

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

JANUARY 12, 2006
7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JANUARY 12, 2006 AGENDA
5. APPROVAL OF DECEMBER 15, 2005 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**
5-MINUTE TIME LIMIT

PUBLIC HEARING

OLD AND NEW BUSINESS

7. ELECTION OF PLANNING COMMISSION OFFICERS
8. APPLICANT: TROWBRIDGE HOMES / BRAD BYARSKI **"CONCEPTURAL" PLANNED DEVELOPMENT / SITE PLAN**
APPLICATION #409 SECTION 32 ZONED CA (CONSERVATION AGRICULTURE) **"ECHO WOODS"**
136 UNITS 160 ACRES
9. DISCUSSION TO DETERMINE TYPE OF APPLICATION FOR MUD BOGGING
SECTION 10 ZONED CA (CONSERVATION AGRICULTURE)
10. APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION **ZONING AMENDMENT #320** AMENDING
ARTICLE 2, CONSTRUCTION OF LANGUAGE AND DEFINITIONS, SECTION 2.02 DEFINITIONS AND ARTICLE 3, GENERAL
PROVISIONS, SECTION 3.25 SHORELINE AND LAKE PROTECTION PROVISIONS. **'RIPARIAN RIGHTS'**
11. CALL TO THE PUBLIC: 3 MINUTE TIME LIMIT, APPROACH FRONT TABLE MICROPHONE
12. COMMITTEE REPORTS
13. ADJOURNMENT

NEXT MEETINGS	JANUARY 26, 2006	@ 7:00 PM
	FEBRUARY 9, 2006	@ 7:00 PM
	FEBRUARY 23, 2006	@ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
JANUARY 12, 2006 HARTLAND TOWNSHIP HALL 7:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL- Members Present: Chairman Fox, Commissioner Hopkins, Commissioner Newsom, Commissioner Hill, Commissioner Rataj, Commissioner Crouse, and Commissioner Voight.

4. APPROVAL OF JANUARY 12, 2006 AGENDA

Move to approve the Planning Commission Meeting agenda for January 12, 2006 as amended. Motion Hill. Second Newsom. Voice Vote. Motion Carried. 7-0-0. Corrections: Item #8 correct the spelling of conceptual. Item #11 change to 5 minute time limit. Add: as Item # 6a. UPDATE ON PLANNING COMMISSION MEMBERS.

5. APPROVAL OF DECEMBER 15, 2005 PLANNING COMMISSION MINUTES

Move to approve the Planning Commission Meeting Minutes for December 15, 2005 as amended. Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 7-0-0. Corrections: Item #4 change vote to 5-0-2. Change the item numbers to correspond with the agenda, Item # 5 was removed. Item #11 correct the spelling of Brian Jonckheere. Item #10 "Larry Currin". Add: No one came forward under the Call to the Public. Item #8 after "Dave Henry" add "Developers of Round Lake" and replace "has" with "have".

6. CALL TO PUBLIC

Laura Bickel, 1717 Hartland Woods- I want to take this time to thank the community for allowing me to represent them on this Planning Commission.

I'm somewhat disappointed that I was not reappointed. I would encourage the new commissioners to fully understand all the facts about applications and circumstances surrounding those applications.

I hope that I have represented the general consensus of the community with the highest level of integrity and professionalism possible and I thank the community for allowing me to serve in this capacity.

Lorry Jayne Hess, Cable Commission- Requested that the PC encourages the community to fill out the community needs questionnaire for cable. It will help the Commission to complete the franchising process. If there are any questions, the public may contact Lorry Jayne at 810-632-3148. The questionnaire is available on the Hartland Community Access website www.hartlandaccess.org. Lorry Jayne suggested that the community share all of their comments and concerns regarding cable television and the services provided, as it may help to create a better quality of service.

Commissioner Hopkins- stated that the Cable Commission is very close to the number of responses needed, and anyone who fills them out will be helping the Township.

6a. UPDATE ON PLANNING COMMISSION MEMBERS

Chairman Fox- Introduced Keith Voight a 20 plus year resident of Hartland who is employed at GM Proving Grounds and Roger Crouse who has lived in the community for several years and is employed by Hubbell, Roth and Clark, with extensive background in

roads and storm water detention, as the two newly appointed Planning Commission members. He thanked Matt Germane for his many years of service. Thanked Laura Bickel for all her service and commitment to the community and for her passion & knowledge of natural features.

7. ELECTION OF PLANNING COMMISSION OFFICERS

Move to elect Larry Fox as the Planning Commission Chairman for 2006. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

Move to elect Larry Hopkins as the Planning Commission Vice Chairman for 2006. Motion Newsom. Second Hill. Voice Vote. Motion Carried. 7-0-0.

