

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

2. Pledge of Allegiance

3. Roll Call

PRESENT: Thomas Murphy, Larry Fox, Jeff Newsom (7:04 PM), Sue Grissim, Michael Mitchell
ABSENT: Joe Colaianne, Keith Voight

4. Approval of Meeting Agenda

Motion to Approve Agenda

RESULT:	APPROVED [4 TO 0]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Thomas Murphy, Commissioner
AYES:	Murphy, Fox, Grissim, Mitchell
ABSENT:	Colaianne, Voight
AWAY:	Newsom

5. Call to Public

Eleanor Conaway, 8425 Parshallville Road, gave comments on the proposed Millers Knoll development. Concern about preserving the natural conditions associated with the property. Requested an environmental impact statement for the property and that the Planning Commission give consideration toward developing the property as a Planned Development (PD).

(Commissioner Newsom entered the meeting at 7:04 PM.)

Tom Rutherford, 8235 Parshallville Road, gave comments on the proposed Millers Knoll development. Concerned about density and wetlands on the property. Suggested the proposed road be constructed of concrete instead of asphalt.

Crystal Castle, 5850 Cullen Road, gave comments on the proposed Millers Knoll development. Concerned about the proposed development and the impact on migratory birds that may exist on the property. She suggested a study of the impact of this development on those animals.

Darrell Denkhaus, 8324 Parshallville Road, gave comments on the proposed Millers Knoll development. Shared concerns about the survey on the property and that nobody gave him notice of the survey occurring on the property.

Roy George, Tyrone Township, gave comments on proposed Millers Knoll development. He owns vacant 10 acres that are land-locked and supposed to have access to the property. He would have liked to have received notice on the proposed development.

George Bracco, 10102 Ridge Run, gave comments on Hunters Ridge development. He is concerned about how Hunters Ridge development would impact the private roads that also serve the Fox Ridge development. Also, the name of the road shouldn't be changed.

Jim Goik, 8019 Parshallville Road, gave comments on Millers Knoll development. He is concerned he didn't receive notice for this project. He was also concerned about the development and how it fits with the existing homes.

Brenda West, 10122 Ridge Run, gave comments on Hunters Ridge development. Noted some errors on the submitted site plans from the applicant.

Katherine Peters, 10250 Crossview, gave comments on Hunters Ridge development. Commented they only had 54 units in the Fox Ridge development and they had to pay over \$100,000 bills from the development. She shared concerns about sidewalks and roads.

Jeff Castle, 5850 Cullen Road, gave comments on Millers Knoll development. Mentioned the unique features on this property and consideration should be given toward preserving those features.

Al Hurschman, 7849 Parshallville Road, gave comments on Millers Knoll development. Concerned about the development, water run-off, and the existing road washing out.

Mike Zatroch, 10117 Ridge Run, gave comments on Hunters Ridge development. Mentioned concerns with the construction traffic and offered other options for the developer to access the site with construction traffic.

Marla Gorosh, 5960 Cullen Road, gave comments on Millers Knoll development. Concerned about the Oak Savannas and the Michigan Prairies that exist on the property; these should be preserved.

Brian Nolan, 7961 Parshallville Road, gave comments on Miller Knoll development. Concerned about the water run-off from this development.

Bob Conaway, 8425 Parshallville Road, gave comments on Miller Knoll development. Concerned about the existing wildlife and how that will be impacted as a result of the development.

6. Old and New Business

a. Site Plan #17-006 Millers Knoll

Director Langer summarized the request and outlined the general location of the subject property and the development as well as the process for the project.

Chair Fox asked the Applicant to come to the table to present the project.

Commissioner Newsom asked for clarification that this is the first time the project has been before the Planning Commission and that there was not a notification requirement for this type of project.

Director Langer confirmed this is the first time the Planning Commission has discussed this project and this development is not required to have notice.

The Applicant, Jack Lansing, and his engineer, David LeClair with Livingston Engineering, outlined the development request.

