

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING APPROVED MINUTES
March 26, 2020 – 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, LaRose, Mitchell, Murphy,
Absent – Commissioner Grissim, Voight
4. **Approval of the Meeting Agenda:**
A Motion to approve the March 26, 2020 Planning Commission Meeting Agenda was made by Commissioner Colaianne and seconded by Commissioner Mitchell. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. Planning Commission Work Session Minutes of March 12, 2020
A Motion to approve the Meeting Minutes of March 12, 2020 was made by Commissioner Colaianne and seconded by Commissioner Murphy. Motion carried unanimously.
6. **Call to the Public:**
None
7. **Old and New Business:**
 - a. Site Plan #20-002 Koppert Biological Systems-Building Addition - a request to amend the original site plan and construct an approximate 19,220 square foot addition to the existing building at 1502 Old US-23 including approval of the off-street parking deferral and architectural waiver requests.
Director Langer summarized the request and location stating the following:
 - Located on the east side of Old US-23, between Old US-23 and US-23, in Section 28 of Hartland Township.
 - Approximate 5.54-acre site is zoned LI-Light Industrial.
 - Addition to south end of the building.
 - Requesting off-street parking deferral and architectural waiver in order to match existing building.

The Applicant’s representative, Kent S. Burzynski, President of Schonscheck, Inc., introduced himself stating they are an essential service and are anxious to begin this project.

Chair Fox referred to the staff memorandum dated March 19, 2020.

Off-Street Parking

The Applicant has indicated they are not adding much staff, two to three people, so there would not be a great need for additional parking at this time.

Director Langer mentioned there is an existing water main on the site where maintenance could affect a required future parking area.

Commissioner LaRose asked if, in the future, they chose to add the additional parking, would they have to come back to the Planning Department. Director Langer stated they would, but he is unsure if it would have to be reapproved by the Planning Commission as well. Commissioner LaRose stated she fully supports not over building parking lots that could have an impact on drainage, she wanted to be sure ADA parking requirements and other standards would be reviewed and followed if more parking was added in the future.

Commissioner Murphy wanted to confirm the information shows they could build the extra parking if required later. Director Langer stated it does. Chair Fox concurred.

The Planning Commission approved the parking waiver request.

Architectural Building Materials

Director Langer stated the following:

- Attempting to match existing materials.
- Using PEMB insulated steel siding and EFIS on all three (3) sides of the proposed building addition.

Chair Fox added on the south and west sides, they have scored block painted to match. He continued stating he was on the Planning Commission for the previous addition and they encouraged the use of similar materials for continuity. They did a good job at that time and are proposing the same at this time. The Applicant confirmed.

The Planning Commission approved the Architectural façade materials waiver request.

Commissioner Colaianne offered the following Motion:

Move to approve Site Plan Application #20-002, a request to amend the original site plan and construct an approximate 19,220 square foot addition to the existing building at 1502 Old US-23 (Koppert Biological Systems), including approval of the off-street parking deferral and architectural waiver requests. Approval is subject to the following conditions:

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated March 19, 2020, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 2. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.**

Seconded by Commissioner Murphy. Motion carried unanimously.

8. Call to the Public:

None

9. Planner Report:

None

10. Committee Reports:

None

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner LaRose. Motion carried unanimously. The meeting was adjourned at approximately 7:16 PM.

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**