

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

May 23, 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, Mayer, McMullen, Mitchell, Murphy

Absent – Commissioner Grissim

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

A Motion to approve the May 23, 2024, Planning Commission Meeting Agenda was made by Commissioner McMullen and seconded by Commissioner Eckman. Motion carried unanimously.

5. **Approval of Meeting Minutes:**

a. Planning Commission Meeting Minutes of April 25, 2024

A Motion to approve the Planning Commission Meeting Minutes of April 25, 2024, was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously.

b. Planning Commission Meeting Minutes of May 9, 2024

A Motion to approve the Planning Commission Meeting Minutes of May 9, 2024, was made by Commissioner Eckman and seconded by Commissioner McMullen. Motion carried unanimously.

6. **Call to the Public:**

None

7. **Public Hearing**

a. Site Plan PD Site Plan with Special Land Use Application #24-004 Amend Special Land Use to permit microbrewery at winery building, at Spicer Orchards, 10411 Clyde Road

Chair Fox opened the Public Hearing at 7:03 p.m. stating all public noticing requirements have been met.

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

- Located East of US 23, North of Clyde Road, 10411 Clyde Road.
- Add a microbrewery inside the existing winery building.
- Will need to amend their liquor license with the State of Michigan.
- Previously approved for the winery.
- Offer a light menu.

- Special Land Use Permit process is a two-step process where the Planning Commission makes a recommendation and final approval is granted by the Township Board.
- Request is to amend the approved list of activities previously approved in 2018 to include a microbrewery.

The Applicant, Shannon Rowe, introduced herself stating the following:

- Seeking to expand the menu to include a selection of beers to appeal to a wider demographic.
- Winery contains a small, seasonal café, June to December. Other seasons they offer charcuterie and cheeseboards with wine pairings.

Call to the Public:

None

Chair Fox closed the Public Hearing at 7:08 p.m.

Chair Fox referred to the staff memorandum dated May 16, 2024.

The Planning Commission had no questions or comments regarding the Special Land Use Review General Standards.

Director Langer stated the brewing equipment is being added inside an existing building; there are no exterior changes or modifications on the site plan.

Director Langer mentioned a comment from Spaulding DeDecker Associates (SDA) the Township engineers, that a grease receptor may be required following a more in-depth review of the food items being prepared on site. The Applicant stated they already made the decision to install one.

Commissioner Mayer offered the following Motion:

Move to recommend approval of Site Plan with Special Land Use Application #24-004, request to amend the Special Land Use and permit a microbrewery at Spicer Orchards, at 10411 Clyde Road, as outlined in the staff memorandum dated May 16, 2024.

Approval is subject to the following conditions:

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated May 16, 2024, on the Construction Plan Set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 2. The applicant shall submit an updated Spicer Orchards Farm Market Event Schedule, as was approved under SUP #18-002, with the Construction Plan Set.**
- 3. The plans shall be revised to show a grease interceptor on the Construction Plan Set, as applicable.**
- 4. A land use permit is required prior to commencement of any interior renovations in the winery building for the microbrewery.**

5. Applicant shall secure all applicable approvals, licenses, and permits from County agencies and any other government entity, as applicable.
6. Applicant complies with any requirements of the Township Engineering Consultant, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.
7. Any new use, change in use, or modification(s) to the site shall require approvals from the Township prior to any such activities occurring.
8. The entire microbrewery shall be located within the existing winery building. No exterior equipment shall be permitted.

Seconded by Commissioner Mitchell. Motion carried unanimously.

8. **Call to the Public:**

None

9. **Planner Report:**


Director Langer mentioned the location for the Township Board, Planning Commission and Zoning Board of Appeals mailbox has changed and is now in a secured area that requires a key card to access or one of the staff can assist during office hours. If any Planning Commissioner desires a key card, please contact the Planning Director.

10. **Committee Reports:**

11. **Adjournment**

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Mayer. Motion carried unanimously. The Regular Meeting was adjourned at approximately 7:14 p.m.

Submitted by.



Tom Murphy
Planning Commission Secretary