

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

October 24, 2024– 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, Murphy
Absent – None
4. **Approval of the Meeting Agenda:**
A Motion to approve the October 24, 2024, Planning Commission Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner McMullen. Motion carried unanimously.
5. **Approval of the Meeting Minutes:**
 - a. Planning Commission Work Session Meeting Minutes of September 26, 2024
A Motion to approve the September 26, 2024, Planning Commission Work Session Meeting Minutes was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously.
6. **Call to the Public:**
None
7. **Old and New Business**
 - a. Site Plan/PD Application #24-009, Planned Development (PD) Concept Plan for a residential community with apartments (duplexes) and detached single-family condominium units.

Director Langer gave an overview of the location and scope of the application stating the following:
 - Confirmed the location south of M-59 and west of Pleasant Valley Road.
 - 7.4-acre parcel in the NE corner is not included in this request.
 - Proposing a residential development that is a mixture of single-family units and duplex apartment units; northern portion shows 28 duplexes, 56 units, intended for rental purposes, and the southern portion shows 134 single-family owner-occupied houses for a total of 190 units.
 - Connection to M-59 on the north side under the jurisdiction of the Michigan Department of Transportation (MDOT), proposed connection to Pleasant Valley on the east side which is under the jurisdiction of the Livingston County Road Commission (LCRC), and an internal private road connection to Highland Reserve to the west which is also a private road.
 - Requesting a Planned Development (PD) which is a three-step process: Conceptual, Preliminary and Final. A PD appears before both the Planning Commission and the Township Board at all three steps. This is the Conceptual review where no formal decisions are made but comments from both the Planning Commission and the Township Board will be provided. The details are presented at the Preliminary phase where there is a Public Hearing. Final phase is

when the Master Deed and other legal documents are reviewed. Following final approval, the property is rezoned to PD.

The Applicant, Isam Yaldo, introduced himself and David Straub, Vice President of Land Acquisition for M/I Homes.

The Applicant stated the following:

- Two almost separate projects; the duplexes and the single-family homes.
- M/I Homes, who will oversee the single-family portion, is a nationally recognized homebuilder that began in Michigan.
- Ready to hear the Planning Commission's comments.
- Tried to mirror the Highland Reserve development with rental on the north side of the property and owner-occupied single-family houses in the south.
- Commented about Hartland Glen.

Chair Fox referred to the staff memorandum dated October 17, 2024.

Proposed Concept Plan

Chair Fox stated the critical numbers to look at would be setbacks as there are no building envelopes.

Director Langer commented that setbacks can be on the lot itself: on this plan it lists 105-foot greenbelt setback from M-59 right-of-way, a 50-foot setback and a 25-foot open space.

Chair Fox stated during the Site Plan Review Committee meeting he stated it was important that this development be no closer to M-59 than the neighboring development, that there is continuity between the two, and it is the same. Those are the setbacks about which he is most concerned. Those are the items that have dimensions, the others do not. When the actual plan is laid out to scale with 60-foot lots, the number of lots may vary up or down given the space available.

Proposed Density

Director Langer stated the proposed density for PD Planned Developments is based off of the Future Land Use Map designation; it is designated as a Special Planning Area with a density of four (4) units per acre. There is also a 40 percent density bonus available that would permit as many as 398 units on the 71.1-acre parcel. The request is for 190 units.

Traffic Generation

Director Langer confirmed an in-depth traffic study will be conducted for the Preliminary review as there may need to be improvements to M-59, Pleasant Valley, and the intersection. None of that can be determined without a traffic study.

Internal Vehicular/Pedestrian Circulation

Commissioner Murphy inquired about sidewalks. The Applicant stated sidewalks are planned throughout the community on both sides of the street with a greenbelt in between the street and sidewalk. Commissioner Murphy asked if the path would be paved. The Applicant stated it is a little early for that; they will have more detail at the Public Hearing.

Design Details

Director Langer stated typically with a PD, a Pattern Book is submitted with details about the design of the community; lighting, play area, proposed home designs with general footprints of what those houses would look like on the lots including setbacks. For the duplexes, there would be more details including building elevations and materials being used. Also, a Landscape Plan for the project.

Commissioner Mitchell asked if the style of the exterior of the duplexes would be similar to the exterior style of the single-family houses. The Applicant stated he is unsure at this time but intends to work closely with M/I Homes to plan a visually cohesive community.

Chair Fox mentioned that it is important to have a full-size driveway that can accommodate a vehicle parked in front of the garage and not overhang onto the sidewalk.

The Applicant stated he is hoping to get a similar approval for side setbacks as the development to the west and stated any units that are 10 feet apart will not have vinyl siding. Chair Fox called the Applicant's attention to the Fire Authority's comments of 20 feet between structures.

The Planning Commission briefly discussed the sidewalks in the development to the west, and that there is a crossing at Hartland Glen but no sidewalk on the east side to M-59.

Commissioner Murphy asked if there would be sidewalks along M-59 and Pleasant Valley. The Planning Commission discussed sidewalk options. Consensus was to not require a sidewalk down Pleasant Valley but to have them along M-59 and internally.

Recognizable Benefit

Chair Fox stated a list of recognizable benefits should be included with the next submittal.

Chair Fox encouraged the Applicant to have further discussions with the Fire Authority regarding setbacks between structure stating the words are different, but what was approved in Highland Reserve might also be approved here.

Commissioner Murphy requested the Applicant try to save some of the mature Oak Trees located along Pleasant Valley. Commissioner Grissim concurred. The Applicant state there seems to be some room there and they very well may be saved.

Planning Commission Comments on the Concept Plan

Commissioner Mitchell stated the following:

- Appreciates this development has the same setback from M-59 as the development to the west.
- Hopes the duplexes will be harmonious with the rest of the development.
- Appreciates the Open Space and the Play Area as well as the pathways.

Commissioner Mayer stated the following:

- Agrees with Commissioner Mitchell regarding the continuity between exterior design of the duplexes and the other homes, color schemes and building materials.
- Nice to hear sidewalks are planned for both sides of the road with greenspace in between.
- Likes the cross access with the development to the west.

Commissioner Grissim stated the following:

- Appreciates the buffer around the perimeter with the intensity inside, and the walkway system.
- Likes the layout of the plan.
- If there is a possibility of preserving mature trees along Pleasant Valley, that will give a nice buffer edge if the grades play out.
- Glad there is a connection to the west.
- Looking forward to seeing the next level of detail.

Commissioner McMullen stated the following:

- Agrees with Commissioner Mitchell's comments.
- Agrees with preserving the mature trees if possible.
- Does not like the rental aspect, would rather see those as duplex condominiums and owner occupied.
- Constituents she has spoken with believe there are enough rentals.

Commissioner Eckman stated the following:

- Agrees with Commissioner Grissim and likes the buffer around the perimeter.
- Also likes the winding road, adds character.
- Open space will probably exceed the requirements, but it is hard to do the math.
- Overall, it is a nice project and he likes it.

Commissioner Murphy stated the following:

- Agrees with the other Commissioners.
- Likes the connectivity with neighboring projects to pull the developments together so it will be more neighborly.
- Has looked at many plans for the previously proposed Newberry; glad we seem to be moving forward with another plan that ties together well with what has already been approved.
- Looking forward to seeing what the proposed homes will look like.
- Also likes owner occupied condominiums as opposed to duplex rentals.

Chair Fox stated the following:

- Likes the project.
- Likes the comments that have been made so far.
- As one who has followed this parcel for 25 years, inevitable that a development was going to happen, and sometimes the timing is right.
- Substantially less dense and less intense than anything that was previously proposed, and he likes that.
- Also looks forward to the next phase and seeing the details.

The Applicant stated there could be a chance that the rental duplexes could be converted into units for sale. Using a similar footprint, there would be 32 duplex buildings instead of 26 for 64 units, they would be 30 feet wide instead of 35 feet, they would have basements, and they would be for sale.

The Planning Commission discussed how to proceed.

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Director Langer stated he would like to see a revised Conceptual Plan at a meeting. The Planning Commission agreed it should return to the Planning Commission at the next meeting with a revised plan for a Conceptual Review.

8. Call to the Public:

Kim Porath, Hartland Township; Agrees the mature trees along Pleasant Valley should be preserved, has drainage concerns, would like to see a buffer to the south.

Barbara Krueger, Hartland Township; expressed concerns about the cost of additional postal routes and bus routes for school children.

Dick Krueger, Hartland Township; concerned about traffic on M-59.

Joe Riccardi, Hartland Township; concerned about traffic, feels Pleasant Valley should be paved prior to approving this project, wants to see the S-curve farther south straightened out. Also would like to see the trees preserved. Concerned about timing of the trash collection and road plowing with three different Homeowners' Associations. Does not feel this kind of development is an asset to the community.

Jason Fowler, Hartland Township; commenting on SP/PD 24-010 Chick-fil-A, expressed concern about traffic at Blaine Road and M-59 as well as Pleasant Valley.

Joe Riccardi, Hartland Township; stated Flint Chick-fil-A set a record of 127 cars in one hour.

Sharon Small, Hartland Township; does not support SP/PD 24-010 Chick-fil-A, would like to see a nice restaurant.

9. Planner Report:

None

10. Committee Reports:

Commissioner McMullen reported she attended the State of the Community event on Wednesday, October 23, 2024, and thought it was good.

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner McMullen. Motion carried unanimously. The meeting was adjourned at approximately 8:18 p.m.

Submitted by.



Tom Murphy
Planning Commission Secretary

