

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED SPECIAL MEETING MINUTES

August 20, 2020 – 7:00 PM

1. **Call to Order:** 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
Absent – Commissioners LaRose, Murphy, Voight
4. **Approval of the Meeting Agenda:**
A Motion to approve the August 20, 2020 Planning Commission Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner Colaianne. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. Planning Commission Minutes of July 25, 2020
A Motion to approve the Meeting Minutes of July 25, 2020 was made by Commissioner Mitchell and seconded by Commissioner Grissim. Motion carried unanimously.
6. **Call to the Public:**
None
7. **Public Hearing:**
 - a. Site Plan #20-005 Hartland Senior Living Planned Development (PD) Preliminary Site Plan a Preliminary Plan for a senior living facility consisting of a single, three (3) story, 146-unit building that accommodates seniors (age 62 and older).

Chair Fox opened the Public Hearing at 7:03 PM.

Chair Fox stated the Applicant, Pirhl Developers LLC, has requested to rezone approximately 17.9 acres located on three parcels 4708-23-300-025, 4708-23-300-026 and 4708-23-300-027 from CA Conservation Agriculture and OS Office Services to PD Planned Development. All of the public noticing requirements have been met.

Director Langer indicated the location of the site and stated the following:

- Three separate properties comprise the proposed Hartland Senior Living PD.
- Three phases: conceptual, preliminary, and final all of which require Planning Commission and Township Board review. The Applicant is now in phase two, Preliminary.
- Facility is for mostly independent senior citizens with options to contract privately for higher levels of care, if required.
- Planned to be single-story in the front, three-stories in the back with an access road.

The Applicant, Kevin Brown, Vice President of Pirhl Developers LLC, introduced himself and disseminated copies of a presentation. He stated the following:

- Presented the team Pirhl has partnered with; Lockwood Companies, RDL Architects, and Mannick & Smith Group.
- Proposed project is a congregate care facility for seniors making a lifestyle choice.
- 146 residential apartment units, 82 one-bedroom units, 64 two-bedroom units.
- Market studies show there is a demand for this type of housing.
- Services are what sets this apart from other senior complexes.
- Operations, six full-time employees; Services, 12 employees; Third-party providers, 6-8 employees providing additional services.
- Full-time activities director and concierge, shuttle bus transportation to local amenities.
- Will provide emergency response pendants for all residents that alert in-house staff to evaluate if emergency services are required.
- Third-party homebased healthcare provider on site 24 hours a day able to provide an emergency response. Tenant would contract with that provider via insurance or private pay. Provides for other levels of care to those who may need assistance.
- Ala cart services available: meal service, housekeeping service and laundry service which allow seniors to remain independent; these are provided as a response to a growing market demand.
- Through the financing made available they will be able to provide 64 units from \$800 to \$1300 as a base rent without ala cart services. The balance would be offered from \$2800 to \$3400 including services.
- Anticipate construction beginning 2021 depending on access to water, open by 2023.
- Location has easy access to local amenities.
- Storm water detention basin planned for the northern portion of the site will not impact Bullard Lake.
- Site Plan includes carports.

Call to the Public

- Barbara Krueger, Hartland – concerned about the access planned and would like to see a deceleration lane.
- Richard Krueger, Hartland – expressed concern about ice control in the winter and encouraged a more environmentally friendly product. Also concerned about the number of ADA compliant parking spaces, feels there should be more.
- Bill Rains, Hartland – supports this development but has the following concerns:
 - Hours of construction, requesting 8:00 AM to 5:00 PM.
 - Parking lot lighting, requesting zero foot-candles at the eastern property line.
 - Entrance deceleration lane location, the existing park entrance deceleration lane causes concern every day as drivers do not yield to anyone coming to their driveway. Requesting the entrance be moved farther west.
 - Landscaping, requesting the existing trees near the eastern property line remain as screening and conifer trees added to the north for additional screening. Would like a written agreement the screening landscaping be maintained and replaced as needed for perpetuity.

Chair Fox stated for the record, a letter was received from the Livingston Land Conservancy.

Chair Fox closed the Public Hearing at 7:28 PM

Chair Fox referred to the staff letter.

Eligibility Criteria (Section 3.1.18.B.)