Millers Knoll is a 27 unit development on 93 acres. Some of the lands are submerged under Parshallville Pond. The property goes out to the centerline of the Parshallville Pond. The proposed private road is approximately 3,600 feet in length. No lake access is proposed with this development, with one (1) temporary seasonal dock for the development. The Applicant also compared the current development to a previous development on the same property, called Millpond Place. The Applicant also stated they are not proposing to install sidewalks within this development; the road length has an emergency access point and future potential access connections; and they are requesting to not pave Parshallville Road. The Applicant also indicated this area does not appear to be designated as an Oak Savanna area.

Chair Fox proceeded to highlight the staff report.

CA Development Standards

Chair Fox explained that all of the proposed parcels comply with the minimum lot size requirement for the CA (Conservation Agriculture) zoning district.

Chair Fox explained that all of the proposed parcels comply with the minimum lot width requirements for the CA (Conservation Agriculture) zoning district.

Chair Fox requested Director Langer to outline what is included in lot coverage standards.

Director Langer defined the items included in the lot coverage requirement.

Chair Fox explained why the lot coverage standards cannot be determined at this time and will not be determined until there is a Land Use Permit for a proposed house on each individual lot. Each home will be different, so that is why it is not determined in the staff memorandum.

Chair Fox also indicated the setbacks, building height, and floor area would be determined at the time of a Land Use Permit for each home. These items cannot be determined at this time.

Density and Open Space in Residential Districts

Chair Fox outlined this type of development is not required to comply with a Density and Open Space requirements. Chair Fox asked the Planning Director to outline those standards.

Director Langer confirmed this type of development is not required to comply with a minimum or maximum density. Each lot complies with the minimum lot size requirements of two (2) acres.

Chair Fox outlined the anticipated traffic volumes are well under the amount of traffic required to warrant a traffic study for the proposed development.

Internal Vehicular/Pedestrian Circulation

Chair Fox asked for comments from other Planning Commission members on whether sidewalks would be required for this development. The Planning Commission briefly discussed and agreed sidewalks will not be required.

Chair Fox outlined Section 5.22 of the Zoning Ordinance that requires the development be accessed to a hard surfaced road. Chair Fox requested Director Langer provide some background on this topic.

Director Langer outlined the requirements in the Ordinance and also indicated that the other developments that have access via an unpaved road were all approved prior to the adoption of the current regulations.

Chair Fox stated he believed the Planning Commission does not have the opportunity to deviate from the requirement in the Ordinance.

Commissioner Newsom recalled this issue had come up in the past.

Chair Fox stated there may be some confusion with private roads versus subdivisions.

Applicant LeClair stated a requirement to pave the existing road would be a burden. He also indicated the Ordinance had some language that was not clear.

Director Langer presented the Ordinance Section 5.22 to the Planning Commission. The general discussion of the Planning Commission was the proposed subdivision would need access from a paved road.

Chair Fox discussed the standards for the construction of a private road and the length of the private road. Chair Fox pointed out other subdivisions exceeded the length requirement if they had an emergency access, as this does.

Director Langer made reference to a neighbor, Roy George, who spoke under public comments and had concerns about getting access to Parshallville Road. Director Langer asked if consideration could be given toward relocating the gate for the emergency access road in the event an agreement could be made to share in the emergency access drive also serving as a shared driveway for Mr. George.

Applicant LeClair indicated there would be no objection to relocating the gate for the emergency access and potentially sharing the emergency access with the neighbor.

Chair Fox discussed the shared driveway.

Applicant LeClair stated the shared driveway would be installed at the same time.

Chair Fox stated the utilities for this development consist of private well and private septic system.

Impact Assessment/Statement

Chair Fox discussed the submitted impact assessment statement provided by the applicant and asked if the applicant wanted to add any additional information.

Applicant LeClair indicated an impact statement is not a full environmental statement.

Landscaping and Screening

Chair Fox stated the development plans appear to comply with the landscape requirements but requested Commissioner Grissim provide some comments.

