

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
JULY 11, 2013  
7:00 P.M.**

1. **CALL TO ORDER:** *Chairman Fox called the meeting to order at 7:00 p.m.*
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL AND RECOGNITION OF VISITORS:**  
**Present:** Chairman Fox, Commissioner Hopkins, Commissioner Mitchell, Commissioner Summerfield and Commissioner Grissim. Absent: Commissioner Newsom and Commissioner Voight.  
  
*Also Present: David Campbell, Township Planning Director*
4. **APPROVAL OF THE MEETING AGENDA:**  
Move to approve the July 11, 2013 Planning Commission Meeting Agenda. Motion Grissim. Second Summerfield. Voice Vote. Motion Carried 5-0-2.
5. **APPROVAL OF THE MINUTES:**  
Move to approve the June 13, 2013 Planning Commission Meeting Minutes. Motion Hopkins. Second Mitchell. Voice Vote. Motion Carried 5-0-2.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **PUBLIC HEARING:**
  - A. **ZONING ORDINANCE AMENDMENT APPLICATION #354 (Amendment 76-02.A through I)**  
APPLICANT:                   HARTLAND TOWNSHIP

*Township of Hartland, Zoning Amendment Application #354 with proposed Zoning Ordinance Amendment 76-02.A thru I addressing the following issues:*

- *5.26: Administrative approval of signs*
- *3.24: Clarifying notes to district standards*
- *2.2, 5.13, 5.26: Establish a prohibition of searchlights*
- *2.2 & 3.1: Define personal service establishment and include licensed massage therapy*
- *2.2: Merge definitions of Planned Development and Commercial Planned Development*
- *2.2: Amend the definition for restaurant to include Tavern*
- *2.2, 3.1, 4.0 and the Use Matrix: Reconcile references to convalescent homes, nursing homes, rest homes and orphanages: correct adult and child care facilities use reference*
- *5.2: Clarify the applicability of access standards relative to minimum lot frontage*
- *2.2: Clarify the definition of shared driveway*

*For the record, all public notice requirements for this Public Hearing have been met.*

**PUBLIC HEARING OPENED AT 7:04 P.M.**

**Director Campbell:** Outlined his Memos on the proposed Zoning Ordinance amendments dated June 27, 2013.

**Amendment 76-2C** – Prohibition on Searchlights

**Commissioner Hopkins:** Questioned if searchlights should remain in the definition of Animated Signs now that it was being called out specifically as a prohibited sign.

**Director Campbell:** Explained that he was fine with removing it from the definition if that was the desire of the Commission.

It was the consensus of the members present that it should be removed from the definition of Animated Signs.

**Amendment 76-2G** – Integrate and update references to Convalescent Homes, Nursing Homes, Rest Homes, and Orphanages; Correct Adult and Child Care Facilities Use Reference.

**Director Campbell:** Explained that the wording in Section 3.1.11 would be changed to be consistent with Section 3.1.12.

**PUBLIC HEARING CLOSED AT 7:23 P.M.**

Move to recommend approval of Zoning Ordinance Text Amendment Application #354 amending Ordinance #76 with amendment 76-02 (A-I). Motion Hopkins. Second Mitchell. Voice Vote. Motion Carried 5-0-2.

**8. OLD AND NEW BUSINESS:**

**A. SIGN PERMIT APPLICATION #826**

APPLICANT: GUIDO'S PREMIUM PIZZA / KEN POPSHOCK

OWNER: BRