

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED REGULAR MEETING MINUTES

May 13, 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, Voight
Absent – None
4. **Approval of the Agenda:**
A Motion to approve the May 13, 2021 Planning Commission Regular Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner LaRose. Motion carried unanimously.
5. **Approval of Minutes**
 - a. **Planning Commission Special Meeting Minutes of March 18, 2021**
A Motion to approve the March 18, 2021 Planning Commission Special Meeting Minutes was made by Commissioner Voight and seconded by Commissioner Grissim. Motion carried unanimously.
 - b. **Planning Commission Minutes of March 25, 2021**
A Motion to approve the March 25, 2021 Planning Commission Regular Meeting Minutes was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously.
6. **Call to Public:**
None
7. **Public Hearing:**
 - a. **Site Plan with Special Land Use Application #21-007 (6043 Linden Road)** request to establish a woodworking business at 6043 Linden Road, as a special land use that is similar in nature and compatible with uses permitted in the LC (Limited Commercial) zoning district but is not specifically listed.

Chair Fox explained the Public Hearing process.

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

Director Langer summarized the request, location and process stating the following:

- Located in the Parshallville area.
- Previously received a Special Use Permit and was used as a woodworking studio.
- Prospective owner hopes to establish a business repairing pinball machines.
- Will use the building as it is with the possibility of adding an accessory building in the future.

- Planning Commission will make a recommendation and the Township Board will have the final approval.

The property owner stated they feel this use is well suited for the building and the location.

Call to Public

The Applicant, Kevin Dabrowski, stated the following:

- Low impact.
- Possibly one employee.
- More of a hobby to start out with hopes it may develop into something in the future.

Chair Fox closed the Public Hearing at 7:10 PM.

Chair Fox referred to the staff memorandum dated May 6, 2021.

SPECIAL LAND USE REVIEW – General Standards

Chair Fox stated the Planning Department believes the proposed use can and will meet the criteria listed above for the special land use request. The Planning Commission concurred.

SITE PLAN REVIEW – Applicable Site Standards

Off-street parking

Director Langer stated the following:

- Even when no changes are planned for a use, parking regulations must be examined for each new use.
- Seven spaces required, five are provided.
- A reduction by 50 percent may be granted by the Planning Commission.
- Staff is recommending the Applicant be granted this reduction in required parking.

Commissioner Grissim asked if the surface is paved or gravel with landscaping as the site plan did not seem to reflect what is present on the site. Director Langer replied the site plan is the same site plan previously approved as the potential new owner does not intend to change the existing site, a new site plan was not created. Commissioner Grissim stated she was concerned it was going to be asphalt all around the building, but it is not, it is nicely landscaped and would like it noted in the record. The Planning Commission agreed.

Commissioner Voight also commented he would prefer no additional paving be done and approves of the five existing spaces.

Commissioner LaRose asked if the Applicant could provide some indication of business hours if the business were to progress being open to the public at specified times and how that might affect the parking. The Applicant replied it could progress to possible on-line orders, but he does not anticipate having regular business hours.

Commissioner LaRose offered the following Motion:

Move to recommend approval of Site Plan with Special Land Use Application #21-007, a request to establish a woodworking business at 6043 Linden Road, as a special land use that is similar in nature and compatible with uses permitted in the LC (Limited

Commercial) zoning district but is not specifically listed. The recommendation for approval is based on the following findings:

- 1. The proposed special land use, woodworking business, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6 (Special Uses). The Planning Commission has determined the proposed use is similar in nature and compatible with uses permitted in the LC (limited Commercial) zoning district.**
- 2. The proposed use is compatible with the existing and future land uses in the vicinity.**
- 3. The proposed use is served by private well and septic. The proposed use will be adequately served by existing essential facilities and public services, and the Fire Department has no objection.**
- 4. The proposed use will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, or the public welfare.**
- 5. The proposed use will not create additional requirements at public cost for public facilities as such improvements are not proposed.**

Approval is subject to the following conditions:

- 1. The proposed Special Land Use, woodworking business, is subject to approval by the Township Board.**
- 2. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated May 6, 2021. Revised plans, if necessary, shall be subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 3. The Planning Commission determined that adequate parking exists for the proposed use.**
- 4. A land use permit is required after approval of the Site Plan and Special Use Permit.**
- 5. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (HRC), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.**

Seconded by Commissioner Murphy.

