

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

October 8, 2020 – 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, Colaianne Grissim, Mitchell, Voight

Absent – LaRose, Murphy

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

A Motion to approve the October 8, 2020 Planning Commission Meeting Agenda was made by Commissioner Colaianne and seconded by Commissioner Mitchell. Motion carried unanimously.

5. **Approval of Meeting Minutes:**

a. Planning Commission Special Meeting Minutes of August 20, 2020

A Motion to approve the Special Meeting Minutes of August 20, 2020 was made by Commissioner Grissim and seconded by Commissioner Voight. Motion carried unanimously.

b. Planning Commission Meeting Minutes of September 10, 2020

A Motion to approve the Meeting Minutes of September 10, 2020 was made by Commissioner Mitchell and seconded by Commissioner Grissim. Motion carried unanimously.

6. **Call to the Public:**

None

7. **Old and New Business:**

a. Site Plan #20-003 Preliminary and Final Site Condominium Application for Rural King Condominium Request; a request to permit two (2) commercial units in the existing building currently addressed as 10400 Highland Road, as part of the Hartland Marketplace Planned Development.

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

- Rural King entered into an agreement with Noble Appliance to occupy the unused portion of the former Walmart building.
- Rural King and Noble Appliance chose to create a commercial condominium.
- No changes to the site plan.
- Condominium process requires Preliminary and Final Review; both have been combined into one meeting.

Chair Fox stated they are reviewing a document that outlines how the two entities will co-exist on the same property.

Commission Voight asked about the parking, is it considered common area for both entities. Director Langer stated it is. Noble will essentially only own what is inside the building; the exterior and parking area are common area. Commissioner Voight asked if there is a maintenance agreement included in the condominium document. Director Langer stated the condominium association replaces Rural King as the responsible party for the maintenance of the exterior and parking area.

Chair Fox asked about the time delay for this request. Director Langer stated initially Noble Appliance was going to come in as a tenant which does not require Planning Commission approval. The choice was made to have each business own the units which required condominium documents be drafted. When the demising wall was added to divide the space, the fire suppression system also had to be separated to serve each side independently as the Fire Code requires. There were extensive discussions about this process. Product was moved into the structure prematurely which caused another delay. The Township tried to work with Noble Appliance to keep the project moving forward and allowed the product to remain. Nearly all of the delay was on behalf of the tenants that occupy the building.

Commissioner Grissim offered the following Motion:

Move to recommend approval of the Preliminary and Final Site Condominium Application #20-003, a request to permit two (2) commercial units in the existing building currently addressed as 10400 Highland Road, as part of the Hartland Marketplace 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 Voight. Motion carried unanimously.

8. Call to the Public:

None

9. Planner Report:

Director Langer reported the following:

- Many projects preparing to come before the Planning Commission. Several cases will require a public notice and a public hearing.
- Trying to save a couple of spots open for some restaurants that want to make their outdoor seating areas permanent.
- Mayberry's Newberry project will be coming back in December which may require extra meetings.
- Hacker Road Condominium project will come back for Preliminary Review in January.
- Future Land Use changes require a public hearing as well.

10. Committee Reports:

None

11. Adjournment:

A Motion to adjourn was made by Commissioner Colaianne and seconded by Commissioner Mitchell. Motion carried unanimously. The meeting was adjourned at approximately 7:14 PM.

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a long horizontal stroke at the end.

**Keith Voight,
Planning Commission Secretary**