Recognizable Benefits

- Preservation of natural features and woodland areas.
- Provision of a housing type, senior housing, that is in demand with Hartland Township.
- Efficient use of land and low demand for new Township infrastructure.
- Low impact on Township services.
- Harmonious with surrounding areas.
- A proposed access drive connection to the adjacent property to the west (Trillium Center/office building, 12319 Highland Road), which would afford a secondary emergency access for the development.
- Extension of the public water system to accommodate the proposed development, built to the Township standards.
- Installation of pathways and walking trails on the site, and along M-59.

Minimum Size

Chair Fox stated the proposed project is approximately 17.9 acres in size. Historically, the Planning Commission has approved Planned Developments of less than 20 acres. Given the location of this project being adjacent to a Township Park and amount of open space, staff has included in the recommendation to approve this waiver. The Planning Commission agreed.

Use of Public Services

Chair Fox stated this use at this location will be low intensity and not be very demanding of many of the services in the area.

Compatibility with Comprehensive Plan

Director Langer explained the proposed development is somewhat new in concept and different from more traditional apartments and nursing care facilities. The zoning ordinance definitions provide a definition for congregate or interim care housing, but that type of use is not specifically listed in the zoning districts; however, it appears to be residential in nature and treated in a similar manner to nursing care facilities. The Planning Commission agreed.

Unified Control

Chair Fox stated the Applicant is the sole owner of the subject property and the development.

Planned Development Design Standards

Permitted Uses

Director Langer explained the site is designated on the Zoning Map as Residential and Office. The 2015 Future Land Use Map designated a portion of the site as Office. A care facility of this

type is typically compatible with both residential and office uses. The Planning Commission concurred.

Residential Density

Director Langer stated this is closer to a nursing home care facility and density is not typically calculated for this use in the same way as it would be for an apartment building. The Planning Commission agreed.

Design Details

Chair Fox stated this will be addressed in the Site Plan Review.

Minimum Yard Requirements

Chair Fox stated they are exceeding the requirements by substantial amounts as shown in the Planner's memorandum.

Building Height

The Applicant stated they are requesting a waiver to exceed the maximum height of 35 feet, stating that the added height is necessary in order to provide nine (9) foot ceilings for the living units on the second and third floors, and a 10-foot ceiling on the ground floor. Having this design makes the apartment units more marketable and the higher ceiling on the ground floor is necessary for the larger volume common areas/facilities.

Commissioner Colaianne stated the 35-foot height limitation is typically a concern for the Fire Department but they had no issues with this design. Director Langer confirmed they did not. Chair Fox explained the height was part of the reason they were encouraged to set the structure farther away from the road. The step-up design also softens the effect. The Planning Commission had no issues with the height.

Parking and Loading

Chair Fox stated the Applicant covered this earlier and has proposed approximately 1.09 parking spaces per unit, which, in his opinion, this should accommodate the needs of the residents, staff, and visitors. Based on this formula, for the 146 residential units, 159 parking spaces are provided on the plan.

Commissioner Colaianne brought up a question from the Concept meeting regarding parking and Chair Fox asked how the parking was calculated. The Applicant explained the formula he used stating the minimum for ADA compliant parking is 5%. Ten spaces would more than satisfy that requirement. Chair Fox asked if he has found that to be adequate in his other developments. The Applicant stated it varies but it is usually 5% to 10%. Chair Fox asked if over time it was determined that more ADA compliant spaces were needed, would they be willing to install them. The Applicant stated he did not think that would be an issue.

Commissioner Grissim asked about the placement of the spaces. The Applicant explained the ADA compliant units are required to be spread throughout the building so the parking spaces are not all in one location either. He stated they try to break up the parking areas to avoid one large expanse of parking lot for aesthetic reasons. Commissioner Grissim asked if access was

through the stairwell doors shown. The Applicant stated he was unsure without looking at the plans but yes, and there are other doors than just the stairwell exits. Commissioner Grissim asked if there is an elevator in the building. The Applicant stated there are three elevators.

Chair Fox mentioned dumpster enclosures not being shown on the plans. The Applicant stated they are all internal to the building.

Landscaping

Chair Fox stated Landscaping would be addressed in the Site Plan Review portion of the meeting.

Open Space

Director Langer stated this plan complies with the requirement which is 25%. The proposed open space is 76.80% of the site, or approximately 13.76 acres. Most of the back third will remain open in an undisturbed natural state or with walking trails.

