

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED REGULAR MEETING MINUTES

June 24, 2021 – 7:00 p.m.

---

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, Murphy  
Absent – Commissioners Voight
4. **Approval of the Agenda:**  
A Motion to approve the June 24, 2021 Planning Commission Regular Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
  - a. **Planning Commission Minutes of April 8, 2021**  
A Motion to approve the April 8, 2021 Planning Commission Regular Meeting Minutes was made by Commissioner Grissim and seconded by Commissioner LaRose. Motion carried unanimously.
6. **Call to Public:**  
None
7. **Public Hearing:**
  - a. **Site Plan/PD Application #21-005 Redwood Living Planned Development (PD) – Preliminary Site Plan** - thirty (30) single-story, multi-unit apartment buildings, with a total of 148 apartment units.

Chair Fox explained the Public Hearing process.

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

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

- Located in the northeast portion of Hartland Glen Golf Course.
- Explained the Planned Development process – Conceptual, Preliminary, Final. This project is at the Preliminary phase.
- Two access points off of Hartland Glen Lane; north and south.
- 27 acres
- 148 apartment units being proposed, all are two-bedroom, between 1300 to 1600 square feet, and have attached garages.

The Applicant, Patricia Rakoci and Emily Engelhart, representing Redwood Living, introduced themselves and stated the following:

- Thanked the Planning Director for his thorough report.
- Made themselves available for any questions.

**Call to Public:**

- Craig Wipple, Hartland Township; asked about ownership of land labeled on the plat as a buffer zone. Has concerns about deteriorating trees in that area.
- Matt Goniea, Hartland Township; concerned about how the project will look.
- Linda Renehan, Hartland Township; does not want apartments, concerned about property values, asked about an overall plan for the rest of the property.
- Craig Wipple, Hartland Township; concerned about the roads and construction traffic.
- Andrew Klementowski, Hartland Township; concerned about construction noise.
- Mike Hoskins, Hartland Township; asked about the zoning and the previous rezoning.
- Katherine Ballmer, Hartland Township; asked for the buffer zone to be expanded.
- Gail Offen, Hartland Township; concerned about chemicals that may be used to maintain the landscaping and asked the Planning Commission to consider the existing residents.
- Isam Yaldo, one of the property owners of Hartland Glen; stated the following:
  - Explained the history of the property.
  - There were opportunities for the public to object in 2004 when the REUs were purchased.
  - Future Land Use Amendment designated the property a Special Planning Area.
  - Most importantly this project will help bring water to that part of the Township.
  - In the water assessment, there is money allocated to redo Cundy Road.
- Randall Samuels, Hartland Township; objected to rezoning, concerned about construction traffic and the roads, would like a larger buffer around the project.
- Gail Offen, Hartland Township; thinks repaving Cundy Road should be part of the agreement.
- Katherine Balmer, Hartland Township; concerned about the environmental impact on the waterways.

**Chair Fox closed the Public Hearing at 7:27 p.m.**

Chair Fox explained the Planned Development process and reviewed the five Eligibility Criteria (Section 3.1.18.B.) To be eligible for PD approval, the applicant must demonstrate that the criteria in Section 3.1.18.B. will be met.

Director Langer explained item 5. Unified Control, stating Redwood would be the only owner of the 27.13-acre PD parcel, and Redwood will construct the entire development, maintain the development, and manage the development after it is completed and filled with occupants.

The Planning Commission had no comments.

Chair Fox moved on to Permitted Uses and Density.

**Planned Development Design Standards (Section 3.1.18.C.)**

**Density**

Director Langer stated the following:

- The 27 acres being discussed is in the northeastern part of the existing golf course.
- Entire golf course is in a Special Planning Area with the northern portion having a higher density than the southern portion allowing for a 25 percent increase of five (5) dwelling units per acre in the northern portion and lower in the southern, three (3) dwelling units per acre.
- Allowed density is 136 units, 148 units are being requested.
- Density bonus of 40 percent may be awarded which would allow up to 190 units.
- They will need some of the bonus density for 148 units.

Commissioner LaRose stated after reading the staff memorandum and hearing comments from the public, she has concerns granting a bonus density but would rather see addition buffering added.

### **Design Details**

Chair Fox stated in a residential Planned Development, the Site Plan serves as the approved plan rather than a Pattern Book which is used in Commercial or Mixed Use developments.

### **Minimum Yard Requirements**

Director Langer stated he will discuss the areas of deviation only.

- North - 40 foot setback required, 24 foot setback proposed. Mr. Yaldo, the owner of the properties to the north, has proposed a landscape easement along the abutting property line to the north.
- South - 40 foot setback required, 34 foot setback proposed. The golf course property abuts the south property line.

