

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED REGULAR MEETING
MINUTES

January 28, 2021 – 7:00 PM

This meeting was held via video conference in compliance with the Department of Health and Human Resources Emergency Order of January 13, 2021 under MCL 333.2253

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 (via video from Deerfield Township, MI), Grissim (Hartland Township, MI), LaRose (City of Howell, MI), McMullen (Hartland Township, MI), Mitchell (Hartland Township, MI), Voight (Hartland Township, MI)

Absent – Commissioner Murphy

Also present Planning Director Troy Langer, Project Coordinator Andrew Kumar

4. **Approval of the Agenda:**

A Motion to approve the January 28, 2021 Planning Commission Regular Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner Mitchell. Commissioners Fox, Grissim, LaRose, Mitchell, and Voight voted Aye. Commissioner McMullen Abstained. Motion carried.

5. **Approval of the Minutes:**

a. **Planning Commission Special Meeting Minutes of January 7, 2021**

A Motion to approve the January 7, 2021 Planning Commission Special Meeting Minutes was made by Commissioner Voight and seconded by Commissioner Mitchell. Commissioners Fox, Grissim, LaRose, Mitchell, and Voight voted Aye. Commissioner McMullen Abstained. Motion carried.

b. **Planning Commission Regular Meeting Minutes of January 14, 2021**

A Motion to approve the January 14, 2021 Planning Commission Regular Meeting Minutes was made by Commissioner Mitchell and seconded by Commissioner LaRose. Commissioners Fox, Grissim, LaRose, Mitchell, and Voight voted Aye. Commissioner McMullen Abstained. Motion carried.

6. **Call to Public:**

None

7. **Public Hearing:**

a. **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 7:05 PM stating all noticing requirements have been met.

Director Langer gave the history of this request stated the following:

- A few years ago, a request was made for a Mixed-Use apartment/retail complex in the commercial core area that did not move forward.
- Concern was expressed about giving up that much Commercial.
- Township commissioned a Retail Market Analysis from Gibbs.
- Planning Commission reviewed the Future Land Use Map (FLUM).
- Goal is to alter the FLUM to reduce some Multi-Family in certain areas and open up other options for others.

Call to Public:

None

Written Comment:

- Andy Giovannetti, email of January 25, 2021 – comments regarding Special Planning Area language that was removed in the 2015 amendment to the Comprehensive Plan should be placed back in the Comprehensive Plan.

Chair Fox closed the Public Hearing at 7:14 PM

Area #1 – South of Clyde Road, East of US-23

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 |

Director Langer described the area and stated it is targeted to be changed from **Multiple-Family Residential to Low Suburban Density Residential** as it is surrounded on all three sides by this classification, apartment complexes desire to be close to core commercial development with public water and have a walkable component. The Residential Market Study identified a surplus of Multiple-Family Residential acreage in Hartland. Low Suburban Density Residential is a better fit for this area.

Commissioner LaRose asked if the buffer of Multiple-Family between the Low Suburban Density Residential and Planned Industrial / R & D is removed would that have a negative effect on Residential property values in the future.

Director Langer stated the Planned Industrial / R & D area is already surrounded by Low Suburban Density Residential. Whenever two different use areas abut there is a potential for conflict. A buffer could be revisited when the FLUM is fully revised, but the goal today is to reduce the over saturation of Multiple-Family Residential.

Commissioner Voight stated that area is R & D Light Industrial; they are only looking at uses that would be a good fit in Light Industrial for those reasons and to keep the Industrial south of M59. He stated he thinks the surrounding residents would be more tolerant of Light Industrial at this location rather than Industrial.

Area #2 – Southwest Corner of M-59 and Old US 23

The Future Land Use Map currently designates these properties in the Commercial category. The following parcels are part of this 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 |

Director Langer described the area and stated it is targeted to be changed from **Commercial to Special Planning Area**. He stated the following:

- Had a proposal for Mixed Use that did not go forward.
- Highly desirable location.
- Currently in conversations with a party who would be interested in a Mixed-Use design.
- Commercial does not allow for any residential use.
- The Retail Market Study targeted this area as an opportunity for a Special Planning Area for a Mixed-Use development that could incorporate walkability.

