

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, Jeff Newsom, Sue Grissim, Michael Mitchell, Keith Voight
ABSENT:

4. **Approval of Meeting Agenda**

Motion to approve the Agenda

Chair Fox amended the Agenda by deleting item 12. The Maker and Seconder agreed.

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

5. **Call to Public**

Resident- Commented on the Hartland Glen Rezoning - outlined concerns with the rezoning and potential development. Concerned the rezoning would change the community from a rural community to a more urbanized community.

Teresa Wright, Maxfield Road, Hartland - Commented on the Hartland Glen Rezoning - concerned about 602 sewer hook-ups, and potentially more. Concerns about traffic and questioned if a traffic light would be installed at Cundy and M-59. Also mentioned concern with the additional wells for water that would be needed for this development. Concerned about how that would impact their existing well.

Nancy Redner, Wilson Lane, Hartland - Commented on the Hartland Glen Rezoning - concerned about how this is a change from the Comprehensive Plan. This property being changed from medium density to high density is not consistent with the Comprehensive Plan.

6. **Public Hearing**

None

7. **Old and New Business**

a. Site Plan #17-001 Shops at Waldenwoods

Frank Crouse, Brian Crouse, and Michelle Shafer, were present as the applicant and outlined their request to modify the signs at the Shops at Waldenwoods.

Director Langer gave a brief introduction to the request, which involves incorporating signs on the existing Identification Sign, which was part of the original Planned Development (PD) and the request involves amending the PD to permit the proposed signs. The request will involve a recommendation from the Planning Commission and a decision by the Township Board.

Michelle Shafer outlined how this request will assist the smaller tenants in the Shops at Waldenwoods. Those tenants currently do not have much signage.

Commissioner Mitchell offered the following Motion:

Move to recommend approval of Site Plan Application #17-001, a request to amend the Planned Development Agreement for the Shops at Waldenwoods Planned Development (PD) and to modify the project identification sign as shown in Exhibit E-1, based on the following findings:

1. **The Planning Commission has determined the proposed modifications of the project identification sign are reasonable and provide additional sign options for tenants who are not one of the major tenants in the development.**
2. **The Planning Commission has determined that the proposed modifications as shown in Exhibit E-1 are consistent with the original monument sign and the dimensions of the sign are not changing.**
3. **The Planning Commission has determined that the proposed sign panels assist in directing patrons to the development and the Resort and Conference Center.**
4. **The Planned Development Agreement, 3rd Amendment, shall be modified to require that all sign panels on the identification sign and all future panel signs shall be constructed of an opaque material to remain consistent with the Township Zoning Ordinance.**
5. **Approval of the PD amendment language of the 3rd Amendment and Exhibit E-1, dated January 23, 2017, shall be subject to the approval of the Township Attorney.**

Seconded by Commissioner Newsom. Motion passes 7 to 0.

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

b. Rezoning #361 - Hartland Glen Development, LLC

Chair Fox indicated that Public Hearing for this request was at the last meeting on February 9, 2017 and reminded people that public comments would be available at the end of the request.

Director Langer gave a brief description of the rezoning request and outlined the location of the request.

The Applicant, Mr. Isam Yaldo stated the following:

- The property to the east will be denser than this property.
- The Township Board in 2011 established the REU's for this property.
- The proposed rezoning will assist in developing the site with all of the REU's that exist on the property.

Commissioner Murphy requested clarification on the resolution from the Township Board.

Mr. Yaldo outlined that Resolution #11-R032, on July was approved by the Township Board and explained that the remaining property would need to be developed at a higher density than what is proposed.

Chair Fox clarified by stating that the only question tonight is the 73 acres under consideration for the current request. There is no determination on the remainder of the property.

Trustee Colaianne requested an explanation of the HDR (High Density Residential) zoning classification. Heritage Meadows was suggested as being a similar development.

Director Langer outlined the zoning classification HDR and the uses that intent of that zoning classification as being single family and the uses permitted in that district. Director Langer also outlined the minimum lot size and development standards for the HDR zoning district.

Trustee Colaianne indicated that he wanted to know the density of some other developments, such as Heritage Meadows and Forestbrook subdivision.

Chair Fox outlined a prior e-mail that Director Langer had prepared a year ago that compared various developments in Hartland Township and gave an approximate density of each of those developments. The current request is 2.44 dwelling units per acre. Newberry is approximately 4.9 dwelling units per acre. Autumn Woods is 1.97 dwelling units per acre. Millpointe is 3.14 dwelling units per acre.

Commissioner Murphy had some follow up questions to the e-mail on residential developments and the density. He questions the Millpointe development

Director Langer outlined the location of Millpointe subdivision and how those estimates on density were calculated. Director Langer also outlined that Millpointe subdivision is the only subdivision with the HDR zoning category.

Trustee Colaianne outlined that Millpointe subdivision was not approved by the Township; instead that was the result of a court's determination.

