

## HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

September 22, 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, Eckman

Absent – None

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

A Motion to approve the September 22, 2022 Planning Commission Meeting Agenda was made by Commissioner Mitchell. Seconded by Commissioner Grissim. Motion carried unanimously

5. **Approval of Meeting Minutes:**

None

6. **Call to the Public:**

None

7. **Old and New Business**

- a. Site Plan Application #22-010 Buffalo Wild Wings Restaurant (Hartland Towne Square Planned Development)

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

- Hartland Towne Square Planned Development (PD).
- Must review PD requirements along with the Site Plan.
- Across Hartland Square Drive from Emagine Theater.
- Site down restaurant, no drive-through.
- National chain: Buffalo Wild Wings.
- Will not need Township Board approval, can proceed to the construction phase when approved.

Representing the Applicant: Robert Kramer of Buffalo Wild Wings and Wayne M. Perry, P.E. of DESINE INC introduced themselves.

Chair Fox referred to the staff review letter dated September 15, 2022.

### **Site Requirements**

#### **Parking Lot/Internal Drive Set Backs**

Director Langer explained the following:

- Referred to an overall site plan of Hartland Towne Square: Outlot 7.

- No available land divisions so the property owners are doing a condominium.
- Four (4) components to the condominium, one of which is for the monument sign.
- Monument sign boundary line is creating a conflict with the parking setback for Buffalo Wild Wings.

The Applicant is asking for relief from the required setback for those parking spaces. **The Planning Commission agreed.**

### **Building Height**

Director Langer stated the following:

- PD Pattern Book outlines a maximum height of twenty-six (26) feet to the top of a parapet wall on a building facade.
- Applicant is requesting twenty-eight (28) feet for the entry portion.
- There is a provision allowing architectural elements to exceed that limitation.
- Planning Commission can either grant the requested waiver, or determine the entry an architectural element, which would make it compliant.

**The Planning Commission granted the waiver to allow the entry parapet wall to be twenty-eight (28) feet.**

### **Site Requirements - Off-Street Parking**

Director Langer stated the following:

- There is adequate parking per the PD requirements which is less than the standard Ordinance requirement with the intent to limit the amount of asphalt.
- Bumper blocks near the entrance are typically added when there is a five (5) foot wide sidewalk to eliminate vehicle bumpers from encroaching on the sidewalk, limiting the width to less than five (5) feet. Here the sidewalk is seven (7) feet eliminating the need for the bumper blocks entirely in this location.

Chair Fox asked if these were the handicap spaces that are flush with the sidewalk. The Applicant confirmed they are, and their intent is to eliminate the option for vehicles to accidentally roll up onto the sidewalk. Chair Fox stated he is not a fan of bumper blocks, but he sees the value in them in this situation. The Applicant stated they could drop the parking lot asphalt six (6) inches and then add the necessary ramps, but they thought this was a better solution. **Chair Fox and the Planning Commission agreed.**

Commissioner Grissim asked if on the left side with the six (6) foot wide concrete walk, the drive aisle is twenty-six (26) feet. Could it be modified to twenty-five (25) feet and the walk be seven (7) feet? The Applicant stated the Fire Department requires twenty-six (26) feet. Commissioner Murphy asked if the entire parking lot could be shifted one (1) foot to achieve the seven (7) foot walk. The Applicant stated they must meet the ten (10) foot setback; there is no place to go.

The Planning Commission and Applicant discussed waiving the ten (10) foot setback at that location and making it nine (9) feet as it backs up to the detention area, the ADA access requirements for sidewalks, and the Township preference for seven (7).

**The Planning Commission decided to leave the sidewalk on the left side as is shown on the site plan.**

**Dumpster Enclosure (Per approved Pattern Book - Page 41)**

Director Langer stated the current design does not comply, but the Applicant is aware and has already agreed to use brick that will match the building rather than the metal panels. It will be shown on the Construction set of drawings.

**Lighting**

Chair Fox mentioned a drawing of the light pole and base, with the overall height stated, should be provided on the Construction set of plans, and it should be stated the color of the poles will be black. The Applicant agreed.

**Landscaping**

**Adjacent to Roads - Hartland Square Drive**

Commissioner Grissim stated what is shown does not quite meet the standards, but they have adequately screened the parking area, so she is satisfied with what is proposed.

Chair Fox stated the M-59 Road Landscaping complies.

**US-23**

Director Langer stated the listed height of the evergreen tree (Norway Spruce) is six (6) feet, and the required height is eight (8) feet at the time of planting. The landscape plan shall be revised to change the tree height on the Construction set of plans. The Applicant agreed.

Commissioner Mayer expressed concern that one of the existing Pine trees closest to the proposed parking area that are part of the landscaping around the sign and water fall might be damaged or removed. He also mentioned the underground wiring for the lighting could be damaged during construction as well. Director Langer replied they would have to replace the tree if it died due to construction activities, but it is difficult to replace a mature tree and is typically replaced with a smaller tree. Commissioner Grissim stated it is a case by case issue, they should install some tree protection during construction, but it is a concern. **Chair Fox suggested a limited time frame of one (1) year, so if the tree dies within one (1) year of construction, the developer will have to replace it. The Applicant agreed.**

**Architecture / Building Materials (Per approved Pattern Book, Pages 24, and 36-38)**

Director Langer stated the following:

- Prototype building.
- Complies with the requirements for the most part.
- Fiber cement panels are limited to ten (10) percent of the total façade materials. They have proposed it in two (2) different patterns.
- Considered “siding.”
- Sample boards have been provided.

