

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

August 8, 2024– 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,

Absent – Commissioner Murphy

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

A Motion to approve the August 8, 2024, Planning Commission Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner Eckman. Motion carried unanimously.

5. **Approval of Meeting Minutes:**

a. Planning Commission Meeting Minutes of July 11, 2024

A Motion to approve the Planning Commission Meeting Minutes of July 11, 2024, was made by Commissioner Eckman and seconded by Commissioner Mitchell. Motion carried unanimously.

6. **Call to the Public:**

None

7. **Public Hearing**

a. Site Plan with Special Land Use Application #24-007 (Landscape Nursery)- a request to establish a landscape nursery at 5239 Fenton Road, Township Parcel ID #4708-02-400-004.

Chair Fox opened the Public Hearing at 7:02 PM stating all public noticing requirements have been met.

Director Langer gave an overview of the location and scope of the application stating the following:

- Confirmed the location as 5239 Fenton Road, a ten-acre property.
- Site is zoned CA (Conservation Agriculture)
- Applicant has been operating this business for a number of years.
- Special Land Use Application will bring the business currently operating on the site into compliance with the Zoning Ordinance CA requirements.
- Applicant will need to proceed to the Township Board for final approval.

The Applicant, Wayne Perry, of Desine Engineering and Dustin Proctor, property owner, stated they had nothing to add.

Call to the Public:

John Mclean, Hartland Township: stated they live nearby and support the application.

Chair Fox closed the Public Hearing at 7:07 PM.

Chair Fox referred to the staff memorandum dated August 1, 2024.

Director Langer commented that Section 4.38 Open Air Business, Commercial Outdoor Display, Sales or Storage was created with commercial businesses in mind, not necessarily a small business. Those site reviews involve detailed plans. Staff did not require the Applicant to produce a costly, detailed site plan for this application. The plan provided was very good and more than sufficient for this review. He also stated he does not have any concerns with this use at this location.

The Planning Commission had no questions.

Commissioner Mitchell offered the following Motion:

Move to recommend approval of Site Plan with Special Land Use Application #24-007, a request to establish a landscape nursery as a special land use, at 5239 Fenton Road. The recommendation for approval is outlined in the Planning Department’s memorandum dated August 1, 2024, and based on the following findings:

- 1. The proposed special land use, landscape nursery, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6 (Special Uses) and Section 4.38 (Open Air Business, Commercial Outdoor Display, Sales or Storage), as a landscape nursery is permitted as a special land use in the CA (Conservation Agricultural) zoning district, if located on at least ten (10) acres.**
- 2. The proposed use is compatible with the existing and future land uses in the vicinity.**
- 3. The proposed use is compatible with the Hartland Township Comprehensive Plan, which designates this area as Estate Residential. The intent of this designation is to provide for very low-density residential development. Where appropriate, agricultural uses are also anticipated within this designation.**
- 4. The proposed landscape nursery is located on a residential property, which is currently served by private on-site well (water) and septic system. The proposed use will be adequately served by existing essential facilities and public services, and the Fire Department has no objection.**
- 5. The proposed use will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, or the public welfare. The proposed landscape nursery is located on a 10-acre parcel, in a rural area of the Township.**
- 6. The proposed use will not create additional requirements at public cost for public facilities as the subject property is currently served by private on-site well (water) and septic system.**

Approval is subject to the following conditions

1. **The proposed special land use, landscape nursery, 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 August 1, 2024. 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. **A land use permit is required for the proposed special land use.**
4. **Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (SDA), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.**

Seconded by Commissioner Grissim. 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 Grissim and seconded by Commissioner Mitchell. Motion carried unanimously. The meeting was adjourned at approximately 7:15 p.m.

Submitted by.



Tom Murphy
Planning Commission Secretary