerns to see if they can place landscaping in the right-of-way and possibly incorporate language into the purchase agreement.

Commissioner Hopkins: Asked what would happen to the development if they created 10 feet of green space between the right-of-way and the development.

Mr. Frank Crouse: Stated that he would lose parking spaces if 10 feet of green space was added.

Ms. Chesnut: Asked the Planning Commission if they are willing to allow parking to butt up against the right-of-way? She asked if the open space requirement is still being met?

Chairman Fox: Asked what would happen if one row of parking along M59 was removed therefore allowing approximately 20 feet for landscaping. He would be willing to give up some parking to get landscaping outside of the right-of-way.

Commissioner Newsom: Stated that he is not comfortable with giving up open space and he is not comfortable with asking MDOT permission to landscape.

Commissioner Rataj: Stated that all the issues should not be placed on the applicant to resolve.

Commissioner Newsom: Suggested giving MDOT a price for having the right-of-way in that location to make up for the consequences that the applicant is experiencing.

Chairman Fox: Asked if MDOT really needs to buy all that property for the right-of-way.

Mr. Frank Crouse: Stated that he doesn't think he can get MDOT to change their standards regarding the size of the right-of-way but believes he can get them to work with him on landscaping issues.

Mr. Thompson: Asked if they may be able to change the width of parking spaces to create more green space.

Ms. Marcarello: Stated that a 9 to 9.5 foot wide parking space is pretty common and this would save parking lot space and allow more room for open space. The Township currently requires 10 foot wide parking spaces. She also believes that retailers would be willing to go down in number of parking spaces, possibly down to 4.5 spaces per 1000 sq. feet.

Mr. Frank Crouse: Asked if there is flexibility for open space.

Ms. Marcarello: Stated that the PD agreement had them increase their open space from the original 25% to 28% at completion. It might be reasonable for them to go back down to 25%.

**11. APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION
ZONING AMENDMENT APPLICATION #325**

AMENDING ARTICLE 10 SECTION 10.02 SITE DEVELOPMENT STANDARDS
APPLICABLE TO SPECIFIC USES AND ARTICLE 7.09 LIGHTING

Present: Alexis Marcarello & Amy Chesnut, McKenna Associates

Ms. Marcarello: Summarized the changes that were made to the proposed Zoning Ordinance amendments as discussed at the June 8, 2006 PC meeting. McKenna Associates recommends approval of the amendments.

Commissioner Newsom: Raised concerns about adding the language concerning IES Standards to Article 7.09 (Lighting).

Commissioner Hopkins: Stated he also has the same concerns as Commissioner Newsom and he is not comfortable with putting the language regarding the IES Standards, something that he is unfamiliar with, in the Ordinance.

Commissioner Rataj: Explained that IES Standards are guidelines that the developers should use and states that the intent is to prevent flooding the area with lighting, yet having enough lighting for safety.

Chairman Fox: Stated that he also is not familiar with IES Standards and is therefore uncomfortable recommending approval.

Ms. Chesnut: Suggested separating the amendments so that the Planning Commission can have a chance to familiarize themselves with the IES Standards and stated that the amendments to Section 7.09 (Lighting) can be tabled. She will provide the PC with a copy of the IES Standards for review.

Commissioner Hopkins: Discussed the parking amendments to Section 10.02 and that the retailers may not get all the parking they want. He asked how the parking compares to the parking proposed at Hartland Crossing?

Ms. Marcarello: Explained that applicants can go for 5 parking spots immediately or they can take the deferred option and go for 4 spaces, wait a year and prove that additional spots are required and request to move up to 5 spots per 1000 sq feet. This is less than proposed at Hartland Crossing because it is based on usable space and Hartland Crossing is based on gross space.

Move to recommend approval of Zoning Amendment Application #325 for Hartland Township, amending Article 10 (Site Development Standards Applicable to Specific Uses), Section 10.02 (Site Development Standards for Non-Residential Uses), per McKenna letter dated June 14, 2006. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

Move to table Zoning Amendment Application #325 for Hartland Township, as it pertains to amending Article 7.09 (Lighting).

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

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

13. COMMITTEE REPORT

Commissioner Hopkins: The Ordinance Review Committee is looking at the development of outside dining/seating standards. They are hoping to have something for the Planning Commission to review by end of July or early August.

Amy Chesnut, McKenna Associates: Discussed the information "Newberry Place" will need to submit with their site plan for Preliminary Review of the PD. Informed the PC that Williams & Works is looking into the Preliminary versus Final PD engineering review requirements of applicants and will submit their recommendations to the PC.

Commissioner Newsom: Discussed the need for a build out analysis and the possibility of revisiting growth projections of the Township. Suggested finding out how much it would cost to perform the study and have it analyzed. McKenna & Associates will prepare quotes for the PC regarding the costs of performing these studies and a cost/benefit analysis.

14. ADJOURNMENT

Move to adjourn at 9:21 p.m. Motion Voight. Second Newsom. Voice Vote. Motion Carried.7-0-0.

This is a Draft until Final Approval

Submitted by,

Leslie Sauerbrey
Recording Secretary


Laura J. Hill
Planning Commission Secretary