

HARTLAND TOWNSHIP PLANNING COMMISSION
DECEMBER 15, 2005-TOWNSHIP HALL-7:30 P.M.

1. **CALL TO ORDER-** The meeting was called to order by Chairman Fox.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL-** Members present: Chairman Fox, Commissioner Hill, Commissioner Rataj, Commissioner Hopkins, Commissioner Newsom, and Commissioner Bickel.
Absent: Commissioner Germane. Also present: Planner Barb and Alexis Marcarello and Amy Chestnut of McKenna Associates.

4. **APPROVAL OF DECEMBER 15, 2005 PLANNING COMMISSION AGENDA-**
Move to approve the December 15, 2005 Planning Commission agenda as amended.
Motion Newsom. Second Hill. Voice Vote. Motion Carried. 6-0-1. Corrections: Delete Item #5.

5. **APPROVAL OF THE OCTOBER 27, 2005 PLANNING COMMISSION MEETING MINUTES**

Move to approve the October 27, 2005 Planning Commission Meeting Minutes as amended. Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

Item # 9 add David to the motion, Item #11 change tax Id# to 002. Item #12 the section to reference is 33.02k5a. Correct multiple typing errors and misspelled words. Item #11 Add statement by Commissioner Hopkins that Parcel E as proposed would now have a 33-foot wide road frontage. Item #12 Change block to stone. Item #6 add last name of Hill to call to the public.

6. **APPROVAL OF THE NOVEMBER 10, 2005 PLANNING COMMISSION MEETING MINUTES**

Move to approve the November 17, 2005 Planning Commission Meeting minutes as amended. Motion Hopkins. Second Hill. Voice Vote. Motion Carried. 6-0-1.

Item #8 correct typing errors. Item #4 vote should be 6-0-1. Item #10 change applicant to Fox Ridge Homes, LLC.

7. **APPROVAL OF NOVEMBER 17, 2005 PLANNING COMMISSION MEETING MINUTES**

Move to approve the November 17, 2005 Planning Commission Meeting Minutes as amended. Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

Corrections: Item #11 strike is also. Change Item #7 line 9-change tower to structure.

8. **CALL TO THE PUBLIC-** David Henry- Round Lake has proposed a boardwalk for their development. While it was not approved, the issue was left open for future consideration. There has been an application filed (not through Hartland Township). The survey of the land shows that virtually all of the land in the proposed area is swampland. Mr. Henry believes that the studies of the land should be further expanded.

OLD AND NEW BUSINESS

9. APPLICANT: DUANE & JODI PIETELA METES & BOUNDS APPLICATION #746 SECTION 12 ZONED CA (CONSERVATION AGRICULTURE)

Duane Pietela, 4455 Latourette was present.

The assessor has approved the application for available number of splits.

Planner Barb has noted in his review that the request does not meet the ordinance requirements for width and surface standards according to Section 30.13b2.

Trustee Hopkins- It is clear by the new Land Division Ordinance that the proper action tonight is to deny this application and direct the applicant to proceed to the board level and then apply for a variance at the ZBA.

Move to deny Metes & Bounds Application #746 per the Hartland Township Zoning Ordinance #57 referencing Section 7.a. and Section 30.13b2. Motion Hopkins. Second Bickel. Voice Vote. Motion Carried. 6-0-1.

The applicant asked if there were any other outstanding issues to address before going in front of the Board.

The Planning Commission did not recognize any issues that need to be addressed except for the access issues already discussed.

10. APPLICANT: OAKLAND REALTY DEVELOPMENT INC./KEITH MOHR SITE PLAN APPLICATION #401 SECTION 22 ZONED NSC (NEIGHBORHOOD SERVICE COMMERCIAL) "HARTLAND OFFICE BUILDING" MEDICAL & GENERAL OFFICES

Keith Mohr, Oakland Realty Development and Larry Kerns were present.

Alexis Marcarello- This is a proposal for 10,100 square feet, two story, medical and general office building with 52 parking spaces. This is a triangular shaped buildable area, with two sides, two fronts, and no rear. Variances are necessary to develop this site. The Planning Commission should review this Site Plan and send it to the Zoning Board of Appeals. There is some outstanding information that has not been provided such as the location and detail of the tree protective fencing, the dumpster enclosure, the lighting fixtures, and signs. The architectural elevations and floor plans were originally submitted but have not been resubmitted with the revised site plan. These should be provided with every revision.

The use is permitted in the district (NSC). The front set back is not acceptable, the loading space needs to be addressed, and the parking setback is not acceptable. The Planning Commission has the authority to modify the setback requirements when the parking is not located between the building and the Right of Way. We do not think the applicant needs a variance if the Planning Commission would like to modify the setback as requested to 50 feet. There is an 80-foot setback requirement from US23, the applicant is encroaching the setback by 3 feet and requires a variance. All of the parking is located closer than eighty feet from US23 and a variance is required. The parking is 10 feet from the north property line. A 20 foot setback is required because the property to the north is zoned CA (Conservation Agriculture). A variance will also be needed to address this issue.