### **Distances Between Buildings**

Director Langer stated the following:

- PD process is a unique process where a Township can waive or relax most zoning regulations if they feel there is enough benefit or positive attributes to the community.
- Staff looked at how close the buildings were to each other and virtually all of them are across the street from one another.
- Rear to rear, the closest one was 31.5 feet, but the Applicant is proposing 25 feet so if in the future, there is an addition to one of the units, they could be 25 feet apart.
- Side to side, the closest one was 20.0 feet but the Applicant is proposing 15 feet.
- Side to Rear, the closest one was 20.4 feet but the Applicant is proposing 15 feet.

Chair Fox asked the Applicant if they would consider making the distances what they are rather than what is proposed. The Applicant agreed. The Planning Commission agreed.

Director Langer also stated each apartment building is placed a minimum of twenty-five (25) feet from the edge of the roadway or integral sidewalk. There is no road dedicated easement or right-of-way. The units on the other side are 25 feet away from the sidewalk. All of the units have 25 feet of driveway for parking either from the edge or the roadway or edge of the sidewalk.

Commissioner Murphy clarified the sidewalks are only proposed on one side of the street. Director Langer confirmed that to be the case.

### **Building Height**

Chair Fox stated the PD Building Height limitation is more for commercial developments and will not apply to this project as the mean building height is approximately twelve (12) feet.

### **Parking and Loading**

Director Langer stated the following:

- Required to provide two (2) parking spaces are required for each dwelling unit, plus one (1) additional space for each four (4) dwellings.
- Each apartment unit has an attached 2-stall garage, plus a 25-foot long, 16-foot-wide driveway, which could potentially accommodate up to two (2) additional vehicles.
- Parking is not permitted on the street, except in designated parking areas.

- A total of twenty-two (22) guest parking spaces are provided within the development, scattered throughout.
- Two (2) barrier-free parking spaces (van accessible) are provided by the leasing office.
- It appears sufficient parking is provided.
- No parking along the internal streets would be allowed.
- To be noted, the required parking space dimensions are ten (10) feet wide by twenty (20) feet in length per the Zoning Ordinance standards. The guest parking spaces are shown as nine (9) feet wide by eighteen (18) feet in length.

Commissioner Murphy asked if the ten (10) by twenty (20) parking space dimensions are for commercial only or for residential too. Director Langer stated for a multi-family or condo project, yes, but not for single family.

Chair Fox asked if the Planning Commission would like to require the usual standard of ten (10) by twenty (20) parking space dimensions. Commissioner Grissim added she would rather the spaces be smaller to minimize the impact but the vehicles in Hartland tend to be larger which is why the standard is slightly larger than elsewhere. The Planning Commission agreed.

Commissioner Grissim commented the 16-foot-wide driveway does not seem large enough to accommodate two vehicles. She tested it in her own driveway. That parking is needed for guest parking.

The Planning Commission discussed driveway width and parking. The Applicant stated their residents do not seem to have issues with parking and guest parking.

Chair Fox commented that one thing he appreciates about Hartland is the parking areas do accommodate larger vehicles.

Commissioner Murphy stated the average garage door is 16 feet. He would favor larger driveways.

**The Planning Commission chose to require the driveway width be 18 feet rather than the proposed 16 feet.**

### **Open Space**

Director Langer stated the following:

- Explained the Open Space Plan diagram.
- Generally, in a PD the minimum required is 25%, 42% Open Space is proposed.

The Planning Commission had no comments.

### **Natural Features**

Director Langer explained the following:

- Three existing ponds and associated wetlands are on the property.
- No changes are proposed.

### **Sidewalks and Pedestrian Access**

Director Langer stated the Applicants are proposing a 5-foot-wide sidewalk on the edge of the road which will be colored slightly different and of a different cut than the road. The Applicant stated typically it is 4 feet wide, but they went with the 5 foot wide sidewalk to gain FHA compliance for accessibility which makes it easier for access. Chair Fox asked if the color is

on before or applied after. The Applicant stated after and it lasts.

The Planning Commission briefly discussed the endurance of the color product on the sidewalks, the installation, parking and the location of the storm drains as there is not curb and gutter.

Commissioner Murphy asked the total width of the road and sidewalk. The Applicant stated 27 feet with a 12 mile per hour speed limit. Chair Fox stated typically it is 30 feet back of curb to back of curb. Director Langer stated private roads are 22 feet wide at a minimum but with the addition of curb, gutter and drainage systems they are wider. Their interior roads are a combination of a private road and an internal maneuvering lane which are generally 24 feet wide. If the development has more than 24 lots, it does increase to 26 feet wide before curb and gutter. Commissioner Grissim stated it is imperative that the color difference between the roadway and the sidewalk is maintained as it defines where the pedestrians will be. The color will need to be reapplied at some point for safety purposes. The Applicant stated they do that and are required if they want to maintain FHA compliance.