Commissioner Grissim indicated her concerns were related to the storm water detention/retention area. Commissioner Grissim requested someone with knowledge of landscape architecture assist with creating a landscape plan. The full names of the landscape plant material were not provided and the retention ponds are required to be more natural in their shape. The plantings should be conducive so deer don't destroy the plantings. The landscape plan will require additional work and would be reviewed in the next round of plan review. There is a median proposed and some plants could be installed in the median area, and those plants should be better identified.

Exterior Lighting

Chair Fox outlined that exterior lighting would be part of the review of the land use permit for each home.

Chair Fox outlined the letters from the Department Director of Public Works and the Township Engineering Consultant.

Commissioner Grissim noted a comment from the Township Engineering consultant asking for a forebay in the storm water detention/retention for silt collection.

Applicant LeClair stated he hasn't fully designed the ponds, but they are proposed to be wet ponds and would hold onto the water much longer before being released to the wetlands.

Chair Fox mentioned the approval letter from the Hartland Deerfield Fire Authority and the emergency access would need to be kept clear in the winter.

Chair Fox asked for other questions.

Commissioner Newsom asked when applicant acquired the property.

Applicant Lansing stated about two (2) years ago he began to purchase some of the property.

Commissioner Newsom asked if all the homes would be custom homes.

Applicant Lansing replied he is the developer, building, and general contractor. He would be doing the development and constructing all of the homes.

Commissioner Newsom asked about the tests for septic systems. Are those still valid septic system sites.

Applicant LeClair responded the locations are valid; however, they may relocate some of the proposed septic systems away from the water side of the lots and have them located in between the houses and the private road.

Commissioner Newsom had questions about riparian rights with the water.

Applicant LeClair mentioned they are not proposing to do anything different than the normal rights that people who own land adjacent to water would have.

Commissioner Newsom asked if those lots could have docks.

Applicant LeClair replied he believed there were pontoon boats and wasn't sure how those boats got into the water.

Commissioner Newsom had questions about a home owners association for the pond. He suggested someone organize something like that.

Chair Fox asked if there was a conservation easement and asked if the applicant had given thought to a conservation easement along the shore of the property.

Applicant Lansing stated he was working with some of the people that are interested in preserving this property and is looking at preserving some of the steep slope areas.

Commissioner Murphy had a question about the water table, the wells, and expressed concern that water levels could go down on the pond as a result of this development. Also, he is concerned about the water levels on the lake and the weeds in the lake. Commissioner Murphy indicated that consideration should be given toward a home owners association around the entire lake to help minimize these concerns.

Chair Fox wanted clarification on the process of this development, which contains a preliminary phase and a final phase. He also asked if there are changes required for this site plan, could the Planning Commission wait to see those changes at the next step of this process.

Director Langer reminded the Planning Commission they have the option to require those changes before the development project is moved along, or they could recommend approval with a condition that certain changes to the site plan be made by the next step in the process.

Commissioner Newsom would like to see the issue of the paved road and the conservation easement dealt with before this plan is moved forward.

Commissioner Murphy would have the same comments as Commissioner Newsom.

Chair Fox stated if you are asking them to make those changes to the plan are you telling them you would look favorably on the plan once those changes have been made.

Commissioner Grissim would like to see a revised landscape plan.

Commissioner Mitchell indicated he would like to see those changes to the site plan as well, but he could live with those revisions to the site plan when it's submitted for the Final Review. This is a preliminary plan and those are things that could be made as part of the final review.

Chair Fox asked if Final Review could be withheld if the Planning Commission were not satisfied with the modifications to the site plan.

Director Langer replied the Planning Commission would have that authority. The Ordinance does not specify what elements have to be approved in the preliminary and final phases. This process is somewhat similar to the Planned Development (PD) process; however, this process doesn't specify the different elements of each phase like the PD process does.

Chair Fox stated if these are the items you want to see on the final plan, it might make sense to recommend approval and allow them to make those changes.

Commissioner Newsom asked if there is any proof of a nesting bald eagle on the property or if it was just migrating. Commissioner Newsom would also like to review the impact statement further.

Commissioner Grissim asked about the environmental impact statement and at what point it could be discussed in greater detail to determine if the Planning Commission wants to require an environmental impact statement.