Move to elect Laura Hill as Planning Commission Secretary for 2006. Motion Rataj. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

8. APPLICANT: TROWBRIDGE HOMES / BRAD BYARSKI "CONCEPTUAL" PLANNED DEVELOPMENT / SITE PLAN APPLICATION #409 SECTION 32 ZONED CA (CONSERVATION AGRICULTURE) "ECHO WOODS" 136 UNITS 160 ACRES

Brad Byarski, Anthony Randazzo of Trowbridge Homes and Project Manager Steve Magnan of Atwell Hicks were present.

Brad Byarski- There are many woodlands and wetlands on this property. Our intent is to preserve 99 percent of them. Most of the lots are 1.2 acres with a single 7.7-acre site. All sites are designed to be sensitive to the natural features.

There was not a formal review done but Planner Barb did comment that there will be two main issues that the Planning Department will be looking at, transition as it relates to the density of the surrounding developments and what amenities will the developer provide.

Amy Chestnut, McKenna Associates- We will look at maintaining a view shed along Bergin Road and possibly paving Bergin.

Mr. Randazzo- Originally there were more lots in the plan. It is all woodlands to the east, which will block the view from Bergin.

Commissioner Newsom asked if the plan was to use the wetlands for a detention area?

Commissioner Rataj- Stated the layout was very well done but he had concerns with traffic impact and the detention areas.

Commissioner Hopkins questioned what the side yard setbacks would be on an 80-foot lot?

Mr. Randazzo- The setbacks will be 10 feet but will feel like 80 to 85 feet because of the position of the driveways. The garages are all on the left with the exception of the corner lots. We wanted to minimize impact on the sites.

Commissioner Hopkins- Voiced his concern for the adjacent property owners. The adjoining properties have larger lots, and with the higher density of the proposed development he questioned what the transition would be like.

Mr. Randazzo- Stated that there would be a minimum of forty foot buffers. It is tough because the property is 57 percent wetlands. He also stated that these will be very nice houses, and not everyone can afford a huge lot.

Commissioner Hopkins- It seems out of the character for the area. Are you using community water or sewer?

Mr. Randazzo- We plan on tapping in to the existing sewer system and will have centralized water.

Chairman Fox- Suggested removing lots 1 through 5 for greater view shed protection and asked how far beyond the lot lines, will changes to the topography occur. Randazzo answered that it would not happen.

Commissioner Newsom- commends the developers for their working with the topography and natural features but shares the concerns of the other Planning Commission members.

Commissioner Hopkins asked the developers if they would give mindful thought of protection of the wetlands and creating a conservation easement. He also stated that the specific area within the Township is a high-end area and if it were he, he would be concerned with what is surrounding his home. The transition should be smooth.

Commissioner Hopkins also asked the developers why the Township should enter into a PD Agreement with them. Also asked about square footage of the homes, Randazzo answered 2,100 to 3,500 square feet.

Mr. Randazzo- We have pride in what we do. We build beautiful communities and have received awards for our work.

Commissioner Hill- Agrees that density is an issue and would like to see the lots on the West and South sides bigger. She suggested removing lots 1 through 5 to create a better view shed. She questioned Planner Barb if applicant complied with all criteria required for a "Conceptual" review per Section 29.05. Planner Barb answered yes. She also questioned if the entrances of the development were on the paved or dirt portion of Bergin Rd.

Mr. Randazzo- There was a similar project in Van Buren Township. We worked on the view shed and did urban reforestation. We preserved 80 percent of the trees. In this project though, we would like to do something a bit different. We would like to get back to the old and have a country feel.

Alexis Marcarello, McKenna Associates- Current Zoning is CA for this property. With CA zoning, the minimum lot size is 2 acres. The net site area is 153 acres. The maximum number of lots allowed with the CA zoning is 76, and it does not take into account the buildable areas such as wetlands. Therefore, the maximum lots allowed will most likely be less.

According to the Comprehensive Plan, this site is designated Low Suburban Density Residential. For a new development in LSDR the allowed density will be 1 to 2 acres per dwelling unit, or one half to one unit per acre.

Chairman Fox- Stated that by ordinance the developer will need to work on upgrading Bergin Rd. and that this was mentioned during the informals.

Commissioner Hopkins asked the applicants if the proposed homes would be sided. He feels that the look of the homes should fit in with the surrounding area.

Mr. Randazzo- The homes will be made with brick and stone.

The Planning Commissioners were in agreement, that the applicant of this "Planned Development" has completed the "Conceptual Phase" of the process with the Planning Commission, according to Article 29 of the Hartland Township Ordinance

9. DISCUSSION TO DETERMINE TYPE OF APPLICATION FOR MUD BOGGING SECTION 10 ZONED CA (CONSERVATION AGRICULTURE)

Commissioner Hopkins- In September a resident went before the Board with an application for a Temporary Accessory Endeavor to hold a mud bogging event for the first Saturday in the months of October and November. It then came to light that the events had been held for several months prior. The applicant was issued two Temporary Accessory Endeavor Permits with recommendation from the Board that the applicant comes before the Planning Commission for direction for future events. The question is whether the applicant needs to apply for a Special Use Application or Temporary Accessory Endeavor Permits.