Commissioner Grissim asked about the guest parking spaces curb ramp and wheel stops. The Applicant stated they do a thickened edge walk so it is raised. They do not do wheel stops. Chair Fox asked if it is throughout the development and not just at the leasing office. The Applicant stated it is throughout the development.

The Planning Commission briefly discussed the FHA guidelines for access.

Commissioner Murphy commented that this style of roadway and sidewalks is different for Hartland.

Commissioner McMullen has concerns about safety with children riding their bike on the sidewalk and not having a barrier.

Commissioner LaRose also has concerns about safety if someone is not paying attention, color would not matter.

### **Requirements for Preliminary Review (Section 3.1.18.E.ii)**

#### **Traffic Impacts**

Chair Fox stated according to the data shared from other developments of this kind, the site-generated vehicle trips do not meet the minimum threshold to require a traffic impact analysis or further study. Director Langer concurred.

#### **Fiscal Impacts**

Chair Fox stated a letter was provided from the Applicant.

#### **Vehicular Circulation**

Director Langer stated it is generally a loop road with a few others in between.

Director Langer also stated as Redwood and Hartland Glen Golf Course will both use this road, staff has requested a maintenance agreement be required and submitted as part of the Final PD for this roadway. In addition, any connection to the east should be permitted and made part of the Final PD agreement.

**Landscaping (Section 5.11)**

Canopy trees along Internal Roadways (Sec. 5.11.2.C.ii.)

Commissioner Grissim stated the following:

- Would like to see more trees to comply with the Ordinance.
- Several places where more street and canopy trees could be added and get closer to one every 30 feet.
- Move trees closer to the road, five feet away to help with the safety issue.
- Stay with the 3-inch caliper size requirement.

Commissioner Murphy stated he would support those thoughts.

**Buffering or Screening (Sec. 5.11.2.G.i.)**

Commissioner Grissim stated the buffers do not comply with the Ordinance.

Chair Fox agreed the north and east side of the property buffers should comply but the south and the west are still the golf course. In response to the question “What is going to happen to the golf course?” since 2004 it is a residential gold course community; it will be a modified golf course, the holes will move, streets will go in and houses will be built around it which is the extent of the detail available at this time. He continued the Planning Commission and the Township Board decided to keep the highest density to the north near the infrastructure and lesser density to the south. Buffering to the south and west will come when those areas are developed.

Commissioner LaRose concurred.

Director Langer stated on the northern portion there is a landscape easement that should be part of the final PD.

The Applicant stated the units along Hartland Glen would be front facing units for a better visual from the road

The Planning Commission discussed the east side and Hartland Glen Lane.

Commissioner Grissim stated the following:

- Greenbelt requirements met along the roadway.
- Landscaping along the porches looks good.
- Avoid putting stone in the beds along the road.

Commissioner Murphy asked if Hartland Glen Lane will be the main roadway to what will be developed to the south. Chair Fox said that is unknown at this time.

Commissioner Murphy asked how far the units are from the roadway. Director Langer stated 30 feet at the closest point. He also stated they have discussed with the Applicants providing a connection to the property to the east. The 40 acres was at one point, part of the Newberry development and is a Special Planning Area. A future connection may be available.

Chair Fox added Hartland Glen Lane is already there and will not be changed. The owner of the golf course will need a Master Plan before he gets too far down the road for access to serve the number of units he will need to develop.

**Detention/Retention Area Landscaping (Sec. 5.11.2.H.)**

Commissioner Grissim plantings can blend into the natural vegetation that exists in the wetland area.

**Apartment Unit Landscaping**

No comments.

**Architecture/Building Materials (Sec. 5.24)**

The Applicants stated the following:

- Six different units with different facades, with its own mixture of stone, vinyl and shake.
- Indicated on a map of architectural features that shows the colors planned; on the high profile side there would be more stone.
- Slight deviations in the color of the units which provides a nice look as one is driving down the street.
- Color palate is pretty neutral and natural.
- They have owned them for a long time and want them to always look good, now and in the future with a traditional color palate.

The Applicants referred to the materials samples.

Commissioner Murphy asked where the extra stone is used. The Applicant replied along the high profile front and sides that are visible from the road. Chair Fox added the gable is also shake on the high profile sides.

Chair Fox asked about the siding material used in the pictures of Texas Township that were sent earlier that day. The Applicant stated it is a PVC composite that is not used very often; they like to stay with the Premier Vinyl. There is another siding they are looking at that is from Select. Chair Fox commented the 6 or 7-inch looks more like wood siding than the 4-inch or the cement siding with the double 4. Chair Fox asked if the larger width is available in the same color palate. The Applicant was unsure.

