

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

November 7, 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 November 7, 2024, Planning Commission Meeting Agenda was made by Commissioner McMullen and seconded by Commissioner Mitchell. Motion carried unanimously.

5. **Approval of the Meeting Minutes:**

a. Planning Commission Meeting Minutes of October 10, 2024

A Motion to approve the October 10, 2024, Planning Commission Meeting Minutes was made by Commissioner Eckman and seconded by Commissioner Murphy. Motion carried unanimously.

6. **Call to the Public:**

None

7. **Old and New Business**

a. Site Plan/PD Application #24-009, Planned Development (PD) Concept Plan for a residential community – REVISED PLAN dated October 28, 2024

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

- Confirmed the location south of M-59 and west of Pleasant Valley Road.
- Previous plan had duplex units to be used as rentals.
- Revised plan has no duplex units.
- Proposing 167 single-family owner-occupied homes.

The Applicant, David Straub, Vice President of Land Acquisition for M/I Homes, and Isam Yaldo, property owner, introduced themselves and stated the following:

- Eliminated the duplex units.
- All single-family homes.
- Lowered the density from 2.67 units per acre to 2.3 units per acre.
- Sidewalks proposed on both sides of the street throughout the development, sidewalk along M-59 on the north property line, connectivity to the development to the west, no sidewalks are proposed along Pleasant Valley Road.
- Intend to save as many existing trees as possible throughout the development.
- Intend to maintain a similar setback from M-59 as the development to the west.

- Heard the neighbors’ concerns about traffic, buffers to neighboring properties, and strain on bus system and post office, intend to work with the traffic consultants to ensure they are sensitive to their neighbors and do what is best for the community.

Chair Fox mentioned the previous plan proposed 190 units, the revised plan is proposing 167 units.

Director Langer stated the following:

- Proposed density is 2.35 units per acre.
- Future Land Use Map (FLUM) density for this area is Special Planning Area (SPA) which permits four (4) dwelling units per acre.
- Planned Development process allows for a 40 percent density bonus giving a possible maximum of 398 dwelling units.
- This proposal is 2.35 units per acre.

Commissioner Grissim asked about sidewalks shown on the plan. Director Langer explained the sidewalks shown are in the common space area adjacent to Pleasant Valley in the Pleasant Valley right-of-way, and the sidewalk shown will not be on the next set of plans at the Preliminary review.

Commissioner Murphy asked about the surface material for the path. The Applicant stated they imagine a crushed aggregate of some kind that is easy to maintain.

Chair Fox stated there is no formal recommendation for a Conceptual Planned Development review. It is comments only.

Planning Commission Comments

Commissioner McMullen stated the following:

- She likes the concept better than the previous plan.
- Would like to see a buffer or upgraded materials to the south to manage noise.

Commissioner Eckman stated the following:

- He likes the proposal and the lower density being significantly lower than it could be.
- Thinks there is enough density to be a significant number of homes for this community.
- Thinks a 1500 square foot home with siding is acceptable and more affordable.
- He is very much in favor of the way this is going.

Commissioner Murphy stated the following:

- Agrees with the previous comments.
- Likes the consistency of the greenbelt in the two developments.
- Appreciates the consideration for the property to the south.
- Appreciates single-family homes as opposed to rental duplexes.

The Planning Commission briefly viewed and discussed existence of the pine trees on the neighboring property to the south.

Commissioner Mitchell stated the following:

- He liked the duplex option but likes this plan even better.
- Believes this is a good site for this proposed development of condensed housing.

Commissioner Mayer stated the following:

- Also agrees with what has been said especially with the noise reduction consideration.
- Affordable housing is needed.
- Likes the sidewalks on both sides of the streets.
- Heard the residents' concerns about the old growth trees along Pleasant Valley and would like those to be preserved as a benefit to the community.
- Would like to see a plan showing the limits of disturbance at the Preliminary PD review and those trees tagged and numbered on the plan as well to ensure preservation.

Commissioner Grissim stated the following:

- Not much more to say other than she is appreciative of how the Applicant listened and revised the plan.
- She likes the buffer around the perimeter with more intense use inside.
- Believes there is a twenty (20) foot buffer required for the two (2) most southern lots due to the change in density.

Director Langer stated generally a twenty (20) foot buffer is required but this being a PD, those provisions may be waived. With a sixty (60) foot lot, a twenty (20) foot buffer is unlikely.

Chair Fox stated the following:

- He also likes these changes.
- He has worked on this area of development for a number of years and has seen many evolutions in plans.
- Thinks this is a good fit for the property and this area in the community.
- Excited to see it progress to the next stage.

The Applicant stated they are excited to be here and see this project come to fruition; it has been a long time.

8. Call to the Public:

Unnamed individual expressed appreciation for the single-family homes and affordable housing. Also expressed concerns about development, traffic and growth.

Chuck Hilger, Hartland Township; expressed concerns about traffic and thinks there should be a traffic study.

9. Planner Report:

Director Langer stated the December Planning Commission meetings may be modified. Hoping to have a joint meeting with the Township Board in December.

10. Committee Reports:

Commissioner Murphy commented he is curious to see when the construction on I-96 is finished if that will alleviate some of the increased traffic currently experienced on M-59.

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 7:32 p.m.

Submitted by.

A handwritten signature in blue ink, appearing to read "Tom A. Murphy".

Tom Murphy
Planning Commission Secretary