Planner Barb stated that he and the Planning Department have done the research and the Applicant should apply for a Special Use according to Section 10 of the Ordinance.

Planner Barb also stated that because of the requirements for a Special Use, and the type of event it is, the property must be at least eighty acres. If it is not, there may be a need for a variance.

McKenna also agreed, that the application be reviewed as a Special Use.

It is the consensus of the Planning Commission to review the application as a Special Use. The applicant must submit a completed packet for review before a determination on Special Use can be made.

10. APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION ZONING AMENDMENT #320 AMENDING ARTICLE 2, CONSTRUCTION OF LANGUAGE AND DEFINITIONS, SECTION 2.02 DEFINITIONS AND ARTICLE 3, GENERAL PROVISIONS, SECTION 3.25 SHORELINE AND LAKE PROTECTION PROVISIONS. "RIPARIAN RIGHTS"

Chairman Fox- The Planning Commission has previously recommended approval of Zoning Amendment #320. It was sent to the County to be reviewed and they sent it back to us with their recommended changes. After discussion with McKenna, we decided to hold the Riparian Rights for minor adjustments before sending it to the Board.

Commissioner Hopkins- I contacted Katie Schlueter to get input on the recommended changes. We have heard back from four out of the five Lake Associations represented and they support the changes.

Move to recommend approval of Zoning Amendment #320 amending Article 2, Construction of Language and Definitions, Section 2.02 definitions and Article 3, General provisions, Section 3.25 Shoreline and Lake Protection Provisions, " Riparian Rights." as submitted on 1/12/06. Motion Newsom. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

11. CALL TO THE PUBLIC

Brooks Mollenhour, 6110 Bullard Road, representing the Lake Tyrone Association- Thanked the Planning Commission for their work and would like to move forward quickly.

David Henry- Thanked the Planning Commission for their work on the Riparian Rights. He also suggested that the Planning Commission use the GIS Systems to identify the topography for the mud-bogging event.

Jim Hill, Long Lake Association- Is impressed with the diligence of Commissioner Hopkins concerning Riparian Rights, and commended the Planning Commission for their efforts.

Katie Schlueter, 1575 Shoreline Drive- Thanked the Riparian Committee but stated that water quality is still a real problem. Hartland Township is only 10 percent impervious surface right now. 11 to 25 percent is considered a moderate problem, while, 26 percent and over is a large problem for water quality. Hartland will soon be between at 26 and up to 88 percent impervious, which can cause major problems with the quality of our water.

Laura Bickel- Requested that the Planning Commission follow the DEQ recommendations for keeping natural vegetation, reducing hard surfaces, slowing run off, and implementing rain gardens, green roofs, and vegetative swales.

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Gordy Geheb, 1237 Maxfield Rd- President of Maxfield Lake Association- Is pleased and relieved that Zoning Amendment #320 has been approved. He would like to specially thank Brooks Mollenhour and Katie Schlueter for their work.

Ms. Tenely Smith, 9251 Bergin- Thanked the Planning Commission for keeping the best interests of the community in mind. Expressed concerns about density, sewer tap in and entrance alignment at Blueberry Hill. Also inquired about "Construction Entrance " sign on property.

Jennifer Gruber, 8407 Foldenaur- Is concerned with density as well as with traffic and road conditions and would like to see road improvements done.

12. COMMITTEE REPORTS

Commissioner Newsom- Thanked Laura Bickel and Matt Germane for their work on the Planning Commission. Inquired about updates on Task Force responsible for identifying problem roads and paving. Commissioner Hopkins responded that Trustees Fountain and Colaianne are on the committee and will be having regular meetings soon.

Commissioner Hopkins- Trustee Fountain suggested having a joint Planning Commission and Board Meeting at the last Board meeting. He suggested that it not be until after the Planning Commission has their goal setting meeting, and would like to work on a firm date.

Move to hold a special meeting as a goal setting workshop for February 2, 2006 at 7:00 P.M. Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

The Planning Commission requested the presence of Planner Barb and McKenna Associates at the meeting.

Commissioner Rataj- Thanked Matt Germane for his many years of work as a Planning Commissioner and thanked Laura Bickel for her work as well. He also welcomed Roger Crouse and Keith Voight to the Planning Commission.

Chairman Fox- Commented that the Sign and Road Ordinances are still with the Attorney for his legal review. He will stay in touch with the Attorney and keep the Planning Commission informed. Chairman Fox also stated that the County has approved the Ordinance Alignment and it will be on the Board agenda for January 17, 2006.

13. ADJOURNMENT

Move to adjourn at 8:50 P.M. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

This is a Draft Until Final Approval.

Submitted by,

Jennifer Rardon
Recording Secretary


Laura J. Hill
Planning Commission Secretary