

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

February 10, 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, McMullen, Mitchell, Murphy

Absent – Commissioner LaRose

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

A Motion to approve the February 10, 2022 Planning Commission Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner Murphy. Motion carried unanimously.

5. **Approval of Meeting Minutes:**

a. Planning Commission Meeting Minutes of December 2, 2021

A Motion to approve the Meeting Minutes of December 2, 2021 was made by Commissioner Mitchell and seconded by Commissioner Grissim. Motion carried unanimously.

6. **Call to the Public:**

None

7. **Public Hearing:**

a. **Rezoning #22-001 (Buti)** a request to rezone the property located at 2473 Clark Road from CA (Conservation Agricultural) to SR (Suburban Residential).

Chair Fox opened the Public Hearing at 7:03 p.m. stating for the record all noticing requirements have been met.

Planner Wyatt summarized the Rezoning request and the approval procedure.

Attorney Alexander Reuter, Representing the Applicant, introduced himself.

Call to the Public

None

Chair Fox closed the Public Hearing at 7:11 p.m.

Chair Fox reviewed the 13 criteria for a Zoning Map Amendment (Section 7.4.3) as outlined in the staff memorandum dated February 3, 2022.

The Planning Commission discussed the topic of spot zoning (Section 7.4.3.K) as related to the subject property. Comments include the following;

- Chair Fox did not think this rezoning request met all four of the criteria of a spot zoning as outlined in the staff memorandum.
- Commission Murphy was in support of rezoning the subject property from CA to SR and looking at the whole area in the future regarding any zoning changes.
- Commissioner Mitchell noted the uses allowed in the CA and SR zoning districts are similar in nature and he did not think the rezoning request appeared to be spot zoning.
- Commissioner Grissim asked when the Township would consider rezoning the whole area to the same zoning category. Planner Wyatt noted many variables could be considered regarding a rezoning and that the Planning Commission would be the body that would initiate a rezoning.
- Attorney Reuter offered his comments, noting that the subject property and surrounding properties are residential in nature and the rezoning request from CA to SR is consistent with the existing land uses in the area.

Commissioner Grissim offered the following Motion:

The Planning Commission Recommends Approval of Rezoning Application #22-001 based on the following findings:

1. **The requested rezoning of the subject property to the SR (Suburban Residential) zoning classification is consistent with the Township’s Comprehensive Development Plan, which indicates the property should be developed as Medium Suburban Density Residential.**
2. **Access to the subject property is provided along Clark Road and will bring the property into compliance with the required lot width along Clark Road.**
3. **The requested rezoning of the subject properties to SR (Suburban Residential) zoning classification is compatible with the surrounding residential uses and zoning and is more appropriate than the current CA (Conservation Agricultural) zoning classification.**

Seconded by Commissioner Mitchell

Chair Fox indicated there was an error in the memorandum in the first finding, at the end of the sentence, and should be revised to say “... which indicates the property should be developed as Medium Suburban Density Residential.” **The Maker and Seconder agreed.**

Motion carried unanimously

8. Resolution of Appreciation for Keith Voight

a. Resolution of Appreciation

Commissioner Grissim offered the following Resolution of Appreciation.

RESOLUTION NO. 22-01
RESOLUTION OF APPRECIATION FOR DISTINGUISHED SERVICE BY
PLANNING COMMISSIONER KEITH VOIGHT

At a regular meeting of the Planning Commission of Hartland Township, Livingston County, Michigan, held at the Township Hall in said Township on February 10, 2022 at 7:00 p.m.

PRESENT: Commissioners Fox, Grissim, McMullen, Mitchell, Murphy

ABSENT: Commissioner LaRose

The following preamble and resolution were offered by Commissioner Mitchell and seconded by Commissioner Murphy.

WHEREAS, Commissioner Keith Voight has served faithfully and demonstrated great leadership on the Planning Commission; and

WHEREAS, Commissioner Keith Voight was appointed on December 20, 2005, started with the Planning Commission on January 1, 2006, served as Secretary of the Planning Commission, and also served as a member of the Ordinance Review Committee and Site Plan Review Committee; and

WHEREAS, that leadership was instrumental in outcomes such as promoting smart growth and development throughout the Township, including growing and expanding the Township's exceptional parks resources; and

WHEREAS, often Planning Commission decisions and discussion were sometimes difficult, Commissioner Keith Voight helped to navigate through difficult times such as the financial crises of the 2000s, persevering through the challenges of remote and in person meetings during the pandemic, as well as balancing future development with neighbor concerns, and

WHEREAS, Commissioner Keith Voight leadership has always put the health, safety and well-being of the Hartland community first.

NOW, THEREFORE, BE IT RESOLVED, that the Hartland Township Planning Commission extends its deep gratitude to Commissioner Voight for his years of service to the community, wishing him all the best in his future endeavors.

A vote on the foregoing resolution was taken and was as follows:

RESULT:	APPROVED
MOVER:	Commissioner Mitchell
SECONDER:	Commissioner Murphy
AYES:	Commissioners Fox, Grissim, McMullen, Mitchell, Murphy
NAYS:	NONE

Seconded by Commissioner Murphy who recommended adding a statement to the resolution that Commissioner Voight also served as the Secretary of the Planning Commission. The Maker agreed. Motion carried unanimously.

9. Call to the Public:

Wes Nakagiri. Livingston County, District 3 Representative for most of Hartland Township, introduced himself to the Planning Commission.

10. Planner Report:

Planner Wyatt noted that several approved residential and commercial projects are moving toward the construction stage.

11. Committee Reports:

None

12. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Grissim. Motion carried unanimously. The meeting was adjourned at approximately 7:40 PM.

Submitted by,

A handwritten signature in cursive script that reads "Michelle LaRose".

Michelle LaRose
Planning Commission Secretary

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