

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

SEPTEMBER 11, 2025– 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, and Murphy

Absent – None

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

A Motion to approve the September 11, 2025, Planning Commission Meeting Agenda was made by Commissioner Eckman and seconded by Commissioner Grissim. Motion carried unanimously.

5. **Call to the Public:**

None

6. **Old and New Business**

a. Site Plan Application SP/PD #25-014 – Urban Air Planned Development Final Plan

Director Langer stated the following:

- Gave an overview of the location and scope of the project.
- West of US 23 and M-59, east of Old US 23, south of Fountain Square.
- Urban Air Adventure Park is an indoor activity center in an approximate 38,000 square foot building.
- It has been reviewed by both the Planning Commission and the Township Board at both the Conceptual Review and the Preliminary Review.
- This is the Final Planned Development (PD) Review which, after obtaining approval from the Township Board, culminates in a rezoning of the property to PD.

Commissioner Grissim offered the following Motion:

Move to recommend approval of Site Plan Application #25-014, the Final Planned Development Site Plan for Urban Air Adventure Park Planned Development as outlined in the staff memorandum dated September 4, 2025.

Approval is subject to the following conditions:

1. **The Final Planned Development Site Plan for Urban Air Adventure Park Planned Development, SP/PD Application #25-014, is subject to the approval of the Township Board.**

- 2. Final approval of Urban Air Adventure Park Planned Development (SP/PD Application #25-014) shall require an amendment to the Zoning Ordinance to revise the zoning map and designate the subject property as PD (Planned Development). The planned development project area consists of two (2) undeveloped parcels, equating to a total of approximately 6.03 acres, and which are to be rezoned to PD, as follows:**
 - a. Tax Parcel ID #4708-28-100-030 (approximately 2.53 acres in area); currently zoned GC (General Commercial)**
 - b. Tax Parcel ID #4708-28-100-037 (approximately 3.52 acres in area); currently zoned GC (General Commercial)**
- 3. Waiver request for the planned development project area to be less than 20 acres is approved.**
- 4. Waiver request for the building height to exceed 35 feet is approved.**
- 5. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandums, dated July 17, 2025, and September 4, 2025, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.**
- 6. As part of the Final Plan Review, the applicant shall provide all applicable easement documents. The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.**
- 7. The two (2) parcels that comprise the project area shall be combined prior to the issuance of a land use permit.**
- 8. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.**
- 9. Applicant complies with any requirements of the Michigan Department of Environment, Great Lakes, and Energy (EGLE), regarding applicable permits and approvals, if necessary**
- 10. Roof-mounted mechanical units (RTUs) should be properly screened or not visible to the Planning Commission's satisfaction, as shown on the Final PD plans.**
- 11. Monument signs shall be shown on the Final PD plans.**

Seconded by Commissioner Mayer. Motion carried unanimously.

- b. Site Plan Application SP #25-013 – Private Shared Driveways (JR Foldenauer Farms)**

Director Langer stated the following:

- Gave an overview of the location and scope of the project.

- Located in the southwest corner of Hartland Township.
- Two shared driveways are requested.
- Five parcel split, four parcels require access; proposing shared driveways. Each shared driveway will serve two parcels.
- One of the shared driveways will connect to a public road in Brighton Township.
- Required to be twenty-two (22) feet wide and designed to withstand the weight of a fire truck.
- The Township Engineer reviews design plans.
- Shared driveways require only Planning Commission review; a Private Road can serve more parcels but must be approved by both the Planning Commission and the Township Board.

The Applicant, Wayne Perry, of Desine Engineering; and Tom Green, the property owner; introduced themselves and stated the following:

- Liddy Drive in Brighton Township is a public road, which currently does not have a turnaround for emergency vehicles, it dead ends at the Township line.
- This shared driveway extension will correct the problem by purposefully adding the turnaround for emergency vehicles.
- Have no issues complying with the comments made by the Fire Marshal.

Chair Fox referred to the staff memorandum dated September 4, 2025.

Shared Driveway Standards

Chair Fox stated the following:

- Two (2) private shared driveways are proposed, Driveway 1 and Driveway 2. Driveway 1 commences from Hacker Road. Driveway 2 off of Joda Lane/Liddy Drive in Brighton Township.
- Section 2: Each will serve only two (2) parcels.
- Section 5.2: Each will comply with lot size and frontage requirements.
- Section 5.23: Each will meet the standards of a shared driveway.
- Section 5.23.4: Each will meet the construction requirements.
- Section 5.23.4.B.xi: Each will comply with the surface drainage requirements.
- Section 5.23.4.B.xii: Utility easements have not been provided. Director Langer stated there are no utilities as each are served by private well and septic systems.
- Section 5.23.4.C: Construction costs were not provided. Director Langer stated this information will be provided later.
- Section 5.23.6: Each will meet the standard by serving only two (2) parcels.
- Shared Driveway Construction standards: Each complies. Driveway 1 is not required to have a T-turnaround. Driveway 2 proposed a T-turnaround but the width is 20 feet rather than the required 22 feet. Commissioner Grissim asked why the width is 20 feet. The Applicant stated it was an oversight that will be corrected.

Chair Fox continued stating they will need a shared driveway easement agreement and a maintenance agreement. in recordable form.

Commissioner Grissim referred to the communications received the day of the meeting from residents in Brighton Township and asked how those concerns can be addressed. Director Langer stated with other projects during the Pre-Construction Meeting, construction routes are discussed to keep as much construction traffic on main roads as possible. There are only two homes being

constructed that will impact those neighbors. There is no other road access for those two lots. Chair Fox mentioned those are public roads in Livingston County and the Livingston County Road Commission granted the access; the Township has no jurisdiction over road access. Commissioner Grissim asked if during construction, the contractors would be sure to remove any mud or debris from the roadway. The Applicant stated, yes, those are the requirements of the permit from Livingston County Road Commission. Director Langer stated referring to Liddy Road, in his experience, when a road ends abruptly as this one does, typically there is a future plan to extend it to the north. Who knows what that could have been, but in this case, it is just two lots.

Commissioner Mitchell offered the following Motion:

Move to approve Site Plan Application #25-013 a request to construct two (2) private shared driveways, as outlined in the staff memorandum dated September 4, 2025.

Approval is subject to the following conditions:

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated September 4, 2025.**
- 2. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, Fire Code requirements, and any other governmental agency.**
- 3. Approval of the proposed shared driveways does not include approval of any future land divisions.**
- 4. The proposed ingress/egress easement and maintenance agreement for each shared driveway shall be in a recordable format and shall comply with the requirements of the Township Attorney.**

Seconded by Commissioner McMullen. Motion carried unanimously.

7. Call to the Public:

None

8. Planner Report:

Director Langer shared the following:

One article from the Michigan Planner periodical regarding traffic, the other regarding the role of the Zoning Board of Appeals in development issues.

The Planning Commission discussed the Zoning Board of Appeals. The ZBA meets as needed. The ZBA had not met for approximately eighteen months until the most recent meeting.

Commissioner Mitchell shared the passing of a former Planning Commissioner, Keith Voight.

9. Committee Reports:

None

10. Adjournment:

A Motion to adjourn was made by Commissioner Eckman and seconded by Commissioner Murphy. Motion carried unanimously. The meeting was adjourned at approximately 7:25 PM.

Submitted by.



Tom Murphy
Planning Commission Secretary