

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

September 8, 2022– 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, Grissim, Mayer, McMullen, Mitchell, Murphy

Absent – None

4. **Approval of the Meeting Agenda:**

A Motion to approve the September 8, 2022 Planning Commission Meeting Agenda was made by Commissioner Mitchell. Seconded by Commissioner Grissim. Motion carried unanimously.

5. **Approval of Meeting Minutes:**

a. Planning Commission Meeting Minutes of August 25, 2022

A Motion to approve the Meeting Minutes of August 25, 2022 was made by Commissioner Grissim and seconded by Commissioner McMullen. Motion carried unanimously.

6. **Call to the Public:**

None

7. **Public Hearing:**

a. **Site Plan with Special Land Use Application #22-007 (Automobile wash within completely enclosed building at 10382 Highland Road)** a request to redevelop a commercial site and construct an approximate 6,500 square foot automobile wash, within a completely enclosed building, at 10382 Highland Road.

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 location and scope of the request stating the following:

- Existing building located 10382 Highland Road, south of M59, east of US 23.
- Former Burger King site.
- Special Use Permit is required by the Ordinance for General Commercial.
- For a Special Use Permit the Planning Commission will make a recommendation; final approval will come from the Township Board.

Director Langer explained the site plan and layout of the site.

The Applicant, Max Buell, Engineer with Kimley-Horn and Raleigh Sadler representing Mister Car Wash introduced themselves.

CALL TO PUBLIC:

Barbara Krueger, Hartland Township; does not support another car wash as there are two already, did not care for the design, and feels construction at that location at this time would be irresponsible.

Chris Hall, owner of M59 Car Wash; concerned for his business as it is a local, family owned small business, Mister Car Wash is a big company and can put smaller operations out of business, concerned about the increased traffic, not going anywhere until they have to.

Tawny Hall, with M59 Car Wash; feels Hartland does not need three car washes within one-quarter mile, waste of resources, too much traffic now.

Chair Fox closed the Public Hearing at 7:19 PM

Chair Fox referred to the staff memorandum dated September 1, 2022

SPECIAL LAND USE REVIEW – General Standards – The Planning Commission had no additional comments.

SPECIAL LAND USE REVIEW – Applicable Site Standards
Automobile Wash Establishment (Section 4.17)

Layout

Director Langer explained the layout in detail, specifically the location of the vacuuming activities stating historically, when the ordinance was written, car washes had large vacuum canisters and the desire was to not have those located in the front of the site. The system being proposed is different, there is no large canister at each station, only a nozzle and hose. The actual mechanical equipment for the vacuums is in a screened area to the rear of the site.

Chair Fox recounted when they reviewed the coin operated car wash and required the large canister vacuums to be located on the side or rear of the site. These vacuum stations are not like those. It is actually smaller than a fuel pump at a gas station. He said he is not opposed to it and also there will be landscape screening along Blaine Road which will cover most of them.

Commissioner Murphy asked if the Ordinance states the vacuums systems be located in the side or the rear, then it must be determined if the plan shows them in the side or the rear; if that is the case, even with the new design if they are to be screened because some might find them unsightly, then they should be located in the rear.

Commissioner Mayer concurred.

Commissioner Mitchel was not opposed to leaving them where are currently shown.

Commissioner Grissim stated she had nothing to add.

Commissioner McMullen stated she is not opposed to the style but as concerns about the noise as they are continuously on.

The Applicant stated they are centrally powered and on continuously, but the noise is contained by the unit. One might hear some whistling but will not hear the vacuum itself until it is removed from the holster.

Commissioner Murphy asked if there is a decibel rating comparison for the two systems. The Applicant said he did not have that information, but he would ask the team and see if it could be provided.

Commissioner Mayer asked about the hours of operation. The Applicant stated Monday through Saturday 7:30 AM to 7:00 PM and 8:00 AM to 6:00 PM on Sundays. They are left on a little bit past closing as a service for their customers free of charge. Once the staff leaves, they are turned off.

Chair Fox stated again he is not opposed to having them where they are, they are quite different than the ones used when the Ordinance was written. He expects they certainly are not as loud as M59 or US 23 traffic.

The Planning Commission briefly discussed canopies over vacuum units.

Director Langer stated there is a setback from residential zoned property, but it is so far away he does not have a measurement of the distance.

Entrances and Exits

Director Langer stated the following:

- Typically, a car wash is designed so the exit is at the street.
- Often, residual water can accumulate and, in the winter, create an ice hazard.
- This design has a drainage system to manage any residual water.

SITE PLAN REVIEW – Applicable Site Standards

Chair Fox stated an Impact Assessment and Traffic Generation information was not provided but it is also not required for this project.

