

# HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED REGULAR MEETING MINUTES

November 18, 2021 – 7:00 p.m.

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1. **Call to Order:** Chair Fox called the meeting to order at approximately 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**  
Present – Commissioners Fox, Grissim, LaRose, McMullen, Mitchell.  
Absent – Commissioners Murphy, Voight.
4. **Approval of the Agenda:**  
A Motion to approve the November 18, 2021 Planning Commission Regular Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner LaRose. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
  - a. **Planning Commission Meeting Minutes of July 22, 2021**  
A Motion to approve the July 22, 2021 Planning Commission Meeting Minutes was made by Commissioner Mitchell and seconded by Commissioner LaRose. Motion carried unanimously.
6. **Call to Public:**  
None
7. **Old and New Business:**
  - a. **Use Determination for LaFontaine's Business Maintenance Division at 9990 Highland Road**  
  
Director Langer summarized the location and scope of the request stating the following:
    - Formerly CARite Dealership.
    - Parcel is zoned GC General Commercial.
    - Use is for maintenance staff, equipment and materials. Planning Commission will need to decide which GC permitting use or special use is most similar.
    - Additional information was submitted following the completion of the staff memorandum; however, the staff is still recommending approval of the use.  
The Applicant, Gary Laundroche, LaFontaine Automotive Group, introduced himself and stated the following:
    - Building maintenance division for over seventy buildings will be managed from this site but the primary function is for real estate development, which is more office orientated.
    - Some materials are stored within such as ceiling tiles or replacement lights.
    - Unique property due to the driveway access for the Charyl Stockwell Academy. A retail use at this location would not be compatible with that existing access.

Chair Fox referred to the staff memorandum dated November 11, 2021 and stated the Planning Commission is to determine whether the proposed use is compatible with the other uses permitted in the GC zoning district based on a number of factors. It could be a Business Service Establishment or Professional Office; both uses are permitted in GC.

Chair Fox asked the Applicant about their concerns. The Applicant stated they felt the focus on the maintenance aspect and the vehicles involved was lopsided. They feel they are more of an office use. They want to be good corporate citizens and have a nice looking site.

The Planning Commission briefly discussed the options.

Commissioners Grissim and LaRose agreed both uses are appropriate and allowed.

Commissioner Mitchell stated he feels it is more appropriate under Business Service Establishment.

Chair Fox stated he feels the same as a Professional Office use most likely would not have this variety of commercial vehicles parked in the parking area.

**Commissioner Grissim offered the following Motion:**

**Move to Determine the Proposed Use shall be classified as a Business Service Establishment and permitted in the GC-General Commercial district as a Principal Permitted Use.**

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

## **8. Public Hearing**

### **a. Site Plan with Special Land Use Application #21-013 (renew Special Land Use Permit for existing mining operation at 1380 Pleasant Valley Road)**

**Chair Fox opened the Public Hearing at 7:17 PM stating all noticing requirements have been met.**

Director Langer summarized the location and scope of the request stating the following:

- Gravel mining on a group of six parcels.
- Existing operation for many years.
- When completed, it will become a small lake.
- Seeking to renew for 15 years plus one year for reclamation.

Representing the Applicant, Burrough's Materials, Richard Zanotti, P.E. Property Development Engineer at Edw. C. Levy Company, introduced himself and stated the following:

- Edw. C. Levy Co. owns Burrough's Materials.
- His ultimate role is to turn projects into developments and has developed other sites in the area.
- Have been working this site for approximately 20 years; closed down briefly during the recession due to the economy.
- The material mined at this site is added to materials from other sites to obtain the proper mix needed.

- They are about half finished with the end goal of having a thirty-six acre lake as permitted by the Michigan Department of Environment, Great Lakes and Energy (EGLE).
- Approximately 165,000 tons of material mined this year, 77,000 tons went to their own sites to mix with other materials.
- Property is owned by Giegler family and is under lease.
- Plantings and berms screen the site.
- Paved Pleasant Valley Road and created a hard surface and added a wheel wash to avoid tracking debris off site.
- Crane is used to create the lake.
- Site also carries \$625,000 in cash, surety and performance bonds; they are committed to finishing this project and reclamation.
- Water in the lake is monitored and tested regularly as are the wells for water levels and inorganic materials. In their tenure, no violations of the permit requirements have occurred.
- Planning Staff performed a site visit to view the operation in progress and gain understanding of the process.

Call to the Public:  
None

**Chair Fox closed the Public Hearing at 7:28 PM.**

Chair Fox referred to the staff memorandum dated November 11, 2021.

