

1. **Call to Order** - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:03 PM

2. **Pledge of Allegiance**

3. **Roll Call**

PRESENT: Joe Colaianne, Thomas Murphy, Larry Fox, Sue Grissim, Michael Mitchell

ABSENT: Jeff Newsom, Keith Voight

4. **Approval of Meeting Agenda**

Motion to Approve the Agenda

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

5. **Call to Public**

Jim Goik, Parshallville Road, Hartland Township; shared concerns regarding:

- The notification regulations/process for revised drawings that vary from the code.
- Shared driveways are not necessary.
- Cost cutting within this project.
- Road maintenance responsibilities.

6. **Public Hearing**

None

7. **Old and New Business**

a. Site Plan #17-007, Millers Knoll

Director Langer indicated the location of the proposed development and reviewed the recent history of the request.

He stated the Applicant has decided not to pursue the previous project and do a private road which requires a recommendation from Planning Commission and final approval from the Township Board, and two shared driveways which require the approval of the Planning Commission only. Upon approval of the private road and shared driveways, the Applicant anticipates they will divide the property into 14 single-family residential lots/parcels, which will be created under a separate land division application. The parcels range in size from approximately 2.2 to 24.7 acres based on the submitted plan. The Land Division is administratively approved after the required access is installed. Director Langer encouraged the Planning Commission to add language in the conditions that the private road be approved subject to the Township Engineer and the Township Fire Authority.

Chair Fox invited the Applicant(s) to come forward.

The Applicants, David LeClair of Livingston Engineering and Jack Lansing of Capital Construction introduced themselves.

Mr. LeClair, the Applicant, explained the path this project has taken and the decision to move forward as a Land Division with a private road and two shared driveways. He also described the project.

Chair Fox referred to the staff memorandum.

Private Road Standards

Chair Fox asked Director Langer where in the process information would be provided regarding drainage, utility locations and cost. Director Langer replied those items would be provided and reviewed by the Township Engineer prior to construction but they do not foresee any issues with drainage, utility locations and cost for this project.

Chair Fox explained all of the private road and shared driveway plans are required to meet the Township's Design and Engineering Standards and will be reviewed and approved by the Township Engineer.

The Planning Commission discussed emergency access and the length of the private road with the determination that the Fire Authority's recommendation for approval addresses those concerns.

The Planning Commission stated in their review of the proposed plan for the private road, they considered compliance with the Ordinance standards, sound planning and engineering principles, and compliance with any other applicable ordinances.

Shared Driveway Standards

The Planning Commission briefly discussed if a portion of this request would or should require a variance from the Zoning Board of Appeals. Director Langer stated the length of the shared driveway is greater than 600 feet but there is a provision in which that limit can be waived. Commissioner Colaianne clarified there are no issues with this request that would require a variance.

The Planning Commission briefly discussed the location of the cul-de-sac and length of the shared driveway along with process for determining those items.

Director Langer and the Planning Commission discussed the following:

- Parcel 8 has access to the private road and the shared driveway.
- Cul-de-sac moved to the property line.
- Requested the addition of T turnarounds.
- Possible future access of any existing parcel would need to be worked out between the property owners.
- Shared driveways are limited to two access points. Parcel 8 and 9 would be the maximum number of parcels for that shared driveway.

Chair Fox reiterated the Township will likely require assurances that the two shared driveways will be constructed at the same time as construction of the private road. Director Langer confirmed the Township will not issue any Land Use Permits until the work is completed. It is in the developer's best interest and most cost effective to do all of the work at the same time. The Applicant concurred.

Chair Fox stated the following:

- The Township Engineer has offered an opinion with more comments forthcoming at the construction phase which is not uncommon for a project like this. They will have to comply.
- The Fire Authority has recommended approval subject to the contingencies noted.
- The Township Attorney has reviewed the maintenance agreements and has no concerns.

Commissioner Colaianne offered the following Motion:

Move to approve Site Plan #17-007, a request to construct two shared driveways, providing access to a single-family residential development, Millers Knoll, to be located at Parshallville 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 September 21, 2017.
2. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority.
3. The proposed private road that is intended to provide access to the proposed single-family residential development is subject to approval from the Township Board.
4. Approval of the two proposed shared driveways does not include approval of any future land divisions.
5. The proposed easement maintenance agreement shall comply with the requirements of the Township Attorney.

Seconded by Commissioner Murphy. Motion carried unanimously.

Commissioner Mitchell offered the following Motion:

Move to recommend approval of Site Plan #17-007 for the proposed private road for Millers Knoll, based on the following findings:

1. 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.
2. The proposed private road meets the minimum standards as outlined in the Zoning Ordinance.
3. Due to the unique shape of the subject property the proposed private road is consistent with the Township Standards for developing the property.

Approval of the private road is made subject to the following conditions:

1. The proposed easement maintenance agreement shall comply with the requirements of the Township Attorney.
2. The applicant shall secure all applicable approvals and permits from the Livingston County Road Commission.
3. Approval of the private road does not include approval of any future land divisions.
4. The two shared driveways associated with Millers Knoll shall be constructed concurrent with the construction of the private road, or a performance guarantee shall be deposited with the Township for future construction of the shared driveways.
5. The applicant complies with any of the requirements of the Department of Public Works Director, the Hartland Deerfield Fire Authority, and the Township Engineering consultant.

Seconded by Commissioner Grissim.

Planning Commission discussion: Commissioner Colaienne asked if land locked parcels are being created by Finding #1 "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," Director Langer stated a land locked parcel is not being created by this action.

Motion carried unanimously.

RESULT:	RECOMMENDED TO APPROVE WITH CO [UNANIMOUS] Next: 10/17/2017 7:00 PM
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Sue Grissim, Commissioner
AYES:	Colaianne, Murphy, Fox, Grissim, Mitchell
ABSENT:	Newsom, Voight

8. Call to Public

Jamie Hurschman, Parshallville Road, Hartland Township; asked about the following:

- Parcel road frontage.
- Road maintenance.
- Concerned about the information listed as not yet provided.

Jim Goik, Parshallville Road, Hartland Township; expressed concern over the length of the private road.

Nancy Huskinson, Parshallville Road, Hartland Township; stated the following:

- Concerned about the road being installed and the developer leaving the project.
- Expressed concern about Parcel #14 and future development.

9. Planner's Report

None

10. Committee Reports

None


11. 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 7:54 PM.

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

Submitted by,



Keith Voight
Planning Commission Secretary