The Planning Commission discussed siding options.

Commissioner Murphy asked about the type of wall on the rear of the unit. Chair Fox referred to the photos sent earlier. The Applicant stated some units have screened porches with a small patio, others without a screened in porch have larger patios.

Commissioner Murphy commented the long expanse of the wall needs to be broken up with some design element such as different roof pitch or some visual element. The Applicant stated they can look into that.

Commissioner Fox referred to some of the questions asked earlier stating the following:

- Ownership: they are only selling off part of the golf course for this project. The remainder is still owned by the golf course.
- Construction entrance: they will come through their normal front entrances. A construction entrance is not a requirement. Mr. Yaldo stated he would allow access through his other entrances, but Cundy Road is already crumbled.
- Why apartments: they have a right to develop it and have 600 to 700 REUs to use. It is a Special Planning Area. Higher density is planned farther north.
- Chemicals on the lawns: he is unsure if the Township can regulate fertilizers and chemicals

on lawns. An Ordinance could be adopted theoretically, we do not have the staff to enforce such an Ordinance.

- Water: public water is planned to be extended down M-59 that will serve several projects including this one. The Applicants have stated if they do not have public water, they cannot construct their projects.

Commissioner Mitchell asked about the hours construction is allowed. Director Langer stated the hours allowed are generally during the daylight hours.

Commissioner LaRose continues to have concerns about granting the density bonus with the shortage of trees, driveway widths.

Commissioner Mitchell asked if those items were addressed would the project be able to move forward.

Commissioner Grissim stated she is undecided but would like to see more items addressed.

Commissioner Murphy agreed with some of Commissioners LaRose and Grissim's comments and would like to see more information.

Chair Fox stated he agrees with Commissioner LaRose; he stated he asked if they addressed for issues would that satisfy because if the 12 units are not added here, they will be added closer to the homes of the surrounding residents. They are going to get 673 REUs on the property. If they are not added here, they will be added somewhere to the south.

Chair Fox asked the Applicants if they can get some revisions. The Applicant stated yes, they will come back.

Director Langer asked about the timing for the Applicant to return. They could come back in one of the July meetings or the first meeting in August. Chair Fox confirmed there will not be another notice, but the agenda will be posted online with the packet one week before the meeting.

**8. Call to Public:**

- Matt Goniea, Hartland Township; concerned about how the project will look from his backyard.
- Mike Hoskins, Hartland Township; asked about REUs. Director Langer explained the history on this property. Mr. Hoskins asked why they were not notified about the change from single family homes to apartments. Director Langer explained the history of the past Rezoning and that this is the meeting where apartments are being considered.
- Gail Offen, Hartland Township; appreciated the explanation of the process. Expressed concern about chemicals that go into the lakes and would like to see them regulated. Would like to know how many trips warrant a traffic study. Appreciated the discussion about parking space size. Believes the comment about senior citizens not hosting parties was ridiculous.
- Craig Wipple, Hartland Township; asked about the municipal water extension and who is paying for it. Director Langer explained the extension will be paid for by water REUs; there is no plan for the general public to pay for this project. Mr. Wipple asked if property owners will be forced to connect once water is available. Director Langer stated he does not have that information but generally one must connect if a well fails or if there is new development.
- Linda Renehan, Hartland Township; asked if the garage is in the front or the back. Chair Fox stated they will be on the street side, the front but they are proposing a handful of units along Hartland Glen Lane where the back will look like the front. There are a variety of styles, and the renderings show it the best.



-Katherine Balmer, Hartland Township; appreciates the extra buffer.

-Isam Yaldo, property owner; paying 47 percent of the cost to extend water, approximately \$2,000,000. Already paid \$4,000,000 for sewer. Already paid for 300 water taps so he needs a minimum of 300 units to be constructed. This project is important for other development projects as well. The Township needs to show they want a development to happen. This project is unique for Redwood. They have others that are fully leased. This project will have success here. He will commit to allow overflow parking at the golf course clubhouse. He has aided in drafting an Ordinance regarding fertilizer for golf courses for other communities and it could be done here as well. Feels the buffer is adequate. Believes this project is more like condominiums than apartments.

**9. Planner's Report:**

Director Langer demonstrated how the public can stay apprised of future meetings and have access to the materials via the website.

Director Langer informed the Planning Commission the Kroger store has submitted a Land Use Permit application for interior remodeling.

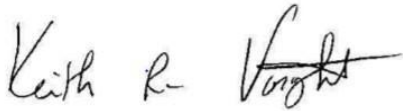
**10. Committee Reports:**

None

**11. Adjournment:**

**A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner LaRose. Motion carried unanimously. The meeting was adjourned at approximately 9:27 p.m.**

Submitted by,



**Keith Voight,  
Planning Commission Secretary**