

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING APPROVED MINUTES

June 25, 2020 – 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, Colaianne, Grissim, Mitchell, Murphy  
Absent – Commissioners LaRose, Voight
4. **Approval of the Meeting Agenda:**  
**A Motion to approve the June 25, 2020 Planning Commission Meeting Agenda was made by Commissioner Colaianne and seconded by Commissioner Murphy. Motion carried unanimously.**
5. **Approval of Meeting Minutes:**
  - a. Planning Commission Work Session Minutes of June 11, 2020  
**A Motion to approve the Meeting Minutes of June 11, 2020 was made by Commissioner Grissim and seconded by Commissioner Colaianne. Motion carried unanimously.**
6. **Call to the Public:**  
None
7. **Old and New Business:**
  - a. Site Plan #20-006 (Hunters Ridge) a request to re-approve Site Plan #17-010, for the construction of Hunters Ridge, a multiple family condominium residential development, using the plans previously approved under SP #17-010 and according to the terms of the Amended Planned Development Agreement.  
Planner Martha Wyatt summarized the request and location stating the following:
    - Located north of Highland Road and west of Old US-23 in Section 21 of the Township
    - Reapproval required as Site Plan approval has expired.
    - The plan is the same.
    - Added condition that Site Plan Approval may be granted administratively if no more than two years pass between approved Land Use Permit applications for the building. The intent is to assure the project is moving forward but eliminate the need to return to the Planning Commission if the plan is the same.

The Applicant, Mario Izzi, introduced himself and stated the following:

  - Project had a slow start due to various site issues, Master Deed finalization, permitting and securing qualified contractors to do the work during changing conditions.
  - Priced from \$175,000 to \$250,000 which he feels is competitive.

- Anticipates the speed of construction will increase as the contractors become more familiar with the various units. They have seven months to do twelve months of work here because of the weather.
- Would like to know if there are any concerns or complaints about the project and make himself available to address same.

Chair Fox reminded the Planning Commission of the recent change in Site Plan Approval process, two years with some administrative approval options. The change here is to allow the project to move forward at a consistent pace without having to return for re-approval every two years if the plan remains the same.

The Applicant stated he is willing to come back every couple of years if required but he is looking to keep the financial resources invested in the project and desires to be able to keep moving forward and not jeopardize the success of the project.

Commissioner Grissim reviewed the PD process this development was approved under.

Chair Fox stated they have the approval for this plan, the building materials, the roads are in, the project is moving forward. If they do what is approved and stay within the two-year window for permits, there is no need to come back before the Planning Commission.

Commissioner Grissim asked if the Zoning Ordinance changed, would the Planning Commission need to reassess the project.

Planner Wyatt stated if they are staying true to the approved PD plan there would not be an issue.

Commissioner Mitchell stated they would be grandfathered in.

Chair Fox replied as things are, but no one is proposing this, the Planning Commission could not reapprove the project. With this condition, they get the assurance that they can build their project as approved without having to worry about a future Planning Commission not reapproving it.

Commissioner Grissim stated they still must go through the permitting process so if a Building Code changes, they would have to meet the new standard. The Applicant concurred.

Chair Fox stated he is not going to review the June 18, 2020 staff letter as it was all just discussed.

**Commissioner Grissim offered the following Motion:**

**Move to approve Site Plan Application #20-006, a request to re-approve Site Plan #17-010, for the construction of Hunters Ridge, a multiple family condominium residential development, using the plans previously approved under SP #17-010 and according to**

**the terms of the Amended Planned Development Agreement. Approval is subject to the following conditions:**

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated June 18, 2020.**
- 2. The project may consist of several phases of construction however the project shall continue to progress in a timely manner. Site plan approval shall remain valid as long as there is not more than a two (2) year lapse in the submittal and approval of land use permit applications for the construction of condominium buildings within the Hunters Ridge development.**
- 3. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority and all other government agencies as applicable.**
- 4. Any conditions associated with the original approvals shall remain valid, unless specifically modified.**

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

The Applicant asked if there are any outstanding items noted in the Planning Department's memorandum. Planner Wyatt stated there are none. It is pretty much standard wording.

**8. Call to the Public:**

None

**9. Planner Report:**

Planner Wyatt reported the following:

- The new screens in front of the Planning Commission are touch screens and will be operational soon.

**10. Committee Reports:**

None

**11. Adjournment:**

**A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Colaianne. Motion carried unanimously. The meeting was adjourned at approximately 7:15 PM.**

**Submitted by,**



**Keith Voight,**

**Planning Commission Secretary**