Natural Features

Director Langer stated the plans indicate they are doing a great job by trying to identify and use the existing trees and vegetation to screen the site. They intend to augment with additional trees where there are gaps. A wetland delineation was conducted which located three (3) wetland areas on the site, located generally in the northwest corner of the site. No development is proposed in that area and the wetlands will not be disturbed.

Chair Fox asked about the trees on the east property line, would they be left as is? The Applicant stated They cannot maintain all of them, they have shown the trees that they can maintain. The grade on the site falls away quite a bit from the eastern line. They moved the building away from the grade to keep it on flatter ground. He stated they surveyed the trees to identify the ones they could keep. They tried very hard not to show more trees than can be maintained in that area while allowing for the underground utilities and carports. Chair Fox asked if the green portion of the plan indicates an area that will not be graded and would remain in its natural state as much as is possible. The Applicant stated it would.

The Planning Commission discussed the trees and vegetation, and the abutting neighbors' concerns.

Sidewalks and Pedestrian Access

Chair Fox stated the existing concrete sidewalk along Highland Road will be removed and seeded after removal. Internally concrete sidewalks are provided around the building and parking areas, with a connection to the courtyard sidewalks and the sidewalk along Highland Road.

Requirements for Preliminary Review (Section 3.1.18.E.ii)

Sewer and Water

Director Langer stated the sewer is existing, but the water ends at the Bella Vita facility to the west. The timing of this project is important as there is currently a water extension project being proposed and the project developers are working together towards that end.

Stormwater and Drainage Systems

Chair Fox stated the Applicant is working with the Livingston County Drain Commission for stormwater retention. Chair Fox asked about ice control and what products are planned for use. The Applicant stated he does not have that information. Chair Fox encouraged addressing that issue in a future document.

Traffic Generation

Chair Fox stated this is considered a low intensity use and a traffic study is not required.

Fiscal Impacts

Chair Fox stated according to the Applicant's Narrative Summary, Hartland Senior Living will be an asset to the Hartland Township community and will contribute to the fiscal health of the Township and the Hartland Consolidated School District.

SITE PLAN REVIEW

Site Requirements

Access Management and Non-Residential Driveway Standards (Sec. 5.10)

Director Langer explained typically when a project comes before the Planning Commission they have already secured the required approvals from MDOT but given the nature of this project, the location, the anticipated water service extension, the time required for the MDOT review, the Applicant felt it would be better to move forward to the Planning Commission with the understanding if the planned access drive changes more than a certain number of feet they must return to the Planning Commission for reapproval, but the access and deceleration lane will be reviewed and the design approved by MDOT.

Landscaping and Screening

Greenbelt Landscaping - Commissioner Grissim called out the desire for landscaping planned for the west side of the driveway should be shifted to the east side.

Parking Lot Landscaping – Commissioner Grissim mentioned six (6) additional canopy trees are required in the endcap islands. The Applicant stated they would comply.

Perimeter Landscaping visible from the road – Commissioner Grissim stated it is good as shown.

Perimeter Landscaping not visible from the road – Commissioner Grissim requested they add more evergreen trees to screen the east property line where there are existing taller trees. Chair Fox suggested trees from the Detention/Retention Area be relocated to aid in screening the eastern and western property lines. Commissioner Grissim stated the western property

line may have too much screening. It is an Office use to the west and requires less screening. The focus is screening the parking areas. The Applicant stated he will work with staff.

Screening of Ground Mounted Equipment – Chair Fox stated they are unsure of what will be on site at this time but whatever is there should be screened. The Applicant stated they would comply as they develop the plans.

Detention/Retention Area – Chair Fox stated it is such a natural place and encouraged the Applicant to work with what they have.

Other Landscaping – Chair Fox mentioned that turf areas should be irrigated; other areas that are not lawn need to be labeled. The Applicant stated they hope to not landscape all the turf areas but to focus on the front of the building. The Planning Commission concurred.

Lighting

Director Langer stated the submitted plan complies with the Lighting Ordinance; he does not think most people comprehend how dim .5 foot-candles is. To get to zero, the lighting in the parking lot could become dangerous. Chair Fox requested that the Applicant verify the foot-candles shown on the photometric plan.

The Planning Commission briefly discussed Lighting and other projects. Commissioner Grissim stated 50 feet from the property line the reading is .1 fc but they will verify.

