

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 (7:03 PM), Larry Fox, Jeff Newsom, Sue Grissim, Michael Mitchell, Keith Voight
ABSENT: Thomas Murphy

4. Approval of Meeting Agenda

Motion to approve Meeting Agenda

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Newsom, Vice Chairman
SECONDER:	Michael Mitchell, Commissioner
AYES:	Colaianne, Fox, Newsom, Grissim, Mitchell, Voight
ABSENT:	Murphy

5. Approval of Meeting Minutes

a. Planning Commission - Special Meeting - Apr 7, 2016 7:00 PM

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

b. Planning Commission - Special Meeting - Apr 21, 2016 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Joe Colaianne, Trustee
AYES:	Colaianne, Fox, Newsom, Grissim, Mitchell, Voight
ABSENT:	Murphy

6. Call to Public

Carrie Angott, Wilson Lane, Hartland

Inquired about the April 14, 2016 Planning Commission Meeting Minutes. Director Langer indicated they were not yet ready but would be soon.

Ann Maguire, Deer Path Lane, Hartland

Regarding the Newberry proposal: suggested the noticing requirements include should include properties beyond the 300 feet boundary. Requested a reduction in the density of the development.

Amanda Britton, Hearthstone Lane, Hartland

Regarding Newberry proposal: in the future, encouraged the developer to do a design charrette to get community input. Feels this development should fit the community, not have the community change to fit the development.

7. Public Hearing

None

8. Old and New Business

a. Waldenwood Resort, Site Plan #539-SP

Director Langer introduced the project. Director Langer stated Waldenwoods Resort is zoned Planned Development which is unusual. Usually a Planned Development is approved with a predetermined set of standards for future changes and improvements. This development has been in existence for a number of years and the standards are not as defined. Director Langer referred to the 1986 plan and gave an overview of the site. The request has several components; to complete previously approved camp sites that have not been previously completed, to install a sanitary sewer line to serve the existing camp sites, and to construct a single story addition for a walk-in cooler approximately 373 square feet in area.

The applicant described the walk-in cooler portion of the project. Commissioner Newsom asked if the additional will use the same materials as the existing building. The applicant stated they intend to blend the existing components with the new for a seamless effect. He stated the structure is rather odd as it is now and this should fix that deformity and add useable space. Chair Fox asked if it is vinyl siding. The applicant stated it is. The applicant also stated the addition would improve the delivery entrance and improved the flow of the parking area at that location. Trustee Colaianne inquired if it was empty space now and if they are also removing a portion of the existing structure. The applicant stated they are removing one of the small rear additions and adding a larger addition. Colaianne asked if the new addition is ADA complaint. The applicant stated per the architect it is and is also complaint with the other building code requirements.

The applicant went on to describe the sewer expansion. There is a private on-site sanitary sewer serving the other sites, this will bring the remaining sites onto that existing system for customer convenience when camping. The applicant addressed a comment in the staff report from the Township's Engineer stating that this is a private sanitary sewer system that is required by the State of Michigan Department of Environmental Quality (MDEQ) to be permitted and meet MDEQ's campground sanitary sewer requirements, not Hartland Township's sanitary sewer standards. Chair Fox asked if MDEQ requires an inspection to ensure the system is working correctly. The applicant stated they do make an annual inspection that correlates with the annual permit renewal. There was Planning Commission discussion regarding jurisdiction of the sanitary sewer system and campground regulations.

The applicant described the remaining portion of the request, the completion of an additional 37 campsites, 28 of which were previously approved but never constructed. The applicant stated in the Master Plan there are plans for additional campsites and/or cottages but those are not being requested at this time. Commissioner Grissim asked if there were details on the plan for the gravel lanes serving the campsites. The applicant stated probably not but they could add that information for the record if that is the Planning Commission's desire.

Chair Fox commended Director Langer for his time and research pulling together 40 years of history for the staff report.

Grissim asked about the bio-swale and if that is a new requirement by the Livingston County Drain Commission. The applicant stated there is now a requirement to have a storm water management system even though the lane is gravel. The applicant stated the Township's Engineer commented they would like greater volume in the bio-swales to make them more like a detention basin which they can do. Grissim inquired as to the construction and plantings in the bio-swales. The applicant stated they are essentially a grass swale that will take up whatever sediments come off the sites prior to discharge into the creek. Commissioner Voight clarified the Township's Engineer asked for the bio-swale to be large enough to accommodate a 100-year flood event.

Chair Fox asked how many campsites there are currently. The applicant stated 302 sites were counted at their survey and they are proposing to add 37 for a total of 339, the previously approved site plan shows an approved number of 348 campsites. Voight asked if the applicant has applied for the MDEQ permits. The applicant stated they have been in contact with the MDEQ for the sewer extension and the campground extension but they have not yet applied for the permits. The applicant stated they will comply with all the State and County requirements, the Township Engineer's report consisted mostly of comments and not requirements. The applicant referred to Storm Water Management Item 2 of the Engineer's report, "All storm water pipe improvements shall be C-76 RCP or HDPE," stating they had proposed a culvert under the road but can install the plastic pipe as required. He commented there are many existing culverts functioning on the site now; he

found it interesting it is not permitted any longer and opined application of every one of the Township’s standards in every case does not necessarily benefit the Township or the applicants. The applicant closed by stating they will install the plastic pipe as recommended by the Township Engineer.

Trustee Colaianne offered the following motion; seconded by Commissioner Newsom.

MOTION to approve Site Plan Amendment application #539 for the Waldenwoods Resort Complex located along Old US23, subject to the following conditions:

1. Applicant complies with the requirements of the DPW Director, Township Engineer, and Fire Marshal as outlined in their respective letters;
2. Applicant complies with any requirements of the Michigan Department of Environmental Quality (MDEQ), Livingston County Drain Commissioner’s Office, Livingston County Health Department, and Livingston County Building Department.

The motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Jeff Newsom, Vice Chairman
AYES:	Colaianne, Fox, Newsom, Grissim, Mitchell, Voight
ABSENT:	Murphy

9. Call to Public

None

10. Planner's Report

Director Langer reported Hartland Township has hired a new staff Planner who started this week. He encouraged Planning Commissioners to stop by the office and introduce themselves although some may have met her recently at the Joint Meeting with the Planning Commission and the Township Board.

Director Langer stated there are a few projects that are nearing completion of the approval process: Walnut Ridge site condominiums, Speedway gas station and Mugg & Bopps gas station and convenience store.

Director Langer gave an update for the Newberry Mixed Use; the applicant is revising the plans using the information from the three Planning Commission meetings, and they are continuing to work with MDOT and the LCRC regarding the traffic study. Once these items are complete they will return to the Planning Commission. Commissioner Newsom asked if there is a timetable for their return. Director Langer indicated Newberry applied to MDOT last November or December and still does not have any indication of what MDOT is going to require for this project, and LCRC is waiting for MDOT to make their comments before they offer any. Director Langer stated the applicants are very anxious to receive a resolution from MDOT as soon as possible.

11. Committee Reports

None

12. Adjournment

Motion to adjourn

A motion was made by Commissioner Voight and seconded by Commissioner Newsom; motion carried unanimously and the meeting was adjourned at approximately 7:38 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Voight, Secretary
SECONDER:	Jeff Newsom, Vice Chairman
AYES:	Colaianne, Fox, Newsom, Grissim, Mitchell, Voight
ABSENT:	Murphy

Submitted by,



Keith Voight
Planning Commission Secretary