Commissioner Mitchell offered a friendly amendment to add Condition 6. The existing landscaped area along the frontage of the site on Linden Road, between the road and the building, shall remain landscaped.

The Planning Commission briefly discussed the site plan.

The Maker and Seconder agreed. Motion carried unanimously.

b. 2020-2021 Amendment to Future Land Use Map and Comprehensive Development Plan

Chair Fox explained the Public Hearing process.

Chair Fox opened the Public Hearing at 7:21 PM stating all noticing requirements have been met.

Director Langer gave an overview of the request and stated the following:

- Some requests came to the Township that led to concerns of too much land designated on the Future Land Use Map (FLUM) as Commercial or Multiple Family.
- Retail Market Analysis performed.
- Residential study revisited.
- Six areas being amended.

Area #1 – South of Clyde Road, East of US-23 – Multiple Family Residential to Estate Residential

This area consists of 137.95 acres on the south side of Clyde Road and is currently designated in the multi-family residential category. The following parcels are part of this area:

4708-09-100-001	43.000 acres	South side of Clyde Road
4708-09-100-009	24.500 acres	South side of Clyde Road
4708-09-300-001	70.445 acres	South side of Clyde Road

Area #2 – Southwest Corner of M-59 and Old US 23 – Commercial to Special Planning Area

4708-28-100-014	29.850 acres	South of M-59, West of Old US 23
4708-28-100-018	40.560 acres	South of M-59, West of Old US 23
4708-28-100-019	4.990 acres	South of M-59, West of Old US 23
4708-28-100-011	2.000 acres	South of M-59-West of Old US 23

Area #3 – East of Hartland Road, South of Dunham Road – Multiple Family Residential to Medium Suburban Density Residential

This area consists of approximately 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. The following parcels are part of this area:

4708-21-100-001	0.770 acres	East Side of Hartland Road
4708-21-100-002	0.360 acres	East Side of Hartland Road
4708-21-100-012	1.540 acres	East Side of Hartland Road
4708-21-100-017	4.280 acres	East Side of Hartland Road
4708-21-100-019	1.700 acres	East Side of Hartland Road
4708-21-100-020	1.700 acres	East Side of Hartland Road
4708-21-100-027	5.000 acres	East Side of Hartland Road
4708-21-100-028	5.030 acres	East Side of Hartland Road
4708-21-100-029	2.360 acres	East Side of Hartland Road
4708-21-100-030	1.970 acres	East Side of Hartland Road
4708-21-100-031	2.540 acres	East Side of Hartland Road
4708-21-100-032	3.140 acres	East Side of Hartland Road
4708-21-100-033	1.940 acres	East Side of Hartland Road
4708-21-100-034	1.940 acres	East Side of Hartland Road
4708-21-200-005	10.320 acres	East Side of Hartland Road
4708-21-200-009	10.020 acres	East Side of Hartland Road
4708-21-200-010	5.010 acres	East Side of Hartland Road

Area #4 – North of M-59, West of Clark Road – Multiple Family Residential to Medium Urban Density Residential

This area consists of 23.330 acres on the west side of Clark Road, north of the intersection with M-59 and is currently designated in the multi-family residential category. The following parcels are part of this area:

4708-21-400-046 23.330 acres North of M-59

Area #5 – Hartland Glen Golf Course – Medium Suburban Density to Special Planning Area

This area consists of 385.09 acres on the south side of Cundy Road and north of Lone Tree Road. The following parcels are part of this area:

4708-26-100-019 383.150 acres South of Cundy/M-59
4708-26-100-012 0.870 acres South of Cundy
4708-26-100-001 1.070 acres South of Cundy

Area #6 – South of M-59 – Multiple Family Residential to Low Suburban Density Residential

This area consists of approximately 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. The following parcels are part of this area:

4708-25-100-002 5.000 acres South of M-59
4708-25-100-003 0.400 acres South of M-59
4708-25-100-004 29.00 acres South of M-59
4708-25-100-008 3.600 acres South of M-59
4708-25-100-013 28.00 acres South of M-59
4708-25-100-016 5.100 acres South of M-59
4708-25-100-017 2.500 acres South of M-59
4708-25-100-018 2.000 acres South of M-59
4708-25-100-019 2.000 acres South of M-59
4708-25-100-020 2.290 acres South of M-59

Director Langer stated this amendment has been discussed for some time, has been to Livingston County, the Planning Commission will make a recommendation, and the Township Board have final approval.

