

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

August 13, 2026– 7:00 PM

1. **Call to Order:** Vice-Chair Mitchell called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**
Present – Commissioners Eckman, Grissim, Mayer, McMullen, Mitchell, and Murphy
Absent – Chair Fox
4. **Approval of the Meeting Agenda:**
Commissioner McMullen offered a Motion to approve the August 13, 2026, Planning Commission Meeting Agenda. Commissioner Grissim seconded. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. Planning Commission Work Session Meeting Minutes of July 9, 2026.
Commissioner Mayer offered a Motion to approve the Planning Commission Work Session Meeting Minutes of July 9, 2026. Commissioner Eckman seconded. Motion carried unanimously.
6. **Call to the Public:**
Derek Gardener, Hartland Township; commented on the draft Backyard Chicken Ordinance. He requested for larger lots, exceptions be made to allow chickens outside of the chicken run and/or for a mobile option to move the coop and run around the property.
7. **Public Hearing**
 - a. Site Plan with Special Land Use Application #26-007 (Kroger Automobile Fueling and Convenience Station)

Vice-Chair Mitchell outlined the process for a public hearing and opened the Public Hearing at 7:05 PM stating all legal notification requirements have been met.

Director Langer stated the following:

- Gave an overview of the location and scope of the project.
- Located North of M-59, west of Old US 23 in the Shops of Waldenwoods Planned Development south and west of the access drive.
- Notification requirements state that notices must be sent to property owners and occupants within three-hundred feet of the parcel. This parcel was split from a larger parcel, but the Assessing GIS map did not reflect that change, so notices were sent to property owners within three-hundred feet of the parent parcel to meet the requirement.
- Project is not directly on Highland Road but off of the access drive.

- The Shops at Waldenwoods Planned Development permitted uses included some exemptions that typically would require a Special Land Use Permit but did not include fuel stations by right; thus, a Special Land Use Permit is required along with a Public Hearing.
- Planning Commission will make a recommendation to the Township Board. The Township Board has the final approval for the Special Land Use Permit.

The Applicant, Matthew Pisco representing The Kroger Company of Michigan, introduced himself stating the following:

- Kroger Company is a publicly traded, risk-adverse company.
- Competitors are Meijer, Costco, and VG's, who all have their own fuel stations.
- In a perfect world, all Kroger fuel stations would be in the parking lots of the store; eighty percent are, this one is not.
- Entry may be gained via service roads and will not negatively impact traffic on M-59.
- Views it as an extension of the Kroger store.
- Hours will mimic those of the store.
- Meets the requirements other than frontage on M-59.
- Asking for the Planning Commission's help to increase their brand loyalty and offer one-stop shopping to their customers.

Call to Public:

None

Director Langer mentioned an email communication from a resident in the Hunter's Ridge Condominium development to the north. The resident may not have been aware that the proposed project is much farther to the south.

Vice-Chair Mitchell closed the Public Hearing at 7:16 PM.

Vice-Chair Mitchell referred to the staff memorandum dated July 29, 2026.

SPECIAL LAND USE REVIEW - General Standards

Vice-Chair Mitchell stated the applicant has provided responses to the Special Land Use general standards as an attachment, in the summary dated June 30, 2026.

SPECIAL LAND USE REVIEW – Applicable Site Standards

Automobile Fueling and Convenience Station (Section 4.58)

1. Frontage. Such uses shall have access to and front upon a hard surface, major thoroughfare. Vice-Chair Mitchell stated the subject site does not have frontage on a public or private street. The site has access from internal drive lanes that are associated with the Planned Development. Access to Highland is available via multiple driveways within the Planned Development.

7. Outdoor Storage. There shall be no outdoor storage or display, except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.

Vice-Chair Mitchell stated a defined area for outdoor storage is provided on the west side of the building, which has a tall screen wall at each end of the storage area (wall is 8'-6" in height). The storage area between the screen walls is approximately fourteen (14) feet long by three (3) feet

wide. Each screen wall is comprised of split face CMU on the base of the column and brick veneer above to match the building.

SITE PLAN REVIEW – Applicable Site Standards

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

Vice-Chair Mitchell asked the Planning Commission about the 4 parking spaces located approximately 20 feet from the front (north) lot line rather than 25 feet.

Director Langer explained the Shops at Waldenwoods Planned Development (PD) was approved with certain known factors and this was one of them. This is an internal drive for the development, not a public or private street. A normal fuel station not in a PD would have to meet a 25-foot setback to the road. This is a PD. The Planning Commission approved the 20-foot setback.

Loading (Sec. 5.9)

Vice-Chair Mitchell stated typically a dedicated loading space has not been required to be shown on a plan. Planning Commission had no comment.

Commissioner Murphy asked about the distance between the fuel pumps as some in the area are tight. The Applicant stated it was 23 feet 3 inches between the two and the other was 30 feet 5 inches between the larger. Commissioner Murphy stated he was satisfied with that distance.

Landscaping (Sec. 5.11 – Updated Landscape Ordinance version)

Commissioner Grissim stated the following:

- Have been working with the Applicant.
- There is a detention pond between M-59 and the proposed station.
- Foundation planting was overlooked.
- Part of the building is under the canopy.
- There are options for some plantings in various spots around the building.
- Due to the other items planned around the building, we will not get to the math the Ordinance asks for but there is some room for foundation landscaping, some high windows and blank walls where landscaping could be added.
- Other fuel stations have not been permitted to pave around the entire perimeter; it is important enough to make an effort.

