

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: Larry Fox, Jeff Newsom, Michael Mitchell, Keith Voight

ABSENT: Joe Colaianne, Thomas Murphy, Sue Grissim

4. **Approval of Meeting Agenda**

Motion to Approve the Agenda

A Motion to approve the Meeting Agenda was made by Commissioner Newsom and seconded by Commissioner Mitchell. Motion carried unanimously.

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

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - Mar 22, 2018 7:00 PM

A Motion to approve the Meeting Minutes of March 22, 2018, was made by Commissioner Voight and seconded by Commissioner Newsom. Motion carried unanimously.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Keith Voight, Secretary
<b>SECONDER:</b>	Jeff Newsom, Vice Chairman
<b>AYES:</b>	Fox, Newsom, Mitchell, Voight
<b>ABSENT:</b>	Colaianne, Murphy, Grissim

6. **Call to Public**

None

7. **Old and New Business**

a. Site Plan Application #18-003 Rally's-Checkers

a. Site Plan #18-003 Rally's-Checkers - new drive-through restaurant in existing building.

Director Langer gave an overview of the location, history and scope of the request.

- Vacant tenant space next to the BP fuel station formerly occupied by Taco Bell.
- Site Plan process is abbreviated as there are few changes proposed.

The Applicant, Alan Balen of Rally's-Checkers Restaurants, stated the changes proposed are small as the space is already set up for that use; that is why it works so well for them. They will change out some equipment, tables, and some other items including the exterior façade color to match their décor.

**Architecture / Building Materials**

Chair Fox stated the following:

- The change consists mostly of exterior paint on existing E.I.F.S. material.

- The Planning Commission has been allowing a dissonant/bright color on entrances and red is proposed for the front façade with a stainless steel colored banding on the front and side.

Commissioner Voight inquired about the banding. The Applicant stated typically the center track is painted red with LED lighting but here it will be painted silver with mirror finishes on the top and the bottom of the banding. It projects about 12 inches except over the drive-through, it will come out farther due to weather. It is a stainless steel product.

Commissioner Voight clarified the banding will be on the front and the side. The Applicant concurred stating over the drive-through it would serve as weather protection similar to Culver’s.

Commissioner Voight asked about the colors planned for the side of the building. The Applicant stated it would be the two earth-tone colors as shown; red is planned for the front only.

Commissioner Mitchell offered the following Motion:

**Move to approve Site Plan Application #18-003 a request to establish a Rally’s-Checkers restaurant with drive-through service, in an existing tenant space, at 10440 Highland 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 April 19, 2018, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 2. Applicant complies with any requirements of the Department of Public Works Director and Hartland Deerfield Fire Authority.**

Seconded by Commissioner Newsom. Motion carried unanimously.

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

**8. Call to Public**

None

**9. Planner's Report**

Director Langer reported the following:

- Received notice of the Highland Township Master Plan update for the M-59 corridor: He has spoken with their Planner and few changes are proposed.
- The discussion with the Highland Township Planner prompted him to explore better communication with adjacent communities. The Director is interested to know if the Planning Commission would be interested in meeting with staff members from surrounding communities.
- The joint meeting of the Township Board and the Planning Commission meeting looked at making some amendments to the Future Land Use Map. Would like to know if the Planning Commission is interested in establishing a sub-committee on that topic.

The Planning Commission briefly discussed the time line and process.

Director Langer stated the Planning Commission is required to review the Future Land Use Map every five years but is not required to make changes. In this case, given the joint meeting with the Township Board, it might not be a bad idea to make some changes, particularly with the Multi-Family areas. He requested if any of the Planning Commissioners have an interest in participating in that process, they should contact Chair Fox who appoints those committees.

[End of audio/video]

**10. Committee Reports**

None

**11. Adjournment**

Motion to Adjourn

A Motion to adjourn was made by Commissioner Newsom and seconded by Commissioner Voight. Motion carried unanimously. The meeting was adjourned at approximately 7:14 PM.

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

Submitted by,



Keith Voight  
Planning Commission Secretary