Architecture / Building Materials (Sec. 5.24)

Chair Fox stated the Architecture standards are guidelines; if followed to the nth degree, creativity can be eliminated. He would like to look at the proposed facades and get the Planning Commission's thoughts. The Planning Commission stated they like the Architecture as proposed.

Detached Carport Structures

Chair Fox stated they are located around the building rather than in front. Four are proposed with 10 cars for each. Commissioner Grissim asked that the screen for the carports be a more durable material rather than wood. The Applicant stated they typically come as a unit, but he would investigate the options.

The Planning Commission discussed the additional review letters mentioning there was not enough detail at this time for a full Engineering review but that it will follow at the next approval phase.

The Planning Commission discussed construction hours requested by the neighbor, 8:00 AM to 5:00 PM. Director Langer stated he was unsure of the exact hours allowed in the Ordinance but did not believe they are limited to that. [Construction hours for the Township are 7:00 AM to 8:00 PM.]

Chair Fox asked about maintaining Landscaping. Director Langer stated that is always a requirement; generally, if something dies, the property owner is required to replace it.

Chair Fox mentioned MDOT controls the right-of-way and the Township has very little control over what is approved for the entrance and deceleration lane.

Commissioner Colaianne offered the following motion:

Move to forward Site Plan Application #20-005, the Preliminary Planned Development Site Plan for Hartland Senior Living, to the Township Board with a recommendation of approval, subject to the following:

- 1. Waiver request on the minimum lot size requirement for a planned development, being less than 20 acres, is approved.**
- 2. Waiver request on the building height, being greater than 35 feet, is approved.**
- 3. Waiver request to deviate from the maximum allowable and minimum façade material percentages, is approved**
- 4. The site plan is subject to the current location of the access drive connecting to M-59. In the event the access drive needs to be relocated more than ten (10) feet in either direction, the applicant will need to submit a site plan to the Planning Commission for review to amend the approved site plan.**
- 5. As part of the Final Plan Review, the applicant shall secure an ingress-egress easement agreement for the proposed access drive connection to the adjacent property to the west (Trillium Center/office building, at 12319 Highland Road), which would afford a secondary emergency access for the development.**
- 6. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated August 13, 2020, on the Construction Plan set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.**
- 7. 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 Grissim. Motion carried unanimously.

8. Old and New Business:

- a. Site Plan #20-008 Redwood Planned Development (PD) Concept Plan

Director Langer indicated the location of the site and stated the following:

- Portion of the much larger Hartland Glen property; 24.29 acres.
- Designed for people who do not want the care and maintenance of a single-family home.
- Redwood is proposing single-story apartments, 33 buildings with 152 units.
- Concept Review is an opportunity to gage the interest in the project; no decisions or recommendations occur at this level.

Patricia Rakoci and Emily Engelhart, representing the Applicants, Redwood Apartment Neighborhoods, introduced themselves, shared a presentation stating the following:

- Recently rebranded and added new signage which is lit from the interior.
- All units are single-story, two bedrooms, two bathrooms, attached two-car garage.

- Redwood has over 13,000 units, 99% leased, with onsite management 24/7.
- Properties are owned, developed, constructed, and managed by Redwood.
- Targeted to empty-nesters, seniors, young professionals.
- Rent rate in Hartland anticipated to be between \$1650 to \$2050 per month.
- Nearly all the residents previously lived within five miles; caters to local population.
- Not an age restricted product but residents are thoroughly checked prior to leasing.
- Twenty-three sites in Michigan. Excellent growth in Michigan and around the country.
- Shared some of their market research as they search for appropriate sites.
- Shared some of the design features.
- Exterior services are handled by management, landscaping, snow removal, and curbside trash removal.
- Units are 1300 to 1600 square feet.
- Sidewalks are integrated to local roads; all are ADA compliant.
- Prolific use of landscaping around the properties, sod in front with irrigation, plenty of screening. Intend to add additional buffering for the abutting single-family homes not included in the project.
- Indicated they want to provide all the required information needed if Hartland is interested in moving forward.

Chair Fox gave an overview of the Planned Development process.

Proposed Concept Plan

Density

Chair Fox called out the units along the main road that have front porches. The Applicants stated they are set back 50 feet from the road right-of-way.