Director Langer responded the Planning Commission has discretion in when to require an environmental impact statement.

Commissioner Grissim had questions for the other Planning Commission members on the Oak Savannas and whether the applicant should provide additional information on that topic.

Director Langer asked if the Planning Commission could give as much feedback to the applicant on what would be needed and how the Planning Commission might use that information as part of its decision making review.

Commissioner Grissim commented on the Oak Savanna, the Bald Eagle, and the silt collection in the Parshallville Pond.

Commissioner Newsom agreed those are concerns and stated he is not sure if an environmental impact statement is necessary at this point.

Commissioner Grissim mentioned she was okay with moving forward with this project.

Commissioner Murphy had questions if the Planning Commission moved forward with this project would they be required to have an environmental impact statement.

Commissioner Grissim offered the following Motion:

Move to recommend approval of the preliminary Site Plan #17-006, a request to develop a 27-unit site condominium, Millers Knoll, to be located at Parhsallville Road, north of Clyde Road. Approval is subject to the following conditions:

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 20, 2017.**
- 2. The Planning Commission has determined that the length of the proposed private cul-de sac is acceptable as proposed, despite being in excess of 600 feet in length, despite having only**

one point of public access, and despite the lack of access easements for a future private road connection to any adjacent developable parcels.

- 3. The Planning Commission has determined that no interior sidewalks shall be required, nor shall any sidewalks be required along Parshallville Road.
- 4. The Planning Commission has determined that the proposed development must be accessible from a paved road, in compliance with Section 5.22 of the Zoning Ordinance.
- 5. The applicant shall comply with the requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority. The applicant shall provide more information on the silt forebays, as outlined in the letter from the Township Engineering Consultant’s letter.
- 6. The applicant shall update the landscape plan for the proposed development.
- 7. The applicant shall provide a conservation easement on the site plan for areas that could be preserved.
- 8. The applicant has the ability to modify the location of the gate for the proposed emergency access, in the event the applicant is able to work with an adjoining property owner to permit them access to Parshallville Road.

Seconded by Commissioner Mitchell.

Motion carried. Recommended for Approval 4 to 1 (Newsom)

RESULT:	RECOMMENDED TO APPROVE [4 TO 1]
MOVER:	Sue Grissim, Commissioner
SECONDER:	Michael Mitchell, Commissioner
AYES:	Murphy, Fox, Grissim, Mitchell
NAYS:	Newsom
ABSENT:	Colaianne, Voight

b. Site Plan #17-010, Fox Ridge/Hunter's Ridge

Director Langer summarized the request and outlined the general location of the subject property, the development, and the process for the project.

- Requesting to complete the project as it was originally approved in 2004 with a new owner/developer.
- One of the buildings is located adjacent to a common property boundary with the existing Fox Ridge Planned Development but Fox Ridge Condominium Development would not grant access to the attached garages.
- The modified building has been reduced in size from a 12-residential unit to a 6-residential unit building.
- The Site Plan is the same using the same building materials, lighting, etc.

The Applicant, Mario Izzi of MJC Homes, introduced himself and stated the following:

- Thanked the Planning Staff and Chair for their time.
- Essentially asking for a renewal.
- Utilities are in, roads are paved.
- Requested any public comments be discussed at the end of the discussion.
- Would like some clarification on a couple of items in the staff report.

Chair Fox explained the two step process for this request as the Site Plan is approved by the Planning Commission but for the PD Amendment, the Planning Commission is a recommending body and the Township Board makes the final decision.

Chair Fox referred to the staff memo stating many items were approved previously and are compliant.

Phasing

Director Langer explained the Applicant has stated they will be building each building one at a time and not following a standard phasing process relying on the cash flow to drive construction of the next building. It may take an undetermined amount of time to build all the buildings.

The Applicant stated the following:

- They are finishers, finished existing buildings.
- Feel confident there is a demand for this product.
- They would start with Building 29 and Building 1 (the hybrid 2-story 6 plex), and then possibly Building 2.

