

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
JUNE 26, 2014
7:00 P.M.

1. **CALL TO ORDER:** *Commissioner Newsom called the meeting to order at 7:00 p.m.*

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL AND RECOGNITION OF VISITORS:**

Present: Commissioner Newsom, Commissioner Hopkins, Commissioner Mitchell, Commissioner Grissim, Commissioner Murphy and Commissioner Voight. Absent: Chairman Fox.

Also Present: David Campbell, Township Planning Director

4. **APPROVAL OF THE MEETING AGENDA:**

Move to approve the June 26, 2014 Planning Commission Meeting Agenda. Motion Hopkins. Second Voight. Voice Vote. Motion Carried 6-0-1.

5. **APPROVAL OF THE MEETING MINUTES**

Move to approve the April 24, 2014 Planning Commission Meeting Minutes. Motion Hopkins. Second Mitchell. Voice Vote. Motion Carried 6-0-1.

Move to approve the May 22, 2014 Planning Commission Meeting Minutes. Motion Grissim. Second Voight. Voice Vote. Motion Carried 6-0-1.

6. **CALL TO THE PUBLIC:** *No one came forward.*

7. **OLD AND NEW BUSINESS**

A. SITE PLAN APPLICATION #523 KOPPERS BIOLOGICAL SYSTEMS

APPLICANT: NICHOLAS MENDENHALL – SCHONSHECK INC.

PROPERTY OWNER: KOPPERS BIOLOGICAL SYSTEMS

Applicant proposes an 18,000 square foot addition to the south side of the existing building located on 5.54 acres on the east side of Old US 23 between M-59 and Bergin Road (Parcel ID #4708-28-100-026).

Present: Nicholas Mendenhall, Schonscheck, Inc.

Director Campbell: Out-lined his review letter dated June 16, 2014.

Commissioner Hopkins: Asked who is responsible for the maintenance of the shared access road.

Mr. Mendenhall: Replied that there is an agreement that specifies the portion each property must pay, Koppers' portion is 38%.

Commissioner Voight: Asked if the amount of deferred parking shown on the plan allows space for further expansion and asked if the engineer looked at it to verify that there was adequate area if additional storm drainage is needed.

Director Campbell: Explained that the plans show enough differed spaces for not only this proposal but enough for future expansion as well. He also commented that the engineers have verified that there is adequate space for future drainage if needed.

Commissioner Newsom: Asked for clarification on what would happen if the building was sold to another company with a different use.

Director Campbell: Explained that if the use of the building changes the Planning Department would evaluate the new use and the new user would be required to add the parking if needed.

Commissioner Hopkins: Asked for clarification of the statement in the Hubble Roth and Clark review letter that no additional sewer improvements are required yet the plan shows new bathrooms.

Director Campbell: Explained that the statement in the review letter is pertaining to outside the building and whether any new sewer leads are required.

Mr. Mendenhall: Clarified they had existing lines that were installed from the original building for future use and that they were acceptable for the expansion.

Move to approve Site Plan Application #523 for an 18000 square foot addition subject to the following conditions:

1. Approval of the applicant's request to defer construction of 27 new parking spaces;
2. Installation of concrete bumper blocks along the east perimeter of the existing parking lot;
3. Construction of an enclosure in compliance with Section 5.7 around the existing dumpster;
4. The purchase of 3.64 additional sewer REUs as required by the DPW Director;
5. Satisfaction of the conditions outlined in the Township Engineer's review letter dated June 9, 2014;
6. Satisfaction of the conditions outlined in the Fire Marshall's review letter dated June 9, 2014.

Motion Voight. Second Grissim. Voice Vote. Motion Carried 6-0-1.

B. SITE PLAN APPLICATION #524-C – CHESTNUT DEVELOPMENT

APPLICANT: STEVE GRONOW – CHESTNUT DEVELOPMENT
PROPERTY OWNER: CHESTNUT DEVELOPMENT LLC.

Applicant proposes an 18 unit single-family site condominium on 8.99 acres on the south side of M-59 just east of Cullen Road (Parcel ID #4708-29-100-009).

Present: Steve Gronow, Chestnut Development and David LeClair from Livingston Engineering.

Mr. LeClair: Explained that the Conceptual Plan is for approval of a small development on approximately nine acres on the south side of M-59 in Section 29 of the township. This parcel was originally part of the Autumn Woods PD Zoning for a church site and since that time the church plan has fallen through and Mr. Gronow would like to put in 18 single family home sites. Lots are about 18,000 square feet with 80 feet of frontage similar to the lots in Autumn Woods. Most of the open space would be along the wooded line backing up to the San Marino development. Sites will be serviced by Township sewer and water. They have 20 water REUs, but will only need 18.

Director Campbell: Out-lined his review letter dated June 16, 2014 and explained the Township's process this application would need to follow.

The Commission discussed sidewalks and would like sidewalks along M-59 and pathways connecting neighboring developments.

Commissioner Voight: Asked Director Campbell if he had done any calculation on the amount of open space in Autumn Woods. He stated that he believes the Township's agreement to accept the reduced setbacks in that development was in exchange for a greater amount of open space.

Director Campbell: Stated that he did not have those figures at this time but he could calculate it if the Commission would like.

Commissioner Murphy: Stated he felt that we should require a traffic impact study for this site as there are a lot of different traffic movements going on in this area.

Commissioner Newsom: Stated that he would view the use of sustainable building materials and high energy efficient design as recognizable benefits.

Discussion also took place on looping the water line through the Autumn Woods subdivision and the expense involved and also if there is really a need to run the water main along M-59 to the west property line.

It was the consensus of the Planning Commission that next step would be to go to the Township Board with the Conceptual Plan, but prior to that more discussion should be held on looping the water main to and through with the DPW, an engineer and Mr. Campbell to explore the infrastructure costs and importance and if there is a need of moving the water line.

8. **CALL TO THE PUBLIC:** *No one came forward.*

9. **PLANNER'S REPORT:**

Director Campbell: Informed the Commission that McKenna and Associates was chosen by the interview committee as the planning consultant for our new 5-year Parks and Recreation Master Plan. A meeting with Speedway regarding their proposal for expansion will be on July 8 at 4:30 pm. At the July 10, 2014 Planning Commission meeting the agenda will include the Stone Pro site plan for a new 5,000 square foot storage building.

10. **COMMITTEE REPORTS:**

Larry Hopkins: We have had recent plans submitted with items missing such as dumpster enclosures and aerial overlays. We need to remind applicants that this must be provided in advance with their submitted plans. I would hate to see an applicant delayed for these reasons but they are requirements.

11. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:59 P.M. Motion Mitchell. Second Voight. Voice Vote. Motion Carried 6-0-1.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary