

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING APPROVED MINUTES  
November 21, 2019 – 7:00 PM

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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, Mitchell, Murphy, Voight

Absent – Newsom, Colaianne

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

**A Motion to approve the November 21, 2019 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 - Regular Meeting – October 10, 2019

**A Motion to approve the Meeting Minutes of October 10, 2019 was made by Commissioner Mitchell and seconded by Commissioner Voight. Motion carried unanimously.**

6. **Call to the Public**

None

7. **Public Hearing**

a. **Zoning Amendment #19-003 Maintenance of Sidewalks & Pathways**

Chair Fox opened the Public Hearing at 7:03 PM stating for the record all public notice requirements for this Public Hearing have been met.

Director Langer stated the following:

- Ordinance Amendment to remove this language from the Zoning Ordinance.
- Township Attorney advised us to remove this from the Zoning Ordinance and adopt a separate police powers ordinance that would allow for greater enforcement authority on these types of matters.
- The above-mentioned ordinance would not come before the Planning Commission but be adopted at the Township Board level only.

Proposed text change:

**Section 5.12 SIDEWALKS AND PATHWAYS**

~~*E. Maintenance. The owner of the property which fronts on the sidewalk shall be responsible for maintenance of the sidewalk, including patching cracked or deteriorated pavement, snow removal, and removal of glass and other debris. The property owner shall be liable for damages in the event that a person is injured while using a sidewalk that said property owner has not properly maintained.*~~

*F. E. Permits. It shall be the responsibility of the owner or developer to secure any required permits from the Livingston County Road Commission or Michigan Department of Transportation to allow sidewalk construction in the road right-of-way.*

**Call to the Public**

None

Chair Fox closed the Public Hearing at 7:05 PM.

Commissioner Voight asked if the new ordinance would allow for a faster response. Director Langer stated yes, someone could be cited the day the violation was noticed. Under the Zoning Ordinance, the Township must give at least a 10-day notice, in some cases more.

**Commissioner Grissim offered the following Motion:**

**Move to recommend approval of Zoning Ordinance Text Amendment #19-003, as outlined in the staff memorandum.**

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

**8. Old and New Business:**

**a. Site Plan #19-011 Cottages on Clark PD Concept Plan**

Director Langer summarized the request and location stating the following:

- North of Rovey Drive, west of Clark Road.
- West portion is wetland area, development is planned for the east portion.
- 49 single family Lake-style homes.
- Planned Development process: Conceptual, Preliminary & Final.
- No decision tonight, feedback only.

The Applicant, Jeremy Harrison, introduced himself stating the following:

- Local resident.
- Inspired seeing the vacant land in proximity to amenities at Hartland Towne Center.
- Built an experienced Team:
  - Contacted Rick Harrison a Land Planner from Minnesota, who is known for designing attractive higher density communities, Lake-style homes.
  - He recommended Doug DeHaan of Holland for a Developer.
  - Contacted David LeClair of Livingston Engineering, who was involved with the Fiddler Grove development.
- Unique product with large demand.
- Offering walkability and incorporation of trails.
- Changing name to Cottages at Towne Square to tie in with that development.

Mr. DeHaan gave an overview about the architecture stating the following:

- High water table eliminates basement options.
- Zero-step design allows older customers a desirable option for ease of access. Upper floors are used for guests and storage.

- Side-load garages present a better visual.
- The target demographic for this type of community is not interested in size, they are interested in amenities.
- Essentially the design turns a standard ranch-style home 90 degrees allowing for narrower lots without sacrificing living area.
- About the same density and feel of Townhomes but with the 12-foot separation, the occupants gain transparency, air, privacy and affordability.

The Applicant gave a visual presentation of the proposed project indicating the three design options.

Commissioner Murphy asked about the pathway to Rovey Drive. The Applicant stated they intend to have an entrance off Rovey Drive and create a walking path that would go west to the Meijer area. There is not a sidewalk shown on the plan as they are still deciding what to do. Commissioner Murphy followed up stating the access would be to Clark Road and Rovey Drive but not McCartney Lane as there is wetland at that location. The Applicant concurred.

Mr. LeClair stated the following:

- The Applicant has been working on this project for over five years.
- Looking ahead to needing to downsize but wanting to stay in the community.
- Maintenance free. Lake-living feel. Downsizing but the next step
- Community has continued to grow.

Chair Fox referred to the staff memorandum.

### **Density**

Director Langer stated the Future Land Use Map (FLUM) has the proposed density shown as Multiple Family 8 units per acre and Commercial; the proposed project is well under the density allowed.

Commissioner Mitchell stated he is not comfortable with the proposed density shown on the buildable area of the property. He does like the house design.

The Applicant stated they have a very specific staggered layout and design to encourage privacy and an open feeling. These elements make it much more difficult to design than a conventional neighborhood. The three-dimensional video is very helpful.

Chair Fox stated the next phase is where the details are presented such as building materials, color schemes, and landscaping; the whole package. More details will come.

Commissioner Mitchell stated the virtual tour did move him one step closer. The two-dimensional site plan and the impact was hard to envision.

The Applicant stated the following:

- Landscaping and window placement will aid in creating privacy.
- Cement board is considered by insurance companies similar to brick for fire rating.
- Minimized the overhangs to 16 inches.
- Twelve feet between foundations.

