

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

January 25, 2024– 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, Mitchell, Murphy
Absent – None
4. **Approval of the Meeting Agenda:**
A Motion to approve the January 25, 2024, Planning Commission Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner Eckman. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. Planning Commission Work Session Meeting Minutes of January 11, 2024
A Motion to approve the Planning Commission Meeting Minutes of August 24, 2023, was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously.
6. **Call to the Public:**
None
7. **Public Hearing**
 - a. Zoning Amendment #24-001 – Amendment to Permit Pharmacies as a Principal Permitted Use in Commercial Zoning Districts

PROPOSED AMENDMENT

Section 3.1.12.B. Principal Permitted Uses – LC (Limited Commercial)

vii. Pharmacies that are under 2,000 square feet

Section 3.1.13.B. Principal Permitted Uses – NSC (Neighborhood Service Commercial)

xii. Pharmacies that are under 2,000 square feet

Section 3.1.14.B. Principal Permitted Uses – GC (General Commercial)

xx. Pharmacies

Chair Fox opened the Public Hearing at 7:02 PM stating all public noticing requirements have been met.

Director Langer gave an overview of the history of this amendment stating the following:

- Pharmacies are not listed as a permitted use in General Commercial, Limited Commercial and Neighborhood Service Commercial zoning districts.
- Existing pharmacies are located within Planned Developments.
- Applicant has presented a proposal for a pharmacy on a General Commercial zoned property.
- Ordinance Review Committee discussed the amendment.

- Additional categories were included.
- Discussed at a Planning Commission Work Session.
- Office district limits pharmacies to 2000 square feet so this limit was used for the smaller commercial zoning categories.

Call to Public:

None

Chair Fox closed the Public Hearing at 7:05 PM.

Chair Fox stated he believes it was an oversight many years ago and never became an issue as the current pharmacies are in PDs.

Commissioner McMullen asked if this amendment specifies what kind of pharmacy? Director Langer replied it would be the same pharmacy as in the Office category that dispenses medical prescription drugs; it would not open up to dispensaries or medical marijuana facilities.

Commissioner Eckman asked about the 2000 square foot limit. Director Langer replied they followed the limit set in the Office category as the Limited Commercial (LC) and Neighborhood Service Commercial (NSC) zoning categories are smaller neighborhood commercial developments not intended for a large commercial use. Retail is capped at 4000 square feet in NSC; LC has caps on retail and office uses even with special use permits.

Commissioner Murphy asked about the size of the location in questions. Director Langer stated the tenant space is approximately 1300 square feet and is located in the GC zoning district where there is no cap. The building could be larger, but the pharmacy use is what is capped.

Commissioner Murphy offered the following Motion:

Move to recommend approval of Zoning Ordinance Text Amendment #24-001, as outlined in the staff memorandum and below.

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Seconded by Commissioner McMullen. Motion carried unanimously.

8. Call to the Public:

None

9. Planner Report:

Director Langer mentioned staff is still working on a couple of Planned Developments; Redwood Phase II and the Climate Controlled Self-Storage both at the Preliminary approval phase. In discussions with Square One Mixed Use Proposal at M-59 and Old US 23.

10. Committee Reports:

None

11. Adjournment of Regular Meeting:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Eckman. Motion carried unanimously. The Regular Meeting was adjourned at approximately 7:11 PM.

[Brief Recess]

12. Work Session

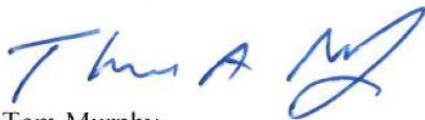
a. Draft Ordinance Solar Energy Panels

The Planning Commission continued to discuss the Draft Solar Ordinance.

13. Adjournment of Work Session:

A Motion to adjourn was made by Commissioner Grissim and seconded by Commissioner Mayer. Motion carried unanimously. The meeting was adjourned at approximately 8:11 PM.

Submitted by.



Tom Murphy
Planning Commission Secretary