Chair Fox asked about the PD Agreement. The Applicant stated the following:

- Last minute corrections have not been reviewed by the Township Attorney.
- Home owner's association has received a copy.
- Phasing is undetermined at this time, will be market driven.

Chair Fox asked if they typically build the units in a linear fashion from one end to the other or in a patchwork way. The Applicant stated in this development because of the uniqueness of the existing infrastructure, they would most likely progress down the road. Buildings 8, 9 and 10 would logically flow after the initial buildings.

There was a brief discussion regarding existing utility infrastructure (Item #7 of the DPW comments). The Applicant was encouraged to clarify this issue with the DPW.

Fox Ridge Planned Development Amendment

The Applicant stated the following:

- Corrections have been resubmitted
- As a courtesy, they will submit the marked up version to the Fox Ridge Home Owners Association for their review.
- Suggested the HOA Attorney's comments be directed at the Township Attorney for ease of communication.
- Desires to keep the communication open.
- The document needs more work.

Chair Fox asked the Applicant about the concerns shared during the call to the public regarding protection of the access during construction.

The Applicant stated the following:

- An access to Old US 23 would require a costly redesign and involve a conservation easement to the north which would reduce the likelihood for that option.
- Typically construction traffic in a new development uses a road with the base course only and is topped afterward. Sometimes this damages the base course and repairs are required but sometimes it works out well.
- Topping in already completed.
- Have some faith in the road as designed.
- The amount of construction traffic will affect the curbs and gutters in front of the units being constructed more than the asphalt surface and those will have to be replaced prior to a final inspection anyway.
- Their goal is to sell units; they will not be able to sell units if the road is bad.
- They would offer to document via video the current condition of the access road and revisit the issue in a year or three years from now.

Chair Fox asked why this will be divided into two separate Home Owners Associations.

The Applicant stated:

- There are two existing associations; one that covers the 12-plex units and another that covers the single-story units. This would be a third association.
- There were meetings with the current association to discuss joining but they were not invited to do so.
- Existing association could sell memberships for use of the pool in the future.
- Feels it would be mutually beneficial to have the new residents as part of the existing association and share the cost and use of the common elements.

Chair Fox offered some advice as a resident and homeowner:

- Encouraged the members of the existing HOA and the Applicant to find a way to work together to address issues such as road maintenance.
- The intent of the original approval for the complex was for shared use of the common elements, such as the pool and club house, by the entire complex.
- Appreciates the fact the early owners have had to manage and support those elements with a partially completed condominium complex.
- What will happen with the road, pool and exterior maintenance on the original aging units is the cost to maintain will be divided among 50 owners rather than 200 plus. The existing HOA condo fees will be \$200 and the newer units \$50. Which will sell faster?
- Take it from someone who has been there, done that; it just will not work.
- Thinking is shortsighted right now; it was intended to be one development and shared by all.

Commissioner Newsom stated the Planning Commission does need to think about it. He continued:

- Approving something that is landlocked.
- Does not have all of the amenities the original plan had.
- No access to the recreation area.
- No access to the pool.
- No access to Old US 23 except through a private road.
- Looking at a 200 unit development that has to be accessed through a private road and he does not think that is sound planning.
- We cannot separate them into a Site Plan and a PD; must look at them contiguously.
- Hamstringing original development to foot the cost for the maintenance of the road that will now have three times the traffic.
- Having a hard time with this.
- Must think of original homeowners and not approve it the way it is.
- It is unfair.

Chair Fox stated that is the point. They are doing it; the original owners and the new developers. They have legal access.

Commissioner Newsom stated again this plan is unfair to everyone. There is no way the Planned Development Agreement is going to get approved. He disagrees with it 100%. It needs to be a contiguous development. That was the original idea, the original way the site plan was approved, and if the Planning Commission moves forward any other way, they are doing a disservice.

Chair Fox stated he agrees; it should be one development.

The Planning Commission discussed the PD options and the HOA discussions.

Barbara Gates, MJC Companies, stated they met with the HOA Boards and they had concerns about the following:

- The number of people who would attend the pool.
- The sense of community they had already built.
- They did not want us.

