

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING APPROVED MINUTES
December 5, 2019 – 7:00 PM

1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call and Recognition of Visitors:**
Present – Commissioners Fox, Colaianne, Grissim, Mitchell, Murphy, Newsom, Voight
Absent – None
4. **Approval of the Meeting Agenda:**
A Motion to approve the December 5, 2019 Planning Commission Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner Mitchell. Motion carried unanimously.
5. **Approval of Meeting Minutes**
 - a. Planning Commission - Regular Meeting – October 24, 2019
A Motion to approve the Meeting Minutes of October 24, 2019 was made by Commissioner Voight and seconded by Commissioner Grissim. Motion carried unanimously.
6. **Call to the Public**
None
7. **Old and New Business:**
 - a. **Site Plan #19-012 Hartland Senior Living PD Concept Plan**
Director Langer summarized the request and location stating the following:
 - Proposed site is west of Heritage Park off M-59/Highland Road.
 - Requesting conceptual review of a proposed senior living center.
 - 146 units in a structure that is single story along the front and three stories for the residential area.
 - Concept review for comments only, no approvals.
 - The next phase would be Preliminary Review which would be more specific and detailed.
 - Last phase is the Final Review. Both Preliminary and Final Planned Development approvals occur before the Planning Commission for a recommendation and the Board for the final approval.
 - Planning Commission must determine if the use is appropriate for this use category.

The Applicant, Kevin Brown, Vice-President of PIRHL Developers LLC. Introduced himself and gave a PowerPoint presentation for the project indicating the following:

 - Similar developments in Fenton and Waterford.
 - PIRHL has 6,000 units on approximately 60 properties in eight (8) states.
 - Partner with local groups to provide specialized housing for a community.

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- Lockwood full-service firm with development, property management and construction divisions with 22 years of senior housing experience.
- Facility providing independent living for seniors.
- Services such as activities director, concierge, shuttle transportation, individual emergency response pendants, beauty salon, fitness center and organize activities.
- Base level medical services leased to a third-party provider with ala carte services such as meal service, laundry, and housekeeping.
- Services allow for seniors to live independently for a longer period of time. A hybrid of services and privately contracted care.
- 146 apartments, 60 renting between \$800 to the \$1000s, 86 renting between \$2,700 and \$3,400.
- Lower rent units are income based not asset based.
- Anticipated opening in spring of 2022.
- Located near commercial center and park areas.
- Parking areas located on the side to maintain an attractive front façade. Detention to the north to take advantage of the naturally occurring lowland area. Access road around the entire structure to provide ingress to emergency vehicles as needed.
- Carports along the sides and rear of the building.

Commissioner Voight asked about the three story and single story portions. The Applicant confirmed the locations of those components. Commissioner Voight stated he likes the varied height.

Commissioner Voight asked about the carports. The Applicant stated they are on the east, west and north side of the structure.

Commissioner Newsom asked what percentage of the residents they expect to own vehicles. The Applicant stated it varies from location to location but generally they provide a parking ratio of .9 spaces per unit finding that not all of the spaces are taken.

Commissioner Colaianne asked when construction will begin for the South Lyon site. The Applicant stated after the first of the year opening mid-2021.

Commissioner Murphy asked if that parking ratio would be sufficient for guests. The Applicant stated they would, and they can provide more information about parking if requested.

Director Langer stated the following:

- The use determination would be a choice between Multi-family housing complex or State licensed nursing care; however, the Planned Development (PD) process allows for other options such as Congregant Care and would not be subject to typical multi-family density requirements.

- Not Adult Foster Care. Not Nursing or Convalescent Home. Must decide if it is a traditional apartment complex.
- Our ordinance does not contain language that addresses some of the current trends in senior housing or hybrid options.

Commissioner Colaianne reminded the Planning Commission that this topic came up with the last approval of a nursing/memory care facility and that the ordinance language needs to be updated to reflect the current trends in senior housing.

Director Langer stated the PD process does allow for unique projects such as this, but a determination must be made that this is different and not like what is in the ordinance.

The Planning Commission discussed this project and the Special Planning Area.

Chair Fox asked if the Planning Commission is comfortable with the determination that this project is different, and the density could be allowed through a Planned Development. The Planning Commission agreed.

Commissioner Murphy asked what would happen if, over time, the need changed, and this facility would be repurposed as a standard multi-family apartment building. Director Langer stated at that time, it would have to come back to the Planning Commission and the proposed use would be examined.

The Planning Commission discussed this possibility and what would be involved.

Internal Vehicular/Pedestrian Circulation

Chair Fox asked about the existing concrete sidewalk along the frontage of the site. Director Langer clarified the location of the existing pathway. The Applicant stated they intend to remove the existing sidewalk abutting M-59 and replace it as shown on the site plan.

Commissioner Grissim asked the Applicant to consider making their interior sidewalks connect to other sidewalks and possible the park for connectivity purposes.

Commissioner Voight asked if the Applicant had contacted the Trillium Center. The Applicant stated they are attempting to do so in order to discuss a possible connection there but have not yet been successful. Chair Fox stated it would be community benefit and would be encouraged.

Utilities

Director Langer explained the current location of water access. This Applicant has stated they need to access to public water for this project to move forward. The Township is currently in discussions with other developments farther to the east about extending the water service. The Applicant is an interested party in those discussions.

Open Space

Chair Fox stated he does not anticipate any issues with open space; however, it they need to show a calculation. Commissioner Colaianne stated the north is mostly wetland. The

Applicant stated the wetland delineation has not been completed but it is located mostly in the northwest corner of the site.

Recognizable Benefits

Chair Fox indicated the Applicant will need to specifically list those Recognizable Benefits previously discussed as required by the Planned Development process; one could be connecting to the office center next door. Commissioner Newsom mentioned he has seen some very nice solar powered carports which is a great place to put solar panels as well as the rest of the building.

Commissioner Voight stated he believes there will be a demand for this product, he likes the architecture proposed and the various locations for parking rather than one large lot.

Commissioner Colaianne concurred there is a need for this type of option as aging parents look for alternatives.

Commissioner Newsom stated it is an appropriate use, the architecture looks good and the density works. He would encourage the Applicant to move forward.

Commissioner Mitchell stated he thinks this is a very attractive project; he has no concerns.

Commissioner Murphy stated he too thinks it is a good use for the property, a good-looking building and like that they have experience with previous projects of this kind.

Chair Fox agreed and supports the project moving forward.

8. Call to the Public

Josh Stine of Village Manor read a short statement. He does not believe there is a need and does not support the project.

9. Planner Report:

Director Langer reported the following:

- Livingston County Planning Commissioner training opportunity.
- 2020 Planning Commission Meeting Calendar.
- Possible Work Session meetings.

10. Committee Reports:

None

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Newsom. Motion carried unanimously. The meeting was adjourned at approximately 8:00 PM.