Call to Public

John Luke of John Luke Realty asked about Area #4 and the prior proposed development. Director Langer stated this amendment sets the density.

Randall Haas, Hartland; asked about an area not related to the FLUM Amendment.

Chair Fox closed the Public Hearing at 7:38 PM.

The Planning Commission discussed the six proposed areas.

Commissioner Voight offered the following Motion.

Move to recommend approval of the Resolution as attached in the memorandum dated April 29, 2021, with the revisions as outlined.

Seconded by Commissioner Mitchell.

RESOLUTION NO. 21-01

**PLANNING COMMISSION RESOLUTION NO 21-01
RECOMMENDING APPROVAL OF THE 2020-2021 HARTLAND TOWNSHIP
COMPREHENSIVE PLAN UPDATE AND FUTURE LAND USE MAP**

At a regular meeting of the Hartland Township Planning Commission, Hartland Township, Livingston County, Michigan, held at the Township Hall in said Township on May 13, 2021 at 7:00 pm.

PRESENT: Commissioner Fox, Commissioner Grissim, Commissioner LaRose, Trustee McMullen, Commissioner Mitchell, Commissioner Murphy, Commissioner Voight

ABSENT: None

The following preamble and resolution were offered by Commissioner Voight and seconded by Commissioner Mitchell.

WHEREAS, the Hartland Township adopted a Comprehensive Development Plan on August 11, 2004, an Amendment to that Comprehensive Development Plan on April 19, 2011, and another Amendment to that Comprehensive Development Plan on September 1, 2015; and

WHEREAS, the Hartland Township Planning Commission and Township Board held joint meetings in 2018 and 2019 to discuss potential amendments to the Comprehensive Plan; and

WHEREAS, the Hartland Township Board authorized a Retail Market Analysis to be conducted by Gibbs Planning Group, which was completed in April of 2019; and

WHEREAS, the Hartland Township Planning Commission examined the Retail Market Analysis; along with a Residential Market Analysis conducted by Zimmerman/Volk Associates, Inc., completed in August of 2014; and

WHEREAS, the Hartland Township Planning Commission made the determination to develop an updated Future Land Use Plan and Comprehensive Development Plan Amendment that would replace the 2015 Amendment to the Comprehensive Development Plan; and

WHEREAS, the Hartland Township Planning Commission notified each municipality located contiguous to the Township, the Livingston County Planning Commission, each public utility company and railroad company owning or operating a public utility company and railroad company owning or operating a public utility or railroad within the Township, and every governmental entity that had registered its name and mailing address with the Township for purposes of notification, for review and comment; and

WHEREAS, the Hartland Township Planning Commission, at its January 28, 2021 meeting, held a public hearing to receive comments and recommended to approve the proposed Amendment to the Comprehensive Development Plan; and

WHEREAS, the Hartland Township Planning Commission received and considered comments in reference to the proposed 2020-2021 Amendment to the Comprehensive Development Plan; and

WHEREAS, on February 18, 2021 the Livingston County Planning Commission voted to endorse the proposed Amendment to the Township’s Comprehensive Development Plan; and

WHEREAS, on March 2, 2021, the Township Board of Trustees reviewed the Draft 2020-2021 Comprehensive Plan Update and formally authorized the Secretary of the Hartland Township Planning Commission to distribute it in accordance with the provisions of the Michigan Planning Enabling Act; and

WHEREAS, on May 13, 2021, the Hartland Township Planning Commission held a public hearing on the proposed amendment to the Comprehensive Development Plan, following proper public notice procedures; and the public was given the opportunity to comment on the proposed amendments; and

WHEREAS, the Hartland Township Planning Commission has determined that the proposed 2020-2021 Amendment to the Township’s Comprehensive Development Plan, comprised of an update to the Future Land Use Plan and Future Land Use Map, and Comprehensive Plan, accurately reflects the Planning Commission’s recommendation for the future development of Hartland Township.

