

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED REGULAR MEETING MINUTES

August 12, 2021 – 7:00 p.m.

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, Grissim, McMullen, Mitchell, Murphy
Absent – Commissioners LaRose, Voight
4. **Approval of the Agenda:**
A Motion to approve the August 12, 2021 Planning Commission Regular Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner Mitchell. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. **Planning Commission Special Meeting Minutes of June 17, 2021**
A Motion to approve the June 17, 2021 Planning Commission Special Meeting Minutes was made by Commissioner Grissim and seconded by Commissioner Murphy. Motion carried unanimously.
6. **Call to Public:**
None
7. **Old and New Business:**
 - a. **Site Plan #21-012 Hartland Crossing Planned Development (PD) Concept Plan**
Director Langer summarized the location and scope of the request stating the following:
 - SW corner of M-59 and Old US 23.
 - Commercial zoning category.
 - Proposing a Mixed Use Planned Development with commercial and residential uses.
 - Conceptual Review before both the Planning Commission and later the Township Board seeking comments, no decision at this level.
 - Five (5) outlots for commercial users with the remaining portion multi-family residential units.
 - Elevations are from the Lyon Township project for an example.

The Applicants, Christopher Kojaian and Tony Antone of K.I. Properties Holdings, LLC and Mark Szerlag of Thomas A. Duke Company introduced themselves and stated the following:

 - They are a Michigan Company.
 - Ten (10) acres along M-59 are for commercial uses.
 - Retail and commercial needs are currently shifting away from big box retail.
 - Intend to have walking paths connecting the residential to the commercial area.
 - Intentional design that will serve the entire development.
 - Access drive added which helps define the commercial area as well as provide access, but also provides much needed second access to the school on the western side of the property that would alleviate traffic backing up onto M-59.

- Intention is for a high-end product with amenities for the residents.
- Southernmost portion of the property separated by the wetland area could be used for a day care or additional commercial use to serve the community.
- Will include beautiful architecture, intentional landscaping, walkability throughout, be a positive addition to the community and a benchmark for future development.
- Asking for 15 units per acre needed to get the high quality architecture and design developers need to achieve that sort of design.

Chair Fox referred to the staff report dated July 29, 2021.

Director Langer explained the following:

- Designation for this property was recently amended on the 2020-2021 Comprehensive Plan Future Land Use Map to Special Planning Area. Previously, designated as Commercial which does not allow any residential uses.
- Retail Market Analysis revealed the demand for walkability and this area was called out as a location that could support a walkable Mixed Use Development.
- Density from an existing Special Planning Area was used as a base for this area.
- Density is four (4) units per acre for 120 units with a 40% Bonus Density option for 168 units.
- Applicants indicated they need 15 units per acre which is a significant difference in total number of units.

Commissioner Grissim offered the following comments:

- Site Plan not to scale.
- Total number of units requested is unknown.
- Hard to get a visual of what 15 units per acre would be like as there is nothing in Hartland to compare it to.
- Hard to discuss without more information or a visual representation.

Chair Fox asked if the 15 units per acre includes the front 10 acres. The Applicant replied, it does not include the front 10 acres of commercial, so the request is approximately 15 units on 20 acres or 300 units.

The Applicant also stated they have not done the civil engineering drawing as they need to know Hartland is interested in having this type of project. At that point they will get with the engineers and see what how such a development would fit on this property.

Commissioner Grissim asked about the ongoing project in Lyon Township.

The Applicant stated Watermark, out of Indiana, is developing 20 acres in Lyon Township at 15 to 16 units per acre, which are two-story and still have room for many amenities such as a pool and walkability. The project should be completed by spring of 2023. He continued it is difficult as the developers want to know that their project will move forward before they commit to coming to a new area, but local governments will not commit until they see more information, so it is a Catch 22. The Applicants are looking for feedback to determine if a project of this kind is doable in Hartland Township.

The Planning Commission discussed the following:

- Details of other similar developments.
- Number of units in each building.
- Developer is unknown at this time.

- Trying to get a visual understanding of this level of density.
- Apartment portion of a Special Planning Area is greater than four (4) units per acre; four (4) is an overall unit per acre figure.
- Does this Concept Plan represent 15 units per acre.
- Apartment zoning in Hartland is typically eight (8) units per acre.

The Applicant stated they are commercial/retail developers; they intend to secure a high-end residential developer to provide the detailed plans for that portion of the project as that is their area of expertise. They hope to provide a level of comfort for this product and gain approval, but the actual developer may not be known until later. Developers are not interested in going through the process unless they know the outcome will be positive.

The Planning Commission discussed the Planned Development process stating the approval would include a pattern or guidebook with enough detail to lend a clear understanding of what the project would be like for any development company.

Director Langer suggested the Planning Commission meet again on this Conceptual Review after more information on density is provided; it would be risky to progress to the Preliminary Review without having seen examples of the requested density. Chair Fox agreed.

Commissioner Mitchell agreed stating he too is struggling to visualize the requested density without anything to look at to base it upon. He would be interested in seeing video of the Grand Rapids project.

Commissioner Grissim asked to see the Lyon Township site plan.

Commissioner Murphy stated he concurs; he likes the general layout and the walkability aspect but has questions about the density.

Commissioner McMullen stated she is having the same difficulty as others visualizing the density and would also be interested in seeing other developments.

The Planning Commission requested to see site plans and drone footage, if possible, of some other developments with this kind of density and have the Applicant return for further Conceptual Review. The Applicant agreed.

The Planning Commission continued and discussed the following:

- Traffic study will be required.
- Connection to neighboring property is a great amenity.
- Walkability is important.
- Secondary access for apartment units; the Township would rely on the Fire Department for guidance.
- Wetland issues to the south; the Applicant would have to work with the Michigan Department of Environment, Great Lakes and Energy (EGLE).
- Design Details: A Pattern Book was not submitted but one would be required that would act as the zoning ordinance for that site.
- Open Space: interested to see what would be available after all amenities are added.
- Landscaping: none provided at this time, but it will need to reflect the high-end architecture if the higher density is desired.
- Recognizable Benefits: the access drive to the east is a start, it would be to the advantage of the Applicant to provide as many details on amenities as possible.

Commissioner McMullen asked about the other developers the Applicant has worked with. The Applicant replied, the hot product in demand now is high-end properties for rent. They believe Hartland can support this product as Lyon Township has. Watermark is the type of developer they are hoping to use.

Chair Fox asked what the price point might be. The Applicant stated they will provide a range for the next meeting.

Commissioner Mitchell asked if they are all one and two bedrooms. The Applicant stated they are.

The Planning Commission decided to hold the second Conceptual meeting before the Applicant progresses to the Township Board for Conceptual Review.

8. Call to Public:

None

9. Planner's Report:

Director Langer reported the following:

- The part-time Code Enforcement Officer hired, Steve Brummer, has moved on to other opportunities.
- Anticipates canceling the August 26, 2021 Planning Commission Regular Meeting as there are no cases ready.

10. Committee Reports:

None

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously. The meeting was adjourned at approximately 7:52 p.m.

Submitted by,



**Keith Voight,
Planning Commission Secretary**