They have divided the parking space requirements between general office and medical office space. The math is correct but our concern is that depending on use, if the parking is manipulated to achieve the required parking, the site may be over parked.

There is not a loading space designated on the plans. The applicant should address its delivery needs.

The proposed landscape plan is deficient in some of the numbers of plants required. But, overall it is not a bad plan and the Planning Commission may modify the landscape requirements as long as the intent is in keeping with Ordinance. We suggest foundation plantings be added to the Hartland Road side.

The architecture is 100 percent brick. We suggest that some elements be added in keeping with the village area and the school architecture.

Mr. Mohr- We are proposing office condominiums for general office use such as accountants, financial consultants, etc. as well as medical offices. We do not feel that a 10 by 50 foot loading space is necessary and request the Planning Commission to modify the requirement. We have Livingston County Road Commission Sight Distance approval for ingress and egress. We are willing to work with the Township to redesign the front (Hartland Road) to lend itself to be better incorporated into the settlement area.

To manage storm water, we will have a fore bay in the detention area and it will release under Hartland Road at an agricultural rate. We also request modification of the sidewalk requirement. If we put the sidewalk where required, we will have to remove many large trees.

Commissioner Newsom- Is there any plans for signage on the west side of the parcel by the parking area?

Mr. Mohr- Yes, there will be signs. There is no signage proposed for the US23 side.

Commissioner Bickel- Requested that the applicant find newer methods to control drainage and suggested keeping it on site. She is concerned that there have already been problems with the drainage to Ore Creek.

Mr. Mohr- There will be no more drainage leaving the site than there is now.

Commissioner Hopkins- I do not see that this property can be used without a variance. A variance will be essential for any use on this property. Commissioner Hopkins also questioned how the parking would be designated to each office.

Mr. Mohr- The parking and the use of the office space will be designated in the Master Deed.

Commissioner Hopkins- The Master Deed will be included in the approval process.

Chairman Fox supports the 50-foot placement off of Hartland Road and the 80-foot with a variance on the freeway side for the record. I would support exchanging some of the landscaping material from the freeway side and adding foundation plantings to the Hartland Road side.

Commissioner Rataj is concerned with increased traffic problems.

It is the consensus of the Planning Commission that a loading space is not needed.

Move to table Site Plan Application #401 for Oakland Realty Development. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

11. APPLICANT: BRIAN JONCKHEERE/LIVINGSTON COUNTY DRAIN COMMISSION SITE PLAN #407 SECTION 09 ZONED GC (GENERAL COMMERCIAL) "SEPTAGE RECEIVING & PUMP STATION"

Brian Jonckhere, Livingston County Drain Commissioner, and Mike Kennedy were present.

Amy- The first review letter dated December 6, 2005 we reviewed for landscaping and architectural materials. We have been told that the Board will be reviewing the architectural materials. In our December 7, 2005 review letter, we recommend that the Planning Commission approve the application subject to adding foundation plantings ad to soften the appearance of the building, and verification of the height of the mechanical equipment, which should be screened 6 inches above the height within 2 years of planting.

Mr. Kennedy- The equipment on the east side of the building is approximately 10 feet high. We may have to pick a different planting material or add fencing material instead. The planting is difficult at the north and south elevation because it is paved, with garage doors for access and wet wells. We tried to push the plantings closer to the edge of the site. I do believe otherwise that we meet the planting requirements.

We are talking essentially about adding plantings to the west side, which faces the road.

We are proposing a nice screening material and I wouldn't like to see it hidden by the plantings.

The applicants have agreed to cluster 3 yews under each window on the west side of the proposed building. They have also agreed to add three arborvitaes to the south and three to the north to provide adequate screening.

Move to approve Site Plan Application #407 for Brian Jonckhere and the Drain Commission per the Operating agreement between Hartland Township and the Drain Commission per the review for landscaping and screening requirements and contingent upon changes agreed upon tonight. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

12. APPROVAL OF PLANNING COMMISSION MEETING DATES FOR 2006

Move to approve the Planning Commission Meeting dates for 2006 as proposed with the meetings to be held at 7:00 P.M. Motion Hill. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

13. CALL TO THE PUBLIC

14. COMMITTEE REPORT

Commissioner Hill- Wished everyone Happy Holidays.

Commissioner Hopkins- There is some work to be done on the Riparian Ordinance concerning comments made by the County and I have begun working on it.

Commissioner Bickel- We had previously discussed getting original minutes electronically and then the corrections as well. Does there need to be a formal request.

Commissioner Hopkins- There is certain protocol that has to be followed; we should talk to Ann and Jennifer about how it is to be done.

15. ADJOURNMENT- Move to adjourn at 9:00 P.M. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

These minutes are a preliminary draft until final approval.

Submitted by,

Jennifer Rardon
Recording Secretary

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