Commissioner Grissim mentioned Item E of the General Standards for Special Land Use which states the use *will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, person, property, or the public welfare*; none of the neighbors are in attendance. Director Langer stated he did not receive any calls or communications. Notices were sent to neighbors within three hundred feet. No one even inquired.

Chair Fox mentioned generally if there is something in the community that is a problem, the Township hears about it; one would think gravel mining would be on that list, but he has never heard any complaints. Director Langer stated although there may have been some historically, he does not recall any complaints during his tenure. The Applicant stated the paving of the road and the wheel wash abate many of the potential issues.

Commissioner Mitchell asked if the conditions stated in the original Special Use Permit from 1996 be applicable or will there be new conditions with this approval? Specifically, the Transportation Route. Will the Transportation Route be the same?

The Applicant stated it will. It is a public road but 95 percent of the traffic proceeds north on the paved portion of Pleasant Valley Road to M-59.

The Planning Commission discussed adding this as a condition on the approval.

Commissioner Grissim asked about the phases of the project; after completing phases one and two, is there a responsibility to restore those areas as work is completed? The Applicant stated it has been ongoing as the operation proceeds. [The Applicant indicated the areas that have been restored on the map.]

Commissioner Grissim asked if this would be a residential development when it is complete. The Applicant stated it is his understanding it is for the property owners' use and enjoyment.

Chair Fox mentioned the fact that no one in the room speaks volumes to the quality of the operation. The Applicant stated he feels the berms and mature vegetation that screen the project have been helpful controlling runoff and other issues that historically cause problems.

**Commissioner LaRose offered the following Motion:**

**Move to recommend approval of Site Plan with Special Land Use Application #21-013, a request to renew the Special Land Use for the existing mining operation at 1380 Pleasant Valley Road for an additional 15-year term, with one (1) year reclamation and clean-up. The recommendation for approval is based on the following findings:**

- 1. The special land use, sand and gravel mining operation, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6 (Special Uses) and Section 4.5 (Sand, Gravel, or Mineral Extraction), as a mining operation is permitted as a special land use in the CA (Conservation Agricultural) zoning district.**
- 2. The use is compatible with the existing and future land uses in the vicinity and is consistent with the plans previously approved by the Township for the mining operation on the subject site.**
- 3. The use is compatible with the Hartland Township Comprehensive Plan, as the southerly portion is designated Estate Residential, which is intended to serve very low-density residential development and agricultural land uses, where appropriate. The reclamation of the site will result in a lake and gently sloping grades which may allow for future use as residential or farm production.**
- 4. The use will not require additional public services other than those already available and being provided to the facility.**
- 5. The use will be a continuation of the current mining operation activities and will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, or the public welfare. Safety precautions and site development standards are outlined in the Terms and Conditions document, which in combination with the ordinance provisions, should mitigate negative impacts.**
- 6. The proposed use will not create additional requirements at public cost for public facilities and services. The Hartland Deerfield Fire Authority has reviewed the plans and has no concerns.**

**Approval is subject to the following conditions:**

- 1. The proposed Special Land Use, sand, gravel or mineral extraction, is subject to approval by the Township Board.**
- 2. Site Plan with Special Land Use Application #21-013 shall take effect on the date of approval by the Township Board and shall be valid for a period not to exceed fifteen (15) years with one (1) year for reclamation and clean-up, or through the completion of the mining and reclamation, whichever comes first. All other requirements of the Terms and Conditions under Duration of Permit shall remain in effect.**

3. **The Transportation Route shall be the same as originally approved, with the haul route designated as Pleasant Valley Road north of the site driveway, to M-59 (Highland Road).**
4. **Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (HRC), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.**
5. **The Special Land Use is subject to the terms of the permit issued by the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division (Part 301, Inland Lakes and Streams). The State of Michigan permit shall remain valid.**

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

**9. Call to Public:**

None

**10. Planner's Report:**

- Director Langer shared the minor changes in the building elevations for SP #21-014 Multi-tenant Bldg. Hartland Towne Square. The Planning Commission determined the changes do not require a formal amendment before the Planning Commission.
- Draft 2022 Planning Commission Meeting Calendar under review for next meeting.

**11. Committee Reports:**

None

**12. Adjournment:**

**A Motion to adjourn was made by Commissioner Grissim and seconded by Commissioner Mitchell. Motion carried unanimously. The meeting was adjourned at approximately 7:48 p.m.**

**Submitted by,**



**Michelle LaRose  
Planning Commission Secretary**