Chair Fox indicated that the submitted concept plan may not be a real depiction of what could be developed on the 73 acres that are part of the rezoning request.

Commissioner Murphy had a question about Autumn Woods and the density.

Commissioner Newsom asked the applicant if he considered bringing the entire 386 acre property to the Planning Commission with a development proposal.

Applicant Yaldo indicated that he hasn't considered that because he can't foresee the future and how the development trends will go. However, he indicated that he intends to have an 18 hole golf course on this property. He intends to develop this property as a golf course community.

Chair Fox outlined that if needed the Planning Commission could initiate a rezoning on the remainder of the 386 acres; and could select a zoning classification that the Planning Commission was comfortable with and could support.

Trustee Colaianne indicated that although Commissioner Newsom's comments are valid, there are other places that have been rezoned or developed with a larger remainder piece that remains.

Commissioner Newsom indicated that he didn't think the density is unreasonable, but he had concerns about how the rest of the property would be developed.

Commissioner Mitchell agrees with Commissioner Newsom's comments and shares his concern with the remaining portion of the property.

Commissioner Murphy questioned the recommendation of the rezoning on the "generally consistent with the comprehensive plan" and what that means.

Director Langer indicated that the proposed rezoning does not match with the Future Land Use Plan, because the rezoning does permit a greater density than the current Future Land Use Plan category for the property. However, the lands that surround the subject property are at a higher density to the east, to the west, and lands to the north are in the Office category. When the Planning Commission

discussed this property at the last time the Future Land Use Plan was updated the Planning Commission did not want to discuss this area due to the on-going litigation on this property.

Commissioner Murphy had another question about the materials distributed to the Planning Commission and the term transitional zoning.

Director Langer outlined the term transitional zoning and how that it applies to the subject property. With Office as a Future Land Use category on M-59, the transition would be to have the higher density residential on the north portion of the property and lower density residential further away from M-59.

Commissioner Murphy indicated that although the request is for 73 acres, it is difficult to not consider the remainder of the property.

Chair Fox indicated that he believed the land around the subject property does transition from M-59 going south. This property wasn't discussed by the Planning Commission when they last looked at the Future Land Use Plan, and it was intentionally not discussed due to the litigation. Chair Fox also indicated that there is no guarantee that the applicant will be able to get all 602 REU's for the entire property. Chair Fox indicated that the Planning Commission should consider the current request of 73 acres.

Commissioner Newsom indicated that a plan for the entire 386 acre property would help him in making a decision.

Chair Fox indicated that the site plan for the concept plan is probably confusing the rezoning because it's causing comments on the development project.

Applicant Yaldo indicated that the 73 acre rezoning was based on the concept plan.

Commissioner Voight indicated that he was focusing more on the 73 acre rezoning area. He indicated that the 73 acre rezoning, as proposed, is appropriate. He has concern with making the entire 386 acre parcel in the HDR category. Comfortable making a decision on this request.

Commissioner Grissim indicated that she is not comfortable with this request. She agrees with Commissioner Newsom. She had concerns with how the residential equivalent units (REU) were established for this property.

Trustee Colaianne helped explain some of the history on the REU's on this property.

Commissioner Grissim had a question on how the applicant had acquired 602 REU's on this property. She indicated that the more dense development of the entire 386 acre property should be more dense up near M-59 and should become less dense as you get away from M-59.

Chair Fox indicated that he may not be able to develop all of the REU's on this property when the entire property is completed with development. Chair Fox also indicated that after the 73 acre rezoning is developed, the applicant may need to submit a Planned Development (PD) for the remaining portion of the property.

Trustee Colaianne indicated that there are other land owners have lots of REU's and own lots of land. This same issue is going to come up again.

Commissioner Newsom indicated there could have been a better way to proposed this to the Township.

Applicant Yaldo indicated that he didn't want to just submit a plan that he would never develop and there are no further plans for development at this point.

Chair Fox outlined there are a number of issues with the site plan that will need to be addressed at a time when the site plan is submitted. There are wetlands on the site that will need to be addressed. We are not sure he could even develop that the 73 acres in a manner consistent with the concept plan.

Commissioner Murphy indicated that he appreciates that the rezoning would buffer M-59 from property further to the south.

Chair Fox indicated that the rezoning is consistent with the lands on the east and west side.

Applicant Yaldo indicated that the Future Land Use Plan hasn't helped his property at all. This property should be in a category that is similar to surrounding properties.

Commissioner Voight offered the following Motion:

Move to recommend approval of Rezoning Application #361, a request to rezone approximately 73 acres that includes the property addressed as 12396 Cundy Road (Parcel ID #4708-26-100-001); 12398 Cundy Road (Parcel ID #4708-26-100-012); and a portion of 12400 Highland Road, Hartland Glen Golf Club (Parcel ID #4708-26-100-019), from CA (Conservation Agricultural) to HDR (High Density Residential), based on the following findings:

- 1. The requested HDR zoning is generally consistent with the Comprehensive Plan.**
- 2. The requested HDR zoning is intended to serve as a transitional use between high density and lower density uses and is appropriate for the subject property.**
- 3. Potential uses allowed in the requested HDR zoning are compatible with surrounding uses and zoning.**
- 4. The subject property can comply with the dimensional requirements of the HDR district.**

Motion was supported by Trustee Colaianne.