Commissioner Grissim asked if this use is more intense than the previous use of fast food vendor. Director Langer stated he cannot answer that question specifically but can give a general answer: He explained there is a manual, the ITT manual which is a collection of traffic data for many different uses throughout the country typically broken down by the square footage of the building. It is the document used by Traffic Engineers. He cannot answer specifically but for this project, there was not enough traffic projected to warrant a traffic study.

The Planning Commission briefly discussed traffic at that location and elsewhere.

Commissioner Murphy asked about staffing and the number of cars that can be managed at one time. The Applicant replied thirty-eight (38).

Commissioner Mitchell asked how many cars are anticipated in one day. The Applicant stated that is difficult to say as there are so many variables such as season and weather. They do have a process

to address any potential backups in the process. Their intent is to capture existing traffic in the area as opposed to generating new traffic.

Commissioner Mayer inquired as to how many Mister Car Wash sites are in the region. The Applicant replied nine in the Saginaw region. Commissioner Mayer asked what is the greatest number of vehicles that has been through the car wash in one day. The Applicant stated he was unable to disclose that information, there are so many variables, but did say they have A, B and C sites all over the nation that do a variety of volumes given the season and weather conditions. Commissioner Mayer repeated the question. The Applicant stated for their store back home, maybe 1000.

Commissioner Grissim asked how long it takes per car wash? The Applicant stated several cars can occupy the wash tunnel at one time.

Commissioner Murphy asked how many cars can exit at one time? The Applicant stated one at a time.

The Planning Commission discussed the following:

- Time it takes to complete a wash.
- Car wash is not typically a destination service, may not increase traffic volume.
- Cars exit onto Blaine at the light.

Building Setbacks (Sec. 3.1.14) Dumpster Enclosure

Director Langer stated the following:

- Trash and Vacuum enclosure are within the Blaine Road right-of-way but will be screened with Landscaping.
- There are several commercial lots with a road at the front and another to the rear that have these structures within the setback.
- Historically the Planning Commission has approved parking lots to be less than twenty-five (25) feet away.
- The building complies, it is the enclosure that does not.

Chair Fox stated this has been approved by the Planning Commission for many other recent commercial sites. If this were not permitted, it would create a huge issue for future development.

Commissioner Grissim asked if the thirty-two (32) foot aisle could be pared down to twenty-eight (28) feet to lessen the impact of all the pavement. The Applicant stated they can take that up with the development team and get back to the Planning Commission. Chair Fox suggested they go to twenty-four (24) feet and pull everything back eight (8) feet it would help their cause.

Off-Street Parking (Sec. 5.8.4.H - Auto Wash - fully automatic car wash)

Director Langer stated the following:

- Fourteen (14) parking spaces required by the Ordinance.
- Proposing sixty-five (65) spaces some of which are for vacuum services.
- The Planning Commission may modify the numerical number of off-street parking spaces, based on evidence that another standard would be more reasonable.
- Objective is to limit having more paved surface than necessary.

Commissioner Mitchell stated he is in favor of allowing the vacuum spaces to count toward the required number of parking spaces.

Commissioner Mayer stated he feels there is not enough spaces for employee parking, that some the employees will have to park on another site and walk over. The Applicant stated there are three (3) people on a typical shift with maybe an additional two (2) during shift change and they could utilize some of the vacuum parking if needed. It is uncommon that they are all taken at the same time.

Commissioner Mitchell asked why they need so many vacuum bays. In his car wash experience, there are just a few being used while the major line of cars is waiting for the car wash. The Applicant replied it would be unlikely to have all of the vacuum stalls occupied at one time; however, the vacuum stalls are an overflow asset at peak hours when the wash traffic is heavy. Those are definitely the place customers will spend more time which is part of the reason they are proposing so many. The vacuums are free and non-members are welcome to use them as well.

Commissioner Mitchell proposed that the vacuum stalls adjacent to Blaine Road be eliminated and the total number be reduced to eleven (11) to preclude any visual issues not addressed by the landscaping.

Commissioner Mayer asked if the approved landscaping is required to remain for perpetuity or can the occupant remove it later. Director Langer stated speaking hypothetically, if the site is approved and built, the required landscaping and trees are installed; then, the owner later decides he wants to remove the trees or screened vegetation, and they do not contact the Township before proceeding, the Township would contact them and require those landscaping items be replaced. Of course, they would have to replace the older, taller trees with smaller trees. He cannot say that it would be perfect and exactly what was approved but we would require them to replace trees.

Parking Lot / Driveway / Internal Roads Setbacks (Sec. 5.8.3.)

Director Langer pointed out there are three (3) spaces along the Blaine Road frontages that are less than twenty-five (25) feet from the right-of-way; they are ten (10) feet.