She continued:

- Have to do another condominium Hunter's Ridge due to the condominium law and they are past the 10-year point.
- Wanted it to be a community within the master association but that is something they did not want.
- They want to be separate from us and have signage posted stating they are separate.
- They understood what the consequences were.
- The road was discussed and we are responsible to pay a proportionate share of the wear and tear on the road; it will be a nightmare to figure it out but it can be done.
- Met with Fox Ridge 1 Board of Directors, Fox Ridge 2 Board of Directors, and the Master Association. Following meeting was with Fox Ridge 1 about the building to find out what they wanted to do.
- Want to keep an open relationship with them.
- This is what they wanted.
- We are willing to do it either way.
- Need a 66 2/3% vote from each Association to be allowed into the Master Association.
- If the Boards of Directors are not behind it certainly they could not get the rest of the community to be behind it. There are 15 people out of the 54 owners just on the three Boards.
- Their hands are tied.

Chair Fox stated if there is thought that this will be stopped by not being part of their Association that is not going to happen. He believes strongly the one group is going to be substantially better than what is going to happen here. He believes life will not be as good as it will be because nothing is going to change; each will pay for their own part.

Ms. Gates stated people get comfortable with their community and with their neighbors; by opening the Master Association up to another community there will be other people on the Boards. Nobody likes change; it comes down to the unknown.

Chair Fox stated to the Planning Commission there are two things before you; the renewal of the Site Plan and the PD Amendment. He stated he does not know if the Township can force the first groups to join the new group.

Director Langer stated he did receive the Applicant's email on the PD Amendment but it has not been reviewed by the Township Attorney.

The Applicant stated he was not expecting it to be part of tonight's review; he just wanted to get them submitted so it was clear the revisions were made.

Chair Fox suggested approving the Site Plan and tabling the PD Amendment.

Commissioner Newsom stated he agreed and has concerns the Attorney used the word "may" in his comments; that is a big red flag. It is an inconclusive comment.

Commissioner Mitchell offered the following Motion:

Move to approve Site Plan #17-010, a request to amend the previously approved plans for Fox Ridge Planned Development, to reduce the total number of condominium units from 268 to 262 units and develop the remaining property as a multiple family condominium development, to be consistent with the same design standards and site plans as were approved in the original planned development and according to the terms of the Amended Planned Development Agreement.

Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated July 20, 2017.
2. The project may consist of several phases of construction however the project shall continue to progress in timely manner. Should work cease for more than a period of one year and an extension of time has not been requested by the developer prior to that time, site plan approval shall be considered void.
3. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority.
4. Any conditions associated with the original approval shall remain valid, unless specifically modified.

Seconded by Commissioner Murphy. Motion carried unanimously.

The Applicant asked for clarification as to the process of the tabled PD Amendment, if it had to come back to the Planning Commission for a recommendation. Chair Fox confirmed it would and then move on to the Township Board for final approval. It will be approved; it is just getting some of the language cleaned up. The Applicant thanked the Planning Commission.

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

c. Site Plan #17-013, Yaldo - Auto Zone

Director Langer summarized the request to eliminate two access points and install a shared access drive that will permit both properties to have a shared connection at some point in the future. He continued stating the Applicant did start work prior to Site Plan Review, but has now stopped and is here voluntarily.

The Applicant and property owner, Isam Yaldo, stated the following:

- Had a permit for Michigan Department of Transportation (MDOT).
- Was unaware he needed to go through this process.

The Applicant offered some positive comments about the previous applicants, stating they are experienced, reasonable and reliable; agreeing all of the associations should work together.

Chair Fox referred to the staff memo.

Chair Fox asked what is planned for the final grade and landscaping. The Applicant stated he has to connect the sidewalks, and he intends to landscape the island.

Director Langer stated the landscaping in the island is tricky; there are provisions in the Ordinance but it is completely within the MDOT Right of Way (ROW) with a fire hydrant in the middle. Director Langer encouraged the Planning Commission to be sensitive to those issues but keep in mind, MDOT may have the final say.