Director Langer stated the following:

- This project, Hartland Senior Living/Pirhl, and Newberry are the three driving forces behind the proposed water extension. All these projects require public water.
- When water is extended, it can affect the logical density of development and require a change in the Future Land Use Map (FLUM) density designations for the area.
- The Planning Commission will need to look at the FLUM and the density in the near future.
- The current designation does not allow for this dense of development at this location. Recommends this area be designated a Special Planning Area as is the property to the east.
- A large number of REUs for sewer are associated with this property.

Chair Fox suggested the higher density be located near M-59 progressing to lower density designation to the south.

Chair Fox stated Redwood has been interested in locating in this area for a long time. They originally looked at a parcel next to Meijer that did not work out. Locating near M-59 allows for a higher density, access, and the option of public sewer with the additional of public water in the near future.

Commissioner Colaianne asked about the current Future Land Use Map designation if they were not pursuing a Planned Development. Director Langer stated the density of a Planned Development looks at the Future Land Use Map to determine what an appropriate density should be. The subject property is designated Medium Suburban Density Residential 0.5 to 1 du per acre on the adopted 2015 Future Land Use Map. As it stands, they could have a maximum of 48.6 units; with the density bonus of 40%, if approved, would give them approximately 68 dwellings as a maximum. They are proposing 152. The density of .5 to 1 du per acres are typically well and septic lots. Chair Fox stated 600 houses could not be constructed without sewer taps. If it were rezoned to Multiple Family, it would be even more dense, approximately 200 units. While it looks dense, because they are ranch-style, it is not as dense as multi-story apartments. Director Langer stated the FLUM density at this location will be discussed at another Planning Commission meeting in the near future.

Commissioner Colaianne commented that he is not impressed with the visual of Latson Road Redwood development and would like to see the rooflines offset to break up the barracks-like appearance. He would not like it to be where you can see it off M-59. He would be interested to see what the Rochester Hills project will look like. The Applicant stated another acquisition manager handled the Rochester Hills project.

The Planning Commission discussed the other Redwood sites.

Chair Fox stated the following comparing this proposal to some of the others:

- Large number of units in a row; here the units are varied.
- The materials selected were different; the site plan review committee has requested other materials.
- None of those have porches; here the units along Hartland Glen entrance drive have porches.
- Would recommend a more muted color scheme rather than the bright colors; pick a classy looking stone that will age well.
- Break up the rooflines.
- Moving in the right direction.
- Need to come with your Redwood “A” Game in the architecture.

Commissioner Colaianne is concerned if the architectural issues are not handled now, in the future it will not age well and look dated. Chair Fox concurred. The Applicant acknowledged those concerns. Commissioner Grissim added the Breezewood is the most brutal; the others seem to be broken up better.

Chair Fox stated the architecture and the landscaping will get the density; the density will get approved with the right program. The Applicant stated that is why they came tonight, to hear these comments; they understand.

Commissioner Grissim asked about the open space plan. The Applicant stated they do not typically have many children in these developments, so pools and playgrounds are not standard. The open spaces are more passive.

Commissioner Grissim asked about guest parking, can two cars fit in the driveways. The Applicant replied on-street parking is not permitted so they try to sprinkle in guest parking throughout. They can look at adding more. They have built many of this type and feel they have a pretty good understanding of what is needed. Chair Fox mentioned in this part of the country vehicles are larger; trucks cannot hang over onto a sidewalk area. The driveways need to be long enough to accommodate longer vehicles. The Applicant thanked the Chair for bringing this to their attention and assured the Planning Commission they would take that under advisement moving forward.

Commission Grissim asked if there is a mail kiosk. The Applicant confirmed there is and some small shelters, benches, and waste containers along some of the sidewalks.

Sam Yaldo, the property owner, asked for clarification about the public water. The Planning Commission confirmed this property has been included in that ongoing process.

Char Fox offered to have another Site Plan Review Committee meeting with the Applicant before they return for their Preliminary review. The Applicant agreed.

9. Call to the Public:

None

10. Planner Report:

None

11. Committee Reports:

Chair Fox reported the Site Plan Review Committee is being expanded to three members and appointed Michelle LaRose as the third member.

12. Adjournment:

A Motion to adjourn was made by Commissioner Colaianne and seconded by Commissioner Grissim. Motion carried unanimously. The meeting was adjourned at approximately 9:10 PM.

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive, flowing style.

**Keith Voight,
Planning Commission Secretary**