Area #3 – East of Hartland Road, South of Dunham Road

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 Multiple-Family Residential 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 |

Director Langer described the area and stated it is targeted to be changed from **Multiple Family Residential to Medium Suburban Density Residential**. He stated the following:

- Highly unlikely that this area would be developed as a Multiple-Family project.
- More likely each property owner would have to request a Rezoning which would not sit well with the existing neighbors.
- More conducive to promote residential already existing there.

Commissioner LaRose asked for clarification on the location of some of the parcels.

Area #4 – North of M-59, West of Clark Road

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 |
|-----------------|--------------|---------------|

Director Langer described the area and stated it is targeted to be changed from **Multiple Family Residential to Medium Urban Density Residential**. He stated the following:

- Had a concept proposal for a somewhat dense single-family development in the recent past for this site.
- Parcel has a great deal of wetland area which pushes development to the east side of the parcel.
- This change to Medium Urban Density Residential would match the density of the subdivision across the road and match the density of the conceptual project we have already seen.

Area #5 – Hartland Glen Golf Course

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 |

The Future Land Use Map currently designates these properties in the Medium Suburban Residential category.

Director Langer described the area and stated it is targeted to be changed from **Medium Suburban Density to Special Planning Area**. He stated the following:

- Large area; Hartland Glen Golf Course.
- Portion of this property has gone before the Township as a concept plan for multi-family.
- These parcels are part of the water extension project to serve the eastern portion of the Township.
- Goal is to create a third Special Planning Area.
- Site has a different density built into it: northern portion along M59 would be a higher density than the southern portion that abuts a more rural area.
- Many water features on this site could be preserved with a Special Planning Area approach.

Area #6 – South of M-59

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 described the area and stated it is targeted to be changed from **Multiple Family Residential to Low Suburban Density Residential**. He stated the following:

- Across from the existing Special Planning Area on the east side of Pleasant Valley.
- Would be difficult to develop a walkable multi-family project.
- Low Suburban Density Residential matches the adjacent properties and would promote the existing single-family homes there now.

Commissioner Grissim asked if, given the proximity of the manufacture home community to the east, this area should be a higher density than Low Suburban Density Residential.

Director Langer stated it certainly could be discussed again. At the time it was discussed Low Suburban Density Residential was chosen as it matched the abutting properties. It is a fair question and should be discussed.

Chair Fox asked Director Langer to describe the difference between the two.

Director Langer outlined the Low Suburban Density Residential definition from the Comprehensive Plan stating they are 1 to 2 acre lots. The Estate Residential is 2 acre lots. The Medium Suburban Density Residential Commissioner Grissim suggested is .5 to 1 acre lots. There is an area south of the Special Planning Area with this designation; however, well and septic on smaller lots can be a challenge as two areas are needed for septic systems, one for a reserve.

The Planning Commission briefly discussed the location of water wells.

Chair Fox stated he did not recall the specifics of the conversation when choosing this category.

Commissioner Grissim stated it is certainly more dense to the east but they have their own lagoon system for septic. With the development coming across the street to the west it seems like a tough fit. She continued she certainly would not want to propose anything that would cause stress to the environment by pushing a higher density.

Commissioner Mitchell stated after much conversation about this parcel, he feels comfortable with the Low Suburban Density Residential category and thinks it is the best fit for that area.

Commissioner Voight concurred.

Commissioner Grissim stated she appreciates everyone's input and is fine with it too.

The Planning Commission discussed their options and the communication from Mr. Giovannetti.

Commissioner Voight offered the following Motion:

Recommend Approval of the Amendments to the Future Land Use Map and Comprehensive Development Plan, as outlined in this Memorandum, dated January 20, 2021, and as outlined in the attachments, including the email from Andy Giovanetti dated January 25, 2021.

Seconded by Commissioner LaRose. Commissioners Fox, Grissim, LaRose, Mitchell, and Voight voted Aye. Commissioner McMullen Abstained. Motion carried.

8. Call to Public:

None

9. Planner's Report:

Director Langer reported the following:

- There is training available; he will send out some information. Contact staff if you are interested.
- The Ordinance Review Committee will be taking up the Landscape Ordinance Amendment which will come to the Planning Commission in the near future.

10. Committee Reports:

None

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner LaRose. Commissioners Fox, Grissim, LaRose, Mitchell, and Voight voted Aye. Commissioner McMullen Abstained. Motion carried. The meeting was adjourned at approximately 7:45 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.

**Keith Voight,
Planning Commission Secretary**