The Applicant stated they are willing to work with staff. Director Langer asked if the Applicant could work with staff and show this change in the Construction Plan set. Commissioner Grissim confirmed.

The Planning Commission briefly discussed the locations and options for adding landscaping.

Commissioner Mayer asked about outdoor storage, that the proposed screened area will be the only area where items will be permitted to be stored outside of the building. It is a problem on other sites. The Applicant stated they will comply.

Commissioner Mayer asked about the permits from the Michigan Department of Environment, Great Lakes and Energy (EGLE), how it is possible that a fuel station can be located within 2,000 feet of the community well. The Applicant stated their underground storage tank system is double walled with a brine reservoir. If there is a loss or gain, the alarms go off and the system shuts down. The piping is double walled. Through Kroger's diligence and design, they were able to seek and obtain waivers from EGLE and Licensing and Regulatory Affairs (LARA).

Commissioner Mayer asked if the EGLE and LARA permits must be issued prior to a Land Use Permit being issued. Director Langer confirmed.

Commissioner Murphy asked about the distance to the community well. The Applicant stated they located the tanks on the east side in order to gain the variance for the distance which is at least 820 feet.

The Planning Commission briefly discussed the location of the wellhead to the tower.

Sidewalks and Pathways (Sec. 5.12)

Commissioner Murphy asked for a north-south sidewalk on the east side of the property. Commissioner Grissim called attention to the north stubs from the existing residential development anticipating future sidewalks. Commissioner Mayer also expressed a desire for a sidewalk.

The Planning Commission discussed sidewalk options and how the Planned Development was approved.

It was ultimately decided that a sidewalk at that location would be up to the owners of the PD and not the responsibility of the Applicant at this time. In the future, when Shops at Waldenwoods eventually returns for another amendment, it can be part of that process.

Lighting (Sec. 5.13)

Director Langer offered the following comments on Intensity:

- Light intensity exceeds the maximum average allowed at the building entrance and in the parking area.
- This is fairly common.
- Adjustments can be made and shown on the Construction Plan set.

Architecture / Building Materials (Sec. 5.24)

Vice-Chair asked the Planning Commission to look at the façade renderings and give their opinion.

Director Langer explained the buildings are usually shipped in on a trailer and dropped on the site but there were some problems with the screening for the rooftop units (RTU). After some discussion, the Applicant stated they would be willing to actually construct a building on the site that would meet that requirement.

Commissioner Mayer asked for additional courses of brick to lower the percentage of aluminum being used. The Applicant stated they used the same the percentages from the Kroger storefront; however, they are not unwilling but must look at the engineering and architecture before committing.

Fuel Canopy

Vice-Chair Mitchell stated they requested the pillars for the fuel canopy be wrapped with similar materials as the main building with which they have complied.

Commissioner Eckman offered the following Motion:

Move to recommend approval of Site Plan with Special Land Use Application #26-007 a request to construct an automobile fueling and convenience station in the Shops at Waldenwoods Planned Development, as outlined in the staff memorandum dated July 29, 2026.

The recommendation for approval is based on the following findings:

- 1. The proposed special land use, automobile fueling and convenience station, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6 (Special Uses).**
- 2. The proposed use is permitted in the Shops at Waldenwoods PD (Planned Development), as outlined in the PD Agreement, which has references to the GC (General Commercial) standards. Standards for the proposed use are outlined in Section 3.1.14.D.xviii of the Zoning Ordinance. The proposed use is compatible with the existing uses in the vicinity.**
- 3. The proposed use will be served by public sanitary sewer, by existing essential facilities and public services, and the Fire Department has no objection.**
- 4. The proposed use will not create additional requirements at public cost for public facilities as the proposed site will be served by public sanitary sewer and municipal water.**

Approval is subject to the following conditions:

- 1. The proposed Special Land Use, automobile fueling and convenience station, 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 July 29, 2026, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 3. No outdoor storage is permitted on the site except in the area designated as outdoor storage on the approved plans.**
- 4. A land use permit is required after approval of the Site Plan and Special Use Permit and prior to construction.**
- 5. The applicant shall work with staff to install building foundation landscaping, in areas that work with both the applicant and staff. The plans shall be amended on the construction plans for the issuance of a land use permit.**
- 6. The applicant shall work with staff to install additional brick on the exterior elevation of the building to reduce the amount of aluminum siding on the exterior of the building. The applicant shall work with staff and if there are any changes, such changes shall be made on the final building plans for the issuance of a land use permit.**
- 7. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (SDA), Fire code requirements, and all other government agencies, as applicable.**

Seconded by Commissioner McMullen.

Commissioner Murphy offered a friendly amendment to include language in the conditions regarding the changes to the landscaping and masonry as discussed. (See conditions 5 & 6 above.)

The Maker and Seconder agreed. Motion carried unanimously.

8. Call to the Public:

None

9. Planner Report:

None

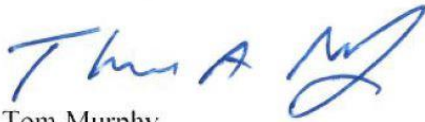
10. Committee Reports:

None

11. Regular Meeting Adjournment:

A Motion to adjourn the meeting was made by Commissioner Mayer. Seconded by Commissioner Eckman. The meeting was adjourned at approximately 8:44 PM.

Submitted by.



Tom Murphy
Planning Commission Secretary