

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING APPROVED MINUTES
October 24, 2019 – 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, Colaianne, Grissim, Mitchell, Murphy, Newsom, Voight
Absent – None

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

A Motion to approve the Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Newsom. Motion carried unanimously.

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting – September 12, 2019

A Motion to approve the Meeting Minutes of September 12, 2019 was made by Commissioner Grissim and seconded by Commissioner Voight. Motion carried unanimously.

6. **Call to the Public**

None

7. **Old and New Business:**

a. Site Plan #19-008 Hartland Meadows Bus Stop Shelter

Director Langer summarized the request and location stating the following:

- A request to construct a bus stop shelter in the common area at Hartland Meadows.
- Development was approved through a Consent Judgment.

The Applicant, Brian Ginnard of Ginnard Quality Construction, introduced himself and stated the following:

- Simple project, a shelter for the kids getting on the school bus in the morning.
- Designs are attached.
- Here to follow the procedure requirements.
- Hopes to move forward with the project before the weather turns.

The Planning Commission reviewed the staff memorandum.

Commissioner Grissim asked if gutters and downspouts are included in this project.

The Applicant stated if they do include those items the drainage will be directed toward the grass. It is a hip style roof; any water would go out the back.

The Applicant asked about the conditions mentioned in the motion. Director Langer stated he was not aware of any; that is standard motion language.

Commissioner Mitchell offered the following Motion:

Move to approve Site Plan Application #19-008 a request to construct a bus stop shelter in the common area at Hartland Meadows, located at 13598 Highland Road. Approval is subject to the following conditions:

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated October 17, 2019, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**

Seconded by Commissioner Colaianne. Motion carried unanimously.

b. Future Land Use Amendments – Multi Family

Director Langer stated the following:

- Earlier this year, a sub-committee of the Planning Commission examined areas of the Township that were currently in the multi-family land use designation on the Future Land Use Plan.
- The Township has previously completed a Residential Market Analysis and based on the findings of that report, the Township could support approximately 500 multi-family housing units.
- The sub-committee examined areas that are currently designed in the multi-family category to determine if too much land was designated in the multi-family category.
- The sub-committee identified four (4) areas that are currently designated in the multi-family category and recommended to make changes.
- The Planning Commission has elected to hold-off on these discussions until the completion of the retail market analysis, which has now been completed.
- This information was discussed at the joint meeting with the Township Board but the Planning Commission desired to discuss it more in depth.

Director Langer gave an overview of the four (4) areas.

- Area #1 – South of Clyde Road, East of US-23, 137.95 acres on the south side of Clyde Road and is currently designated in the multi-family residential category.
- Area #2 – East of Hartland Road, South of Dunham Road, 59.62 acres at the southeast corner of Hartland Road and Dunham Road. The Future Land Use Map designates these properties in the multi-family category.
- Area #3 – North of M-59, 90.03 acres on the north side of M-59 and is currently designated in the multi-family residential category. Director Langer mentioned a concept plan has been submitted for a portion of this area and the Planning Commission may want to delay taking any action for that location.
- Area #4 – South of M-59, 79.89 acres on the south side of M-59, east of Pleasant Valley Road and is currently designated in the multi-family residential category.

Director Langer stated there are some other areas that may be open for multi-family development that are not shown, such as part of the Newberry project or what was proposed for the northwest corner of the RAMCO site.

The Planning Commission discussed the provenance of this topic, the Residential Market Potential Study and the Retail Market Analysis.

Chair Fox mentioned a senior apartment project proposed for an area west of Heritage Park. Director Langer explained it is a unique multi-family use for independent living senior housing with an option to privately contract for care if needed. The market for senior housing is evolving and changing. Those applicants indicated according to their data, seniors who will reside in their complex are most likely already living in the Hartland community.

The Planning Commission discussed Area #4

- Special Planning Area to the west and mobile home park to the east.
- Possibly single-family of some kind would make sense.
- Currently occupied by a Landscape company and a few houses farther down.
- Could consider the same density found north of M-59 shown in yellow.

Chair Fox asked if the Director is looking for a decision on changes or removal from the multi-family designation.

Director Langer stated he is looking for the Planning Commission to initiate an amendment to the Future Land Use Map, if they so desire, and they could move forward on a map amendment with noticing, a Public Hearing, and more discussion at a later time.

The Planning Commission discussed Area #3

- Unclear of why is it multi-family on the Future Land Use Map (FLUM).
- Mostly wetland.
- Zoned GC General Commercial down Arena Drive and near M-59.
- Property owner has stated it s difficult to market as commercial.
- Currently does not have access to public water.
- Could align the FLUM with some of the current uses.
- Wetland portion could be larger lot residential of some kind.
- Part of this Area #3 is the proposed site of the Cottages on Clark project which also has a large portion of wetland; should not be included.

The Planning Commission discussed Area #2

- Area near the high school has existing single-family homes.
- Should be changed as it is unlikely to ever develop as multi-family, not impossible, but unlikely.

The Planning Commission discussed Area #1

- Zoned commercial.
- Targeted following the Retail Market Study to remove the commercial designation.

- If a research and development project does happen in this area, should some multi-family option be available.
- Learned through speaking with other applicants, apartments/multi-family does well close to the action, near shopping and commercial areas. Convenience is a focus. That is not this location.
- This area does not have municipal water available.

Chair Fox stated even if all of these properties were removed, from the Multiple Family Residential Future Land Use Category, there are still far more opportunities for the recommended 500 multi-family units.

Commissioner Colaianne asked if a mobile home park could be built in one of the orange multi-family residential areas. Chair Fox replied no.

Director Langer mentioned the potential second Special Planning Area proposed following the Retail Market Analysis that could open the door for mixed use and could include apartments. He is unclear if the senior apartments were included in those totals.

The Planning Commission discussed their options and chose to appoint a sub-committee to look at these areas, propose some alternative Future Land Use Category designations for each, and bring that back to the Planning Commission for more discussion.

Commissioner Newsom offered the following motion:

Move to initiate a Future Land Use Map update as outlined in the staff memorandum dated October 16, 2019.

Seconded by Commissioner Voight. Motion carried unanimously.

8. Call to the Public

None

9. Committee Reports:

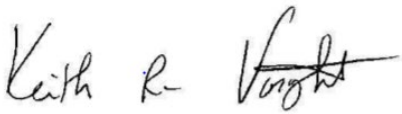
Director Langer reported the following:

- The Ordinance Review Committee (ORC) is looking at an ordinance on the new up and coming 5G wireless networks. They have a draft ordinance and are looking at the historical Village area, standards that could apply there as well as standards for the ancillary equipment such as generators. These are generally proposed to be located in the rights-of-way.
- Some software upgrades are imminent for the Surface Pro tablets provided to Planning Commission and Township Board members. He has been asked to survey the members to find out how much they are being used. He continued they will have to be brought in to the office for this process.

10. Adjournment:

A Motion to adjourn was made by Commissioner Newsom and seconded by Commissioner Colaianne. Motion carried unanimously. The meeting was adjourned at approximately 7:42 PM.

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a large, sweeping initial "K".

**Keith Voight,
Planning Commission Secretary**