NOW THEREFORE, BE IT RESOLVED that the Hartland Township Planning Commission hereby recommends the Hartland Township Board of Trustees approve the 2020-2021 Amendment to the Hartland Township Comprehensive Development Plan.

A vote on the foregoing resolution was taken on May 13, 2021 and was as follows:

ADOPTED:

YEAS: Commissioner Fox, Commissioner Grissim, Commissioner LaRose, Trustee McMullen, Commissioner Mitchell, Commissioner Murphy, Commissioner Voight

NAYS: None

Motion carried unanimously.

8. Old and New Business

- a.** Rezoning Application #21-001 (Arena Drive) request to rezone two (2) parcels on Arena Drive. The parcels are north of Highland Road and south of Hartland Sports Center (2755 Arena Drive). One parcel is on the east side of Arena Drive and the other parcel is on the west side of Arena Drive. The request is to rezone each parcel from GC (General Commercial) to MR (Multiple Family Residential).

Director Langer summarized the location and request stating the following:

- Parking lot of the Sports Center was recently expanded during the addition.
- Planning Commission requested the parking area be removed from the Rezoning request.
- Applicant has submitted a survey for the parcel excluding the parking lot from the Rezoning request.
- Applicant intends to adjust the boundary line if the Rezoning is approved.
- Postponed to allow more of the Planning Commission to hear the request.

Commissioner Voight commented it seems like the Applicant intends to connect the existing parking area to the new development parking; if so, it will be difficult to meet the screening requirements between residential and commercial uses. He can see a driveway connecting the two, but it seems as if he is connecting the two parking areas. Also on the western parcel, if he were a resident abutting this development, he would feel more comfortable with a residential development rather than a commercial development in his backyard.

The Planning Commission discussed the parking area. The Applicant stated there is a parking isle between the two.

Director Langer stated the level of detail on the plans does not allow for a specific review of the planned parking area. When the parcel to the south is developed a connection could certainly be an option but parking spaces would be lost; however, that is a discussion for a future time. Commissioner Grissim asked about the screening required between the two uses. The Applicant stated that is what is anticipated.

Commissioner Mitchell offered the following Motion.

The Planning Commission recommends approval of Rezoning Application #21-001 based on the following findings:

- 1. The requested rezoning of the subject property to the MR (Multiple Family Residential) zoning classification is consistent with the Township's Comprehensive Development Plan, which indicates the property should be developed as Multiple Family Residential.**
- 2. Access to the subject properties provided along Arena Drive and each property has the minimum required frontage along Arena Drive for the MR zoning classification.**
- 3. The requested rezoning of the subject properties to MR (Multiple Family Residential) zoning classification is compatible with the surrounding uses and zoning and is more appropriate than the current GC (General Commercial) zoning classification.**

Seconded by Commissioner LaRose.

Commissioner McMullen asked about emergency access as there is only one road to enter the sports complex and these properties.

Director Langer stated that is a valid comment with the residential use and the ice arena if there were a situation where Arena Drive became blocked during an event. In some residential developments over a certain number of units a second access is required. That issue is one that will be evaluated when the development is proposed. It is difficult at the Rezoning stage because there is no set plan.

Chair Fox stated it might be possible to add an emergency access to the Bella Vita site if necessary. There are other uses in Multiple Family that are less dense such as day care centers. It depends on the use.

Commissioner Murphy pointed out the access added by Mr. Yaldo a few years ago stating there are other options.

Motion carried unanimously.

9. **Call to Public:**
None

10. **Planner's Report:**
None

11. **Committee Reports:**

12. **Adjournment:**

A Motion to adjourn was made by Commissioner Grissim and seconded by Commissioner Mitchell. Motion carried unanimously. The meeting was adjourned at approximately 7:58 p.m.

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a horizontal line extending from the end of the name.

**Keith Voight,
Planning Commission Secretary**