

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

ABSENT: Jeff Newsom (Excused), Keith Voight (Excused)

4. **Approval of Meeting Agenda - August 13, 2015**

a. Motion to approve the August 13 Planning Commission agenda

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Michael Mitchell, Commissioner
AYES:	Colaianne, Murphy, Fox, Grissim, Mitchell

5. **Approval of Meeting Minutes (none)**

6. **Call to Public**

Mr. McKimm on Matthew Lane came forward to voice his opposition to the Mugg & Bopps proposal. He is concerned about the health hazards posed; he cited a study discussing the environmental implications of small gas spills associated with filling a gas tank.

Ms. Langenbruch on Matthew Lane came forward to voice her objection to the Mugg & Bopps gas station asking that conditions raised by the public should be considered, specifically referencing the Speedway application. She cited the concerns of noise, light, barriers, flooding potential, and trash pickup as major issues that should be conditions.

Mr. Wisarowski on Matthew Court came forward to read comments from a resident that could not be there this evening; the comments centered around potential flooding concerns due to the fact that Heritage Meadows is surrounded by wetlands. It was questioned what would happen if new landscaping required would die. Mr. Wisarowski also stated his own concerns about sound and whether a proposed wall and landscaping will sufficiently deaden the noise generated. He said the proposal will violate the noise ordinance.

Ms. Gottson came forward and said she didn't expect to be surrounded by gas stations, Meijers, and an ice rink - she thought it was supposed to be offices. Colaianne corrected, for the record, that the adjacent land has been commercial for 40 years. She went on to express concerns about traffic and the impact to Heritage Meadows.

7. **Public Hearing**

(None)

8. **Old and New Business**

a. SP#531 - Speedway Site Plan w/ Special Land Use (Demolish and rebuild fuel and convenience center at SE corner of M-59 and Old US-23)

Chair Fox asked the applicants to come forward and requested that the Director describe the application. The Director said it was before the Planning Commission at a June 25th, public hearing and was discussed for two hours. The applicant has revised the plans in accordance with the information heard and is now back requesting approval of the special land use and site plan. The Director said that a special land use can only be approved by the Board of Trustees so the Planning Commission will be asked to make a recommendation for consideration. He went on to describe the proposal as a demolition and rebuild of an existing Speedway located on the south

side of M-59 east of Old US-23. The new facility will have 18 pumps and a 6,100 sq. ft. building, which will include a café along with convenience items. He said that the revised plans have been described in the Planning Department's review letter, and suggested that the applicant's response to the 21 issues identified be the focus of tonight's discussion. He also said that the Planning Department's review concludes with a recommendation for approval with conditions.

Chair Fox began a point by point review of the 21 issues. The applicant's representative responded as follows: the dumpster location has been shown; the landscaping on the islands will be protected; changes in screening species were made; irrigation will be provided; the detention pond landscaping was enhanced; requested species were changed; inconsistencies were corrected; triangle landscaping was enhanced; *(the Director noted that Comm. Grissim used her own time to review the proposed landscaping changes and this was appreciated)*; the environmental questions were addressed in a memo provided. The standing of the former Mobile site, the status of the tanks, and the quality of the soils, were all discussed. Mitchell asked about the DEQ process, noting the need to ensure that environmental hazards are appropriately addressed.

The applicant's representative continued to describe the changes made stating that requested "no left turn" signs have been added; fence/ wall details have been added - it was requested that the pilaster, walls and dumpster enclosures be scored; and the color of the windows surround will be silver. The Quik brick options then became the focus of discussion. The Director relayed that if block is determined suitable, it must look like traditional brick, reminding the applicant that the Ordinance requires natural clay brick. Concern was expressed by the "pink" appearance. Chair Fox described the reasons for the need for true clay brick and why it is in the Ordinance. He said that Walmart requested this particular form of Quik brick and explained why it is approved in that particular circumstance. He said Walmart is the only non-clay brick building in the Township. The Director said that the applicant is formally seeking a deviation from the requirements. Grissim said that she doesn't know how to allow it since it doesn't look like clay brick - Murphy agreed, stating that it is not similar enough. Chair Fox said that the project has a lot of merit, but it doesn't match other buildings in the area. Murphy also said that this is a great project, but this is the primary corner in Hartland and he has concerns about the brick. Mitchell said that he doesn't think the size will be an issue since it is a stand-alone building. He doesn't believe people will notice the difference. Colaianne believes it should blend with other buildings in the area and therefore natural brick would be needed. Chair Fox asked the applicant for a response; and the applicant shared images of the masonry on other, newer Speedways.

