

1. **Call to Order** - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

2. **Pledge of Allegiance**

3. **Roll Call**

PRESENT: Joe Colaianne, Thomas Murphy, Larry Fox, Sue Grissim, Michael Mitchell, Keith Voight
ABSENT: Jeff Newsom (Excused)

4. **Approval of Meeting Agenda - April 16, 2015**

a. Motion to approve the April 16 2015 Planning Commission meeting agenda

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Sue Grissim, Commissioner |
| SECONDER: | Joe Colaianne, Trustee |
| AYES: | Colaianne, Murphy, Fox, Grissim, Mitchell, Voight |
| EXCUSED: | Newsom |

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - Mar 12, 2015 7:00 PM

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| RESULT: | ACCEPTED [UNANIMOUS] |
| MOVER: | Michael Mitchell, Commissioner |
| SECONDER: | Thomas Murphy, Commissioner |
| AYES: | Colaianne, Murphy, Fox, Grissim, Mitchell, Voight |
| EXCUSED: | Newsom |

b. Planning Commission - Regular Meeting - Mar 26, 2015 7:00 PM

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| RESULT: | ACCEPTED [UNANIMOUS] |
| MOVER: | Thomas Murphy, Commissioner |
| SECONDER: | Keith Voight, Secretary |
| AYES: | Colaianne, Murphy, Fox, Grissim, Mitchell, Voight |
| EXCUSED: | Newsom |

6. **Call to Public**

No public came forward for call to public for Call to Public (those from the public wishing to speak were there for the Public Workshop for the Comprehensive Plan Update and were made aware they would have an opportunity to speak during that agenda item)

7. **Public Hearing**

No public hearing scheduled.

8. **Old and New Business**

a. Public Workshop - 2015 Comprehensive Plan Update

The Director provided an overview of the Draft 2015 Comprehensive Plan Update process. He began by describing the necessity of reviewing a Comprehensive Plan approximately every five years, emphasizing that it was the Board's desire to focus this review on residential development. He explained the role of the Comprehensive Plan relative to zoning, the hiring of a housing specialist to analyze the current market in

Hartland, and the approach undertaken by the Planning Commission to prepare the Draft. He also described the public outreach that occurred to notify residents of this public input session, as well as the various opportunities that will be available from this point forward to provide input. He estimated that formal adoption would likely be considered in August of 2015.

When he completed the overview, Chair Fox reiterated to the audience that this was not a done deal, and the Commission was seeking input for consideration. The Director briefly described the current map and potential changes; and the floor was opened for discussion.

- B. Stomack asked about the commercial designations in the Village. The Director explained the mix of business and residential development recommended for the Village. He also said that clarification of the proposed future land use for the Village was needed due, in part, to a zoning map error. Voight stated that there had been some confusion in this area and the changes are meant to help correct this. Colaianne briefly described the rezoning process, as it relates to a future land use map.
- R. Ruby, a property owner in the Village, questioned the applicability of the change relative to the zoning map error; the process was reviewed.
- Mr. Baily came forward to ask about the proposed change to his property, which is from a multiple family designation to an office designation. His property is north of M-59 and west of Pleasant Valley. The Director relayed the rationale for the proposed change, and the relationship to the Special Planning Area. The purpose was to create a cohesive office designation as opposed to the current mix, as discussed by the Planning Commission at the previous meeting. Chair Fox emphasized that one of the main reasons this change was recommended was to provide a better transition to the residential area to the north of M-59 since an office use is lesser intense than a multiple family use.
- R. Dietrich raised a question regarding lots near the corner of Avon and Hibner. The Director said that the zoning will not change through this process, and that the present zoning is consistent with the proposed future land use.
- M. Rotundo asked about property near the Post Office in the Village, currently shown as Village Commercial on the future land use map.
- The Director again stated that public input is welcome at any point. A resident came forward asking about future improvements to Avon Road. The Director spoke about the status of proposed streetscape improvements, including the fact that the Township was awaiting word on a possible grant award to cover some portion of the road/sidewalk improvements. He said the Township is also working with the State and the County on drain improvements, which will need to occur first.
- The Director read a letter from Mr. and Mrs. Cobb regarding property on the north side of M-59. The property at issue is currently proposed to be changed from multiple family to office. Although they agree that multiple family is not an appropriate designation, they are requesting that the Planning Commission consider a single family designation, instead of office in order to preserve existing natural features.
- Chair Fox asked for final comments from the audience and the Planning Commission, none of which were forthcoming.

b. SP 530-C; Walnut Ridge Estates Conceptual PD Amendment (Venture Church)

Chair Fox asked the Director to review the proposal, which is adjacent to the Venture Church, (formerly known as the River Church). The Director said the property was approximately 80 acres in size, and 64 site condominium units were being proposed. A residential development known as Crestwood was previously approved for the site. Due to the recession, no building occurred, and Venture Church purchased the site to both construct a facility along M-59 and a residential neighborhood to the north. The property currently has 80 REU's assigned.

The Church is now interested in working with Jack Lansing, a regional builder, to develop the residential component. Since this is a PD, an amendment is necessary, which includes review of a conceptual, preliminary

and final plan. This is the first step in the six meeting process. The proposal is very similar to the previous Crestwood project, minus the Church facility.

The Director went on to briefly describe the proposal, including the road system, water and sewer service, density, setbacks, lot size, and open space all similar to the Crestwood proposal.

The discussion focused on traffic generation as it relates to the proposed Hacker Road improvements. Interconnectivity between this development and adjacent properties was discussed, with an emphasis on planning for 10-20 years out. The applicant is hesitant at this point to provide connections to adjacent properties.

Chair Fox asked the applicant to present the proposal. The applicant, Jack Lansing and representative, Brett LaVanway from Boss Engineering, provided an overview, indicating that they were beginning the PD amendment process. The applicant's representative stated that Planning had done an excellent job in providing the nuts and bolts, and he would begin by describing the amenities, including the pathway, tot lot, and active/passive open space. Murphy requested clarification on the pathway, and the previous Church obligations were relayed. The infrastructure needs were reviewed, and the applicant's representative expressed concerns with the connectivity issue. The applicant's representative said that since there is no need for a road connection at this point, he believes that this issue should be postponed to the preliminary plan stage.

Colaianne asked about the elevations and materials proposed for the houses. J. Lansing said they would be similar to those being used in Hillsborough Estates in Brighton Township. The target market is the "move-up" market.

Chair Fox emphasized that this was the conceptual stage, and details will be required with future processes. The purpose of this step was to determine general likes and dislikes. He asked about the easement and access to the open space.

Colaianne welcomed the builder to Hartland and said he liked what he was seeing, was looking forward to future details.

Voight asked if these would be spec homes or model homes; the response is that it would be both.

Murphy also welcomed the applicant to Hartland and said he liked what he was seeing, relaying that he came on board as a Planning Commissioner after approval of the Church. He said he specifically liked the pathway and open space, and location relative to the Church.

The applicant emphasized that he specifically looked for land in the Hartland School District since it is a draw. He hopes to move through the process quickly.

Chair Fox brought up the connectivity question and previous discussion related to connections. Colaianne said that connectivity has been an issue at the Board level, but not relative to specific developments. In this case, connectivity issue shouldn't be the driver, especially since there is no connection with Hartland Estates. Chair Fox agreed but an easement could be considered; but should not be the only concern. He expressed support for the plan as it was similar to the one approved ten years ago.

The Director asked if there were any red flags at this point; none were raised. The Planning Commission indicated conceptual support for the plan. Chair Fox said that the applicant had completed the conceptual stage of the process.

Mitchell asked for clarity on the issue of connectivity. Chair Fox said that connectivity should be encouraged, but a project should not be turned down for this reason. Colaianne again said the Board has not discussed this concept relative to specific developments. Murphy agreed with Fox, emphasizing that connectivity should be encouraged but not required. Grissum agreed as well, particularly since this is a PD. Such projects should be held to a higher standard. Mitchell stated that he is not an advocate of connectivity, so what is proposed tonight is fine with him. Voight also said that the plan is acceptable. Colaianne indicated that his concern is not

knowing how adjacent properties will develop, and cost is a factor. Mitchell reiterated his support for the project and the discussion concluded.

9. Call to Public

No further comment from public

10. Planner's Report

The Director reported on the following:

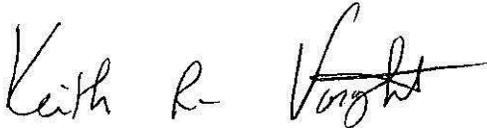
- A development wish list for Hartland Township was emailed; the list will eventually become a survey.
- The plan submitted by Team Speedway is under review, and a public hearing will be scheduled shortly.
- The review of the Concept Plan for Walnut Ridge will be before the Board at its next meeting; input on the timeframe was requested.
- The potential for establishing a Township email address for the Planning Commission was presented.
- The question of changing the Thursday date for Planning Commission meetings in light of the fact that offices are closed on Friday, was discussed.

11. Committee Reports

No reports

12. Adjournment

Submitted by,



Keith Voight
Planning Commission Secretary