

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

March 9, 2023– 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 March 9, 2023 Planning Commission Meeting Agenda was made by Commissioner McMullen and seconded by Commissioner Murphy. Motion carried unanimously.

5. **Approval of Meeting Minutes:**

a. Planning Commission Meeting Minutes of February 9, 2023

A Motion to approve the Planning Commission Meeting Minutes of February 9, 2023 was made by Commissioner Mitchell and seconded by Commissioner Grissim. Motion carried unanimously.

6. **Call to the Public:**

None

7. **Public Hearing**

a. Zoning Amendment #22-001 – Ordinance Amendment to Landscape Requirements to Section 5.7 (Dumpster Enclosure); Section 5.11 (Landscaping and Screening); and Section 5.26 (Signs)

Chair Fox opened the Public Hearing at 7:01 PM stating all public notice requirements for the Public Hearing have been met.

Director Langer gave an overview and brief history of the Landscaping Ordinance Amendment request stating the following:

- New staff in 2016 struggled to apply the Landscaping Ordinance as currently written.
- One of the Planning Commissioners with expertise in Landscape Architecture agreed the Ordinance was overly complex and an Amendment was warranted.
- Current Ordinance often required duplication or triplication of plantings and was burdensome to commercial applicants.
- Goal was to minimize, reduce the redundancy, reduce cost for applicants and clarify the language, as well as add a component to address ease of maintenance as most commercial properties do not have a staff for landscape maintenance throughout the growing season.
- Intent was to address those issues but still achieve the desired visual effect of well-planned Landscaping.
- Team effort with the Ordinance Review Committee (ORC) and staff.

- Many of these standards have been applied in recent applications, the goal is to officially amend the Ordinance.
- Some research was done using examples from other communities.

Call to Public

None

Chair Fox closed the Public Hearing at 7:08 PM.

The Planning Commission briefly discussed the process for reviewing Landscaping for a Site Plan Application.

- Some developers used their Engineer or Architect rather than a Landscape Architect to draw a Landscape Plan. Most use a Landscape Architect.
- Staff and the Site Plan Review Committee work with the Applicants extensively before an application is brought to the Planning Commission.
- There can be many problems with a Site Plan but in the area of Landscaping, often staff would spend a great deal of time and effort requesting the appropriate revisions. Staff cannot draw it for them, they must meet the requirement.
- Exceptions have been added to address small sites.
- The Planning Commission has the ability to waive a requirement in certain circumstances.

Page 5

Director Langer called out the new text stating if the Applicant wants to use an existing tree to meet one of the Landscape requirements, they will need to provide a Tree Survey created by a professional Land Surveyor to ensure those trees would survive the development process and thrive at that location.

Page 10

Chair Fox requested the removed text not be removed other than the word “additional.”

No ~~additional~~ structures shall be permitted for storage of shopping carts in parking areas.

After some discussion, the Planning Commission agreed.

Page 11

The Planning Commission discussed the process for mowing lawn in landscape islands.

Page 17

Director Langer explained the requirement for landscaping around the base of a monument sign was removed. The Township requires a nice base for monument signage, and it was being covered by landscaping. Often the address was difficult to see.

Drawings

Commissioner Grissim explained the drawings intended to accompany the Ordinance.

Commissioner Mayer asked about the effective date and will the projects currently under review be required to follow this Ordinance or the previous version. Director Langer explained the Planning Commission will make a recommendation tonight; the next step is to Livingston County Planning Commission for a recommendation. It will be reviewed and finally approved by the

Township Board at a later date and be effective seven days following publication. Any Site Plan submitted following the effective date would have to follow the Amended Ordinance. Recent Applications heard by the Planning Commission have been encouraged in this new direction.

Commissioner Eckman stated he thinks the changes are great.

Commissioner Murphy offered the following Motion:

Move to recommend approval of Zoning Amendment #22-001, Ordinance Amendment to Landscape Requirements in Section 5.7 (Dumpster Enclosure); Section 5.11 (Landscaping and Screening); and Section 5.26 (Signs).

Seconded by Commissioner Mitchell.

Commissioner Murphy added the language change on Page 10 as follows: *No structures shall be permitted for storage of shopping carts in parking areas.* The Secunder agreed. Motion carried unanimously.

8. Call to the Public:

None

9. Planner Report:

Director Langer reported the following:

The next meeting will have a concept plan for a Planned Development on the south side of M-59.

10. Committee Reports:

Director Langer stated the Ordinance Review Committee is reviewing a Solar Farm Ordinance.

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 7:32 PM.

Submitted by.



Tom Murphy
Planning Commission Secretary