The Chair moved onto discussion of the other issues intending to come back to the Quik brick question. The applicant's representative said a note that no digital signs are permitted has been added to the plans; light bollard specs were added to the plan; color of the furniture (brown) will be placed on the plan; lights were noted to be full-cutoff; light fixtures are dark bronze; no tv's will be allowed, and no sound systems will be permitted.

The determinations of the Planning Commission were reviewed - these included the modifications to the landscape plan and the lighting plan. The Director detailed the process used to determine the suitability of the canopy lighting deviation proposed by the applicant. Colaianne expressed appreciation to the Planning staff for the research undertaken - Chair Fox agreed. Grissim requested that the applicant correct the landscape plan to reference the Ordinance requirements for plant material size. Chair Fox clarified that the deviations requested will be for quantities, but not size.

Traffic mitigation and access was then discussed. The Director provided background on this issue stating that the road agencies involved have accepted the proposed changes, including the relocation of the shared access. No off-site improvements were required. The Director emphasized that the traffic issues were thoroughly reviewed by all agencies involved. What is being proposed is superior to what exists today. Chair Fox said that this is the 3rd Speedway proposal that he has seen, and that this one is much better than the previous. He believes the internal circulation will be significantly improved. He said that MDOT will not close the existing driveways and this is likely the best that can be expected. The Director reminded the public that this proposal eliminates the possibility of another traffic generator being proposed for the Mobil gas site - another benefit of the project. Essentially the benefits outweigh the drawbacks. The vehicular access plan was determined acceptable.

The outdoor seating proposal was accepted by the Planning Commission; Voight (via written comments) asked if eliminating one of the outdoor tables might be appropriate. Discussion of the brick modification resumed. Grissim stated that compared to the brick substitutes available when the rule was written, the new brick products are now much closer to natural clay. Colaianne agreed, referencing the appearance of the Chelsea Speedway from the road. Murphy discussed proportionality, and said, to Grissim’s point, the rules are there for a reason. He said that if this is not acceptable on another building that might be proposed in the future, perhaps the Ordinance needs to be changed. Overall, he thought the building looked good. Chair Fox said he can see a definite difference between the proposed brick and natural clay brick, and he is concerned what will happen if the door is opened to this product. The applicant’s representative said that the cost difference is 10%, but the main concern is the additional time required. Chair Fox said that the cost should not be the issue as Speedway has done very well from a business standpoint in Hartland. He said the time element would go away with a change to the construction approach. Chair Fox asked the Planning Commission as to whether or not they will agree to the architectural waiver; it was agreed that clay brick would be required. The applicant’s representative asked if they could get a conditional approval while they investigated changes. The Planning Commission agreed, authorizing the Planning Director to make the final determination on the natural clay brick provided the brick was a standard size and in a warm, red color palette.

The Director asked, on behalf of Voight, about the canopy roof drainage; he said Voight concurred on the lighting standards, and asked about the signage. Grissim asked for more sidewalk connections, and outlined those locations. She also asked that the sidewalk be moved to the other side of the proposed landscape hedge along the access drive. Murphy agreed that these were good suggestions. Colaianne said that traffic within the site may need to be slowed. Chair Fox asked for final comments.

It was stated for purposes of the minutes that all the Planning Commission determinations as requested through the staff review were discussed and agreed to, with the exceptions noted as part of the motion. A motion was offered by Grissim, seconded by Colaianne, to approve the Speedway site plan and special land use, application #531, with the conditions referenced in the staff review, supplemented by the following: 1) minimum plant sizes be specified, 2) natural clay brick throughout the site be provided as approved by the Planning Director, and 3) more sidewalk connections be added as discussed. Motion unanimously carried.

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

9. Call to Public

Mr. Krieger on Fenton Road came forward and commented on the butterfly garden, stating that it was a really nice job. He also thanked the Planning Commission for looking at the pedestrian and traffic safety issues associated with the Speedway. He said is concerned, however, about the pedestrian crossing at the access road.

10. Planner's Report

The Director reported on the following:

The softball complex has resubmitted and will likely be on the Planning Commission agenda for the late August meeting.

The Walnut Ridge proposal is moving forward and anticipating a September meeting.

The gas station at Clark and M-59 is still in the applicant’s court; they are revising but it is their intent to resubmit.

We continue to see a lot of concepts being proposed and reviewed by Chair Fox and Comm. Voight through the Site Plan Committee. We are seeing a lot of economic activity which is good for the Township.

11. Committee Reports

None

12. Adjournment

Chair Fox requested a motion to adjourn the meeting. Motion to adjourn was made and seconded, motion carried at 9:45pm.

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Keith Voight
Planning Commission Secretary