Chair Fox suggested these items be addressed at the end.

Landscaping and Screening (Sec. 5.11)

Greenbelt Landscaping (Sec. 5.11.C.)

Commissioner Grissim stated the following:

- Seven (7) trees required, they are proposing three (3), but the driveway takes up most of the space and adding more trees would be difficult.
- Shrubs required but none are shown on the plan.
- She would recommend keeping the number of trees at three (3) but add the required shrubs for additional screening. The Applicant and Planning Commission agreed.

Calculations for Greenbelt along Blaine Road

Commissioner Grissom stated the following:

- Requirement is it needs to be a solid screen, can add a berm, can be evergreen but must a minimum height of thirty (30) inches but may also count as Parking Lot screening.
- Can add one additional tree north of the parking bay along the edge.

Commissioner Murphy commented if vacuum stalls were removed along the Blaine Road frontage that would help reduce some of the screening needed.

Foundation Landscaping (Sec. 5.11.2.D.)

Commissioner Grissim stated the following:

- Different materials are required along the foundation.
- Must equal sixty (60) percent of the front and sides of the building adjacent to a road or parking area.
- One requirement is for ornamental trees and there are none shown on the plan.
- Shrubs are required at the base
- A narrow ornamental tree would fit, the building is tall, there is room to add more.
 - The east side of the building has a couple of notches with canopies overhanging, trees would fit in those spaces very well and not interfere with the building.
 - On the north side of the building with the notch back and square area, an ornamental tree would fit there.
 - That would meet the four (4) required.
- Rock mulch is not permitted; recommend tighten up the size of the beds and use bark mulch. Director Langer added that if the blowers would interfere with the bark mulch on the south side, grass can also be used. Commissioner Grissim concurred.

Parking Lot Landscaping (Sec. 5.11.2.E.i.)

Commissioner Grissim stated the following:

- Also deficient in trees; requirement is five (5) canopy trees, two (2) are proposed.
- One option is the north end of the parking bay on the west side of the street. This would also count as a Greenbelt tree for Blaine Road.
- Require trees at the end caps, the ends of the rows of parking.
- On the east side of the vacuum bays, at the south end, there is approximately twelve (12) feet between the building and the first parking stall. It would also be considered an end cap tree. The Applicant mentioned they are trying to keep any debris such as mulch or leaves away from the blower area, but they will revisit that location with their landscape team.
- On the east side and the north end of that bay, in the lawn area, there is room for another tree.
- Trying to get the plan closer to what is required by the Ordinance.
- Along the sidewalk there could be a continuous evergreen hedge, at least thirty (30) inches high that would meet the thirty-six (36) inch height as it matures.

Perimeter Landscaping - For areas visible from a public road (facing Highland Road and Blaine Road; Sec. 5.11.2.E.ii.a.)

Commissioner Grissim stated an evergreen hedge row should be added next to barrier-free parking spaces to shield view of parking. Also focus on minimizes beds and consider turning them into lawn.

Detention/Retention Area Landscaping (Sec. 5.11.2.H.)

Director Langer stated the following:

- Focusing on the area along Blaine Road where there is a storm water detention basin.
- Not at the stage on this plan where storm water detention calculations are available, that comes later.

- Current landscape plans show trees planted in the detention area
- It is not a berm but the opposite of a berm, a depression.
- Just making a note so the Applicant is aware. The Applicant stated they will work with the Township to ensure it complies.

Sidewalks and Pathways (Sec. 5.12)

Director Langer stated there is a gap in the sidewalk that needs to be filled; it is at the discretion of the Planning Commission to require it be filled as part of Site Plan Approval. The Planning Commission agreed.

Lighting (Sec. 5.13)

Director Langer stated the following:

- Have been working with the Applicants on Lighting but have a little more work to do.
- Typically done at the end of a project.
- Will require an amended Lighting Plan.

Architecture / Building Materials (Sec. 5.24)

Director Langer stated he spoke with Eric from the St. Paul, Minnesota engineering firm about the brick material. Colored block must come from the factory colored. Painted block is not permitted. We have a written statement ensuring no painted block will be used for this building. A second question was related to the color of something on the top. They agreed it will be earth tone. No real changes.

Commissioner Grissim asked if they are permitted to have as many signs on the building as was shown on the plans. Chair Fox stated signage is handled by staff. Director Langer replied no, they will not be permitted as many signs as shown.

Commissioner Mayer asked if the car wash has plans to recycle or reclaim the fresh water that will be used. The Applicant replied on average, thirty-three (33) percent of the water is reclaimed and used again which is an integral part of their process. They are also taking steps to modify their blower gates, so they do not pull as many amps. Their chemicals do not have any dyes which helps the sewer system. Environmental issues are important to their company.