Motion passed by a 4 to 3 vote. Commissioner's Mitchell, Grissim, and Murphy voting against the motion.

Applicant Yaldo indicated that the maker of the motion did not include all of the property.

Commissioner Voight indicated that he may have mistakenly missed a line or two when he read the recommendation.

Director Langer asked if the maker of the motion intended to read the motion, as it was prepared in the staff memorandum. Commissioner Voight responded that he did.

Director Langer also asked the person that supported the motion to indicate if he believed it was the intent of the maker of the motion to read that motion and vary from that reading. Trustee Colaianne indicated that was his understanding when he voted.

Director Langer then asked all those members that voted in support if that was also their understanding. They all agreed that it was. The minutes for the motion will be corrected to reflect what was intended since all parties that voted on the matter understood that to be the motion.

RESULT:	APPROVED AS AMENDED [4 TO 3]
MOVER:	Keith Voight, Secretary
SECONDER:	Joe Colaianne, Trustee
AYES:	Colaianne, Fox, Newsom, Voight
NAYS:	Murphy, Grissim, Mitchell

c. Discussion on Livingston County Road Commission Policy Regarding Wireless Communication Equipment

Director Langer outlined that Livingston County Road Commission is looking to adopt a new policy concerning wireless communication equipment within the road right-of-way and they are seeking input from Townships.

Chair Fox asked if this required the Township to notify the Road Commission if the Township gets a request.

Director Langer indicated that policy would require the Township to notify the County Road Commission of new requests. Director Langer also outlined the wireless communications industry is going through some changes, and the wireless communication devices are becoming smaller and can be affixed to utility poles in the right-of-way and this policy of encouraging those devices out of the right-of-way may conflict.

Commissioner Voight questioned if this policy would impact private roads.

Director Langer indicated that private roads are under private ownership.

Trustee Colaianne outlined some of the changes that he is aware of in the wireless communications industry.

RESULT: INFORMATIONAL

8. Call to Public

Shannon Wehner, Lone Tree Road, Milford. Commented on the Hartland Glen Rezoning request. She indicated that she was not surprised by the Planning Commission's decision. She is also disappointed by the Planning Commission's decision. She is concerned about the value of her property.

Theresa Wright, Maxfield Road, Hartland. Commented on Hartland Glen Rezoning case. She indicated that there are wetlands that exist on the subject property. She is wondering if anyone went out to examine the wetlands on the property. She also had concerns about the development on the remaining property.

Chair Fox clarified that the rezoning does not approve the concept plan for a development. The recommendation of the rezoning would only permit a lot of a certain size. Chair Fox also indicated that the proposed rezoning does not address the remaining property.

George Poy, Cundy Road, Hartland. Commented on the Hartland Glen Rezoning case. He had questions about the site plan for the rezoning and what happens to the property if the applicant decides to no longer pursue the development project. Mr. Poi indicated that he read through the documents related to the REU's with the property and also had questions about what if he sells the property and what happens to the REU's.

Chair Fox indicated that the rezoning would remain and the new owner would be able to develop the property under that zoning classification.

Trustee Colaianne indicated that anybody in the Township has the right to request to rezone their property and the zoning classification runs with the land. Trustee Colaianne further indicated that that the REU's go with the property, in the event that it is sold.

Carl Redner, Wilson Lane, Hartland. Commented on the Hartland Glen Rezoning case. He read a portion of a court of appeals case that involved the Hartland Glen Golf Course and Hartland Township, which was decided in 2015

William Coon, Lone Tree Road, Milford. Commented on the Hartland Glen Rezoning case. He had concerns with a 70 acre parcel that is currently owned by the Township and whether or not the Township was considering

developing this property in a similar manner. He also had questions about Lone Tree Road and its status. He also had other questions about cell towers.

Trustee Colaianne commented that Lone Tree Road is a non-certified County Road. There are no funds to maintain that road by the Livingston County Road Commission. It is his understanding that Lone Tree Road has not been abandoned, it's only been de-certified the road. He further commented that there are no plans for cell towers on any of this property.

Chair Fox thanked the public for coming to the meeting and sharing their thoughts. The Planning Commission does listen to what you say and represents everyone.

9. Planner's Report

None

10. Committee Reports

None

11. Adjournment

Motion to Adjourn

A motion was made by Commissioner Mitchell and seconded by Trustee Colaianne. Motion carried unanimously. The meeting was adjourned at approximately 8:45 PM.

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

Submitted by,



Keith Voight
Planning Commission Secretary