- Color has never been an ordinance; the colors are supposed to be festive. They will be marketable and pleasing to the eye. Conservative market.
- They have been counseling with different builders and products. Some of the products are more expensive to use but give a more finished, quality look. They want to fulfill the desire of the community and something they can put their name on.
- The highest and best use for this property would be multi-family but is that the best for the community? This product is what the community needs. A different product could be more profitable.

Chair Fox asked if the targeted pricing was correct; \$350,000 to \$500,00. The Applicant stated it is.

Commissioner Murphy asked if this project is like the other developments in Grand Rapids and Muskegon. The Applicant stated it is. One is a Brownfield Development just getting under way where they are dealing with soil contamination and the other is near Lake Michigan where there is a high water table; both are slab on grade. Commissioner Murphy asked if those could be made available to the Planning Director so they could get a feel for what they are like. He is onboard with this being new and the right product for that area, but the density is different for us. It would be nice to see some other developments already in place.

Commissioner Voight stated he is fine with the density knowing that the FLUM has the density shown as much higher; this product would be a nice compromise if they can get it to work.

#### **Public Road Access**

Chair Fox mentioned the possibility of roll-off curbs and parking on one side of the street only if the road width is less than 30 feet back of curb to back of curb as something to keep in mind when designing the roadway. The Applicant stated they have not gotten into the details of that yet.

Commissioner Mitchell asked about the shared driveways between the units; is there enough room for two additional cars in drive without having to park in the roadway. The Applicant stated yes, the driveway in front of each unit is 18 feet.

#### **Traffic Generation**

Chair Fox stated a Traffic Study will be required for the next level.

#### **Internal Vehicular/Pedestrian Circulation**

Chair Fox mentioned the Applicant will need to work with the Fire Department regarding the 8-foot wide emergency trail near the north end of the development.

Commissioner Mitchell asked if they had the access off Rovey Drive would they still have this emergency trail. The Applicant stated they would.

Commissioner Voight mentioned the Fire Department's comment about the turning radius being too small. The Applicant stated they did amend the site plan to address the Fire Department's comments.

Commissioner Voight asked if they had spoken to the Livingston County Road Commission yet and if they might require deceleration lanes. He has concerns about the frontage if that is

that case as it is tight to the road and there is already a sidewalk. The Applicant stated they have not.

### **Open Space**

Chair Fox stated there is plenty of open space, but the calculations will need to be shown on future plans.

### **Landscaping**

The Applicant stated they are still in the planning stage, but they hope to make that a focus and be able to create a feeling of privacy. They have been discussing a berm along Clark Road and how to best incorporate that into the project to create a feeling of being in the development. They intend to plant on top of the berm to elevate the plants incorporating pine trees for consistent screening.

### **Recognizable Benefits**

Director Langer stated any Planned Development involves an agreement between the Township and the developer to forego some of their zoning regulations in exchange for various recognizable benefits. The Applicant is required to provide details as to those benefits at the next level of review.

The Applicant asked if something like a pavilion with a bicycle repair station be considered a recognizable benefit? The Director said that is for the Planning Commission and ultimately the Township Board to decide but it is a fair question.

Chair Fox stated the sidewalk along Rovey Drive would certainly be a recognizable benefit to the community. It would benefit more than just the 49 homeowners in the development.

Director Langer mentioned the following:

- The access to Clark Road will require County Road Commission approval.
- The sidewalks shown within the easement for Matthew Lane will require the approval of the entity that owns the easement. The units are shown right up to the easement line as well.
- The pathways shown in the area of a regulated wetland under the jurisdiction of the Michigan Department of Environment, Great Lakes and Energy (EGLE) will need their permitting approval as well.
- All approvals should be in hand prior to beginning the Preliminary Approval process.

Commissioner Mitchell asked about the maintenance-free statement. The Applicant stated the concept is that the homeowner owns from the drywall in; all the exterior is owned and maintained by the Association. The higher quality products used in construction such as shingles and siding, the better value it is for the long-term Association maintenance fees. They also have a study done by a company that can look at your project and give a 30-year estimated cost for maintenance. They take a proactive approach of using quality products that do not need replacement as frequently keeping long term costs low.

Commissioner Grissim stated she is excited about this project. She came in a little nervous but the three-dimensional visual sold it along with the credentials of the development team. She asked if they get any push-back not having a basement for storage. The Applicant stated that is the number one concern; however, basements in this area are damp, dark, and

unappealing. People in other parts of the county would never put a guest below grade. They add easily accessed attic storage with an electronic stairway in the garage. It is heated and dry.

Chair Fox stated he too is excited to see the next phase for this project. He thinks there is a great opportunity for something unique that the community would embrace.

Commissioner Murphy stated he thinks this is a good product for the area and is looking forward to what comes next.

**9. Call to the Public**

None

**10. Planner Report:**

Director Langer reported the following:

- Attended the Livingston County Planning Commission meeting stating they reviewed the following:
  - Rezoning on Old 23 where the Kubota/Bobcat dealership is located and recommended approval for rezoning from PD to LI.
  - Text Amendments for Lake Lots and Architectural Standards for Industrial and Light Industrial were both recommended for approval as well

**11. Committee Reports:**

None

**12. Adjournment:**

**A Motion to adjourn was made by Commissioner Voight and seconded by Commissioner Murphy. Motion carried unanimously. The meeting was adjourned at approximately 8:00 PM.**