Commissioner Mayer expressed concern about phosphates and oils entering the sewer system and asked if they will be filtered out. The Applicant stated he would have to get back to the Commissioner with that information.

Commissioner Mayer stated he had a question about storm water detention but as discussed earlier, there was nothing in the plans about that at this time.

Director Langer stated there is some incentive for Mister Car Wash to use a recycler system for the water. In order to connect to the Township water system, they must purchase REUs (Residential Equivalency Units). If they do not have a recycler, they would need to purchase more REUs making it worth the expense of adding the recycler.

Other buildings:

Vehicular Canopy (POS)

Director Langer stated the following:

- Treated like a fuel station canopy.
- Under the canopy is a device where the customer would pay for the car wash.
- Has brick columns similar to fuel station canopies previously approved.
- Will be an earth tone color.

Attendant Shelter

Director Langer stated the following:

- Bottom half is brick, top half is EIFS.
- It has windows.
- May not completely comply but given the size of it, staff has no issues.

Chair Fox stated he feels the Planning Commission is not ready to approve the project and is looking for more information. He encouraged the Planning Commission to give their comments.

Commissioner Grissim stated she is interested in seeing some traffic information, also to minimize the number of vacuum stations, the amount of pavement, tighten up the site, use the different comments that have been made tonight and improve the site plan.

Commissioner Mayer concurred stating he would like to see them cut back on the number of vacuums and the amount of pavement while increasing the landscaping.

Commissioner Mitchell stated he agrees with the previous comments to eliminate some of the vacuum stations which would help with the parking side setbacks.

Commissioner Murphy stated he had nothing further to add except he is unclear as to how many vacuum stations there are, he counted twenty-six (26) rather than twenty-two (22). He suggests mirroring the plan to get the vacuum stations in the rear and it might help with the other issues like setbacks for parking.

Commissioner McMullen asked if they will be open 24 hours or specific set hours. The Applicant stated they will be open Monday Through Saturday 7:30AM to 7:00PM, Sunday 8:00AM to 6:00 PM and try to have consistency for all of their store's hours.

Chair Fox stated the Planning Commission cannot base their decisions on "We just don't want another one." That is how cases end up in lawsuits. When Meijer came it was "We don't need that, we have Kroger." When a new restaurant comes in it is "We can't have that, they will take my customers." That is not an element we can deal with. We understand that but it is not part of the Zoning Ordinance. The goal of the Planning Commission is to enforce the Zoning Ordinance standards for site development. The Township would not have a Meijer if the Planning Commission had heeded that kind of thinking. The Planning Commission must work within the parameters it has to work within. He said they would get answers and part of it is understanding what the Planning Commission does. The Applicant has more work to do. One should not interpret anything said as a yes or a no.

8. Call to the Public:

Tawny Hall, with M59 Car Wash; asked about the Special Use process. Chair Fox explained the five criteria discussed earlier in the meeting. Director Langer added a Special Use must also be heard at the Township Board level; so, they have to meet more standards and they have to go before the Board.

Ms. Hall continued stating the following:

- Traffic will be much more than the Applicant has said just knowing how many cars their car wash does. She thinks they will have possibly more than 1000 cars.
- Even more will be generated by the free vacuums.
- Believes their water/sewer use will be higher than estimated.

Chris Hall with M59 Car Wash; stated the following:

- Large car wash built to service a large volume of cars.
- Cannot be screened.
- Free vacuums will draw more traffic.
- Unlimited membership allows anyone around the country who has a membership to have as many washes as they choose.
- Believes it will take more employees.
- There will be a sound impact.
- Feels it will be an eyesore.
- Their intent is volume.

9. Planner Report:

Director Langer reported the following:

- Citizen Planner Forum, some dates for the in-person training conflict with Planning Commission meeting states. He spoke to the Chair to see if it would be acceptable to alter some of the meeting dates to allow Commissioners to have the training which was approved. If any of the Commissioners are interested, please contact the Director.
- New Planning Commissioner Matthew Eckman and his wife are in the audience this evening. Welcome!
- Planet Fitness is going into the former Food Town space at Hartland Plaza. The Township has issued a demo permit so they could get started while the remodel plans are being finalized.

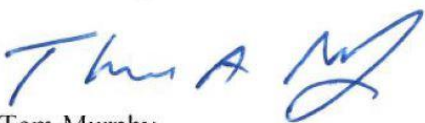
10. Committee Reports:

None

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner McMullen. Motion carried unanimously. The meeting was adjourned at approximately 8:56 PM.

Submitted by.



Tom Murphy
Planning Commission Secretary