

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

June 22, 2023– 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 Eckman, Fox, Grissim, Mayer, McMullen, Murphy
Absent – Commissioner Mitchell
4. **Approval of the Meeting Agenda:**
A Motion to approve the June 22, 2023 Planning Commission Meeting Agenda was made by Commissioner McMullen and seconded by Commissioner Murphy. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. Planning Commission Meeting Minutes of May 25, 2023
A Motion to approve the Planning Commission Meeting Minutes of May 25, 2023 was made by Commissioner Grissim and seconded by Commissioner Eckman. Motion carried unanimously.
6. **Call to the Public:**
None
7. **Public Hearing**
 - a. Site Plan with Special Land Use Application #23-006 Grumlaw Church Child Care Center and Amendment to Planned Development Agreement.

Chair Fox opened the Public Hearing at 7:03 PM stating all public notice requirements for the Public Hearing have been met.

Director Langer gave an overview of the scope and location of the request stating the following:

- Located west on M-59 at 8457 Highland Road in an existing church building (Grumlaw Church), which is in Section 19 of the Township.
- Developed with two separate Planned Developments (PD): the first being what is currently known as Grumlaw Church, the second being Walnut Ridge Estates Planned Development to the north.
- Applicant is requesting to add a child care within the existing building with the exterior addition of a fenced in play area which has already been issued a Land Use Permit for use during the existing church activities.
- During the Site Plan Review Committee meeting, there was discussion about the unfinished items on this site from the original construction, one of which is a pathway along M-59 that was never constructed. The Applicant is requesting to amend the PD Agreement to eliminate that requirement.

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- The parking lot and driveway area was approved without curb and gutter with a bioswale to filter the water and manage the runoff. Over time the bioswale is now mowed lawn area. The Applicant has provided letters from their Engineers and the Drain Commissioner stating it is working as it is currently. The Township Engineer concurred. The Applicant would like to eliminate that requirement from the site plan.

The Applicant, Mark Frego, Operations Director, and Sue Sechrist, Executive Director of Grumlaw Church stated the following:

- Due to the southern portion of the bioswale being dry for extended periods of time, the bioswale vegetation never took hold. The check dams are in place and functioning, but it now consists of mowed lawn area. As it is functioning properly, they are requesting to modify the site plan and leave it as it is.
- With full operation, they have enough space to accommodate 112 children. That area is currently in use on Sunday mornings, but the rest of the week, except for one week in the summer, the interior building area is not being used. They became aware that many communities in the State of Michigan are lacking in adequate child care, so the State is offering grant money over the next two years to encourage the creation of 1000 daycares. They would like to be able to meet that need in the Hartland area. There is space available and plenty of parking. When fully operational, they anticipate approximately twenty-five (25) more employees. Morning drop-off traffic will not back up onto M-59 as the existing parking area can manage the traffic.
- The pathway would not have a connection to the east or to the west. To the west is a wetland area that would require a wood boardwalk and maintenance; farther to the east is a berm that would make a future connecting sidewalk difficult to install.

Call to Public

None

Chair Fox closed the Public Hearing at 7:13 PM.

Chair Fox referred to the staff memorandum dated June 15, 2023.

SPECIAL LAND USE REVIEW – General Standards

Chair Fox stated the Applicant provided written responses to the six special land use criteria.

The Planning Commission had no concerns.

SPECIAL LAND USE REVIEW – Applicable Site Standards

Adult Care and Child Care Facilities (Section 4.12)

Chair Fox briefly outline the nine (9) standards.

The Planning Commission had no concerns.

SITE PLAN REVIEW – Applicable Site Standards

Off-Street Parking (Sec. 5.8.4.H. – Day Care Centers and Churches)

Chair Fox stated the time frame for the two uses, church activities and child care during the weekdays, do not create a difficulty as the parking demands are at completely different times during the week and weekend.

The Planning Commission had no concerns.

REVIEW OF REQUEST TO AMEND THE PLANNED DEVELOPMENT AGREEMENT

Director Langer stated the following:

- There were three (3) items remaining for this development:
 - Install running or workout trails. This has been completed.
 - Stormwater detention area for a sheet drain system. New plantings would not do well without being sprinkled and the system is functioning as it is.
 - Sidewalk/Pathway along M-59. When the development to the east of this site, Hartland Estates Phase 1, was approved, there was no requirement for a sidewalk/pathway. Original plans for Hartland Estates Phase 2 did show a sidewalk/pathway along M-59 but also, on another page, showed a berm in the same location. The berm was constructed. The Applicant is seeking to amend the PD to remove the requirement to construct the sidewalk/pathway.

Commissioner McMullen commented in the past, there was discussion about M-59 being widened on the north side. She feels if they ever do that project, the sidewalk/pathways should be constructed then, but not at this time.

Chair Fox agreed that if there is, in the future, a boulevard project for M-59, that would be an ideal time to add sidewalks/pathways down M-59. With the information about Hartland Estates to the east, he is in favor of relieving them of this responsibility. It would just be a waste of money. It cannot be used now and, someday if it can, it might be in the wrong place.

Commissioner Murphy asked about the running/workout trail. The Applicant clarified the location of the trail and which entity is responsible for the different portions.

Commissioner Grissim offered the following Motion:

Move to recommend approval of Site Plan with Special Land Use Application #23-006, a request to establish a child care center and amend the Planned Development Agreement as outlined in the staff memorandum dated June 15, 2023.

The recommendation for approval is based on the following findings:

- 1. The proposed special land use, child care center, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6 (Special Uses) and Section 4.12 (Adult Care and Child Care Facilities). A child care center at the subject property is only permitted with a special land use permit.**
- 2. The proposed use is compatible with the existing and future land uses in the vicinity.**

3. The proposed use is compatible with the Hartland Township Comprehensive Plan, which designates this area as Medium Suburban Density Residential. The intent of this designation is to accommodate single-family residential developments on large lot homesites and could allow for a child care center as a special land use.
4. The proposed child care center is located in an existing church building, which is currently served by private on-site well (water) and septic system. The proposed use will be adequately served by existing essential facilities and public services, and the Fire Department has no objection.
5. The proposed use will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, or the public welfare. The child care center is located in an existing church building. The proposed outdoor playground will be fenced.
6. The proposed use will not create additional requirements at public cost for public facilities as the church building, where the proposed child care center is to be located, is currently served by private on-site well (water) and septic system.

Approval of Site Plan with Special Land Use Application #23-006 is subject to the following conditions

1. The proposed special land use, a child care center, is subject to approval by the Township Board.
2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated June 15, 2023. Revised plans, if necessary, shall be subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
3. A land use permit is required for the proposed special land use.
4. An Amendment to the Planned Development Agreement is required and is subject to the requirements of the Township Attorney.
5. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (SDA), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.

Seconded by Commissioner Murphy. Motion carried unanimously.

8. **Call to the Public:**

None

9. **Planner Report:**

Director Langer reported on the gravel mining legislation currently being discussed by the State of Michigan Legislature as it pertains to current operations and any potential future projects.

10. Committee Reports:

None

11. Adjournment:

A Motion to adjourn was made by Commissioner Grissim and seconded by Commissioner Eckman. Motion carried unanimously. The meeting was adjourned at approximately 7:34 PM.

Submitted by.



Tom Murphy
Planning Commission Secretary