Commissioner Grissim suggested the Applicant take the Planning Commission requirements to MDOT to at least try to communicate what Hartland wants and keep the Planning Department informed of any changes.

Chair Fox mentioned the HRC recommendation for a cross-access easement. The Applicant stated he is working with the owner of the eastern property; they are currently reviewing the documents. Once the language is finalized, it will be provided to the Township.

Chair Fox cited the Fire Authority requirement to relocate the fire hydrant in the island when the vacant property is developed. The Applicant acknowledged stating he is anxious to develop the vacant piece.

Commissioner Murphy asked about the sidewalk. The Planning Commission briefly discussed the process for having the existing sidewalk next to the curb on the north side of M-59 removed and relocated for safety reasons as development occurs and property owners comply.

Director Langer stated there is an MDOT approved plan showing the replacement/connection of the existing sidewalk. Chair Fox clarified the location is acceptable for now but it will need to be removed and relocated at the time the vacant parcel is developed and any demolished pieces must be removed.

Chair Fox confirmed the eventual removal of the fire hydrant. The Applicant stated he thought he had to add one. Director Langer clarified at the time the vacant parcel is developed, the existing fire hydrant will need to be moved and that relocation may impact availability to the other structures possibly requiring another hydrant at that time.

Commissioner Newsom offered the following Motion:

Move to approve Site Plan #17-013 a request to amend the previously approved plans for Auto Zone and Hartland Professional Center, by modifying the access drive to M-59, based on the submitted site plans, dated May 3, 2016. Approval is subject to the following conditions:

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 20, 2017, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 2. The applicant shall comply with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority.**
- 3. The applicant shall provide a cross-access agreement, subject to review and approval by the Township Attorney and Planning Department. The cross-access agreement shall provide for the maintenance of the common or shared access drive, and requires the cross-access drive to remain open and accessible for all patrons of both sites. The cross-access agreement shall not be modified without approval from the Township.**

Seconded by Commission Murphy. Motion carried unanimously.

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

7. Call to Public

Katherine Peters, 10250 Crossview Trail, stated the Applicants asked to join the Master Association. Development was designed with three associations; they want to work with them. She is concerned about

growth and construction traffic ongoing for the next five years. Suggested they get permission to use a different access road behind Target for the construction traffic.

Chair Fox replied much of that has been decided in the legal documents and cannot be changed; whatever the legal documents say when the development was originally designed is how it is going to be unless the two parties agree to change it. The Planning Commission cannot tell the Applicant they have to pay for the roads or the Association should allow them to use the pool, much of this will be determined by what is in the agreement signed 15 years ago. Chair Fox reiterated his advice as a neighbor, if you can find a way to work together, it will be better. It depends on the documents and the Planning Commission cannot change that. The lawyers will determine the details. They have access; the question is who is going to pay for the damage when it is done, and there will be some damage with the construction of 200 units.

Denna Webb, 10098 Ridge Run, shared her concerns about sharing a small pool with 252 families and asked about an alternate access for construction traffic.

Chair Fox stated the Livingston County Road Commission has regulations on the distance between driveways which is 600 feet. They are not asking for that; they are asking for a renewal of an approved site plan; it is different than a new proposal.

Mike Zatroch, 10117 Ridge Run, reiterated his concerns about construction traffic and again suggested exploring an alternate access. Feels the Applicant is not listening to their concerns.

Joseph Swyrtek, 10131 Ridge Run, concerned about the lack of cooperation between the Applicant and the associations. He is not anti-development but has concerns about some of the inaccuracies he has seen in the documentation and what was said. Wants to see all of the associations work together.

8. Planner's Report

None

9. Committee Reports

None

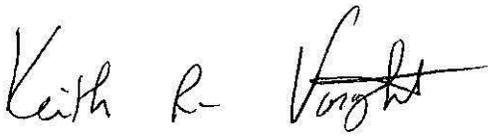
10. Adjournment

Motion to Adjourn

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously. The meeting was adjourned at approximately 10:34 PM.

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

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