**The Planning Commission granted the architectural waiver request to deviate from the allowed percentage of siding, as specified in the Pattern Book Materials Schedule.**

**LED Lighting**

Director Langer stated the following:

- Proposing shielded LED light bands on east elevation (yellow tone) s shown on the east elevation.
- Outlines the main entry to the restaurant.
- LED light band is shielded with an aluminum shield such that the light is directed toward the building and washes the façade with light.

- A detail drawing of the LED band and shield is shown on Sheet A201.

Commissioner Murphy asked if that sort of lighting would be considered a sign. Director Langer stated no, not if the lights are covered. It is possible the older style of neon wrapping a building might be considered a sign of sorts, but this is different. Chair Fox stated it is preferable to a large yellow façade.

The Planning Commission briefly discussed some of the architectural elements.

**The Planning Commission agreed to the LED Lighting as proposed.**

Commissioner Mitchell asked about the Fire Department requirement for fire suppression if that is common. The Applicant stated it is, certainly under the hoods and the rest of the building too.

Commissioner Murphy asked about walkability and what the plan is for sidewalks at this location, noting the “missed opportunity” discussion regarding Hungry Howie’s. Chair Fox replied at the time of development, it was a deliberate choice to not have sidewalks along that portion of the roadway as it would limit the screening, landscaping and the location of the utility boxes.

The Planning Commission discussed sidewalks in this area.

Commissioner Mayer asked if the occupants wanted greater visibility for their store, could they maintain the area around the pond? The Applicant stated they are interested in that option. Director Langer stated he is unsure; it may be an MDOT (Michigan Department of Transportation) right-of-way. The Applicant stated it could be done with a permit from MDOT. The Planning Commission agreed it is a key intersection and would benefit the businesses, if the Applicant is willing to obtain the permit, the Township would not object to the area being maintained.

**Commissioner Mitchell offered the following Motion:**

**Move to approve Site Plan Application #22-010 a request to construct an approximate 5,880 square foot restaurant (Buffalo Wild Wings). Approval is subject to the following conditions:**

1. Waiver request on the building height, being greater than 24feet, is approved.
2. Waiver request to deviate from the maximum allowable façade material percentages, is approved.
3. Waiver request to allow two (2) parking spaces to deviate from the 10-foot parking setback, is approved.
4. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated September 15, 2022, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
5. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority Fire Marshal.
6. Existing trees screening the Hartland Towne Square monument sign (waterfall sign) will be replaced if damaged during construction.

**Seconded by Commissioner Grissim. Motion carried unanimously.**

- b. Site Plan Application #22-014 Preliminary and Final Site Condominium Application for Hartland Towne Square - Hartland Ring Road Condominium Request.

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

- Hartland Towne Square Planned Development (PD)
- No available splits or land divisions left for this property.
- Elected to form a condominium of four (4) units that will accommodate Buffalo Wild Wings as unit 2, another restaurant as unit 3, the waterfall sign as unit 4, and an unknown occupant as unit 1. Each occupant will own the property.
- Typically goes through a preliminary review and then a final review both going to the Township Board for the final decision.
- In this case, the Site Plan has already been reviewed.
- It is more or less a Master Deed process which the Township Attorney has already reviewed and commented on.
- The Director included the revised Master Deed and has put forth both the preliminary and final documents to conserve time and materials.
- A Motion to Recommend Approval has been attached. The Township Board will make the final decision.

**Commissioner Grissim offered the following recommendation:**

**Move to recommend approval of the Preliminary and Final Site Condominium Application #22-014, a request to permit four (4) commercial units in the Hartland Towne Square Planned Development Planned Development. Approval is subject to the following conditions:**

- 1. The proposed site condominium request is subject to the approval of the Township Board.**
- 2. The condominium documents shall comply with the requirements of the Township Attorney.**

**Seconded by Commissioner Murphy. Motion carried unanimously.**

The Planning Commission and the Applicant briefly discussed the RPT (formerly RAMCO) Development, this solution, and future possibilities.

**8. Call to the Public:**

None

**9. Planner Report:**

Director Langer stated the Site Plan Review Committee is scheduled to review Mixed Use Concept Plan for M59 and Old US 23.

**10. Committee Reports:**

Chair Fox stated Commissioner asked for a Motion to appoint Tom Murphy as Planning Commission Secretary.

**Commissioner Mayer offered the following Motion:**

**Commissioner Tom Murphy shall be appointed Planning Commission Secretary.**

**Seconded by Commissioner Mitchell. Motion carried unanimously.**

Commissioner Mayer asked if it is possible to have the boulevard on M59 mowed more than twice a year, Director Langer stated that right-of-way is under the jurisdiction of MDOT. It is possible the Township could contribute toward that end. He can pass a note to the Township Manager. He has no idea how the Township Board will respond. Commissioner Grissim stated in the last couple of years a committee has met with the Township Manager to attempt to clean up the at least edges of some of those areas. It is our Township identity at that location. She believes they will revisit after the construction and is hopeful for the Board's support. Commissioner Murphy agreed.

**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 8:08 PM.**

Submitted by.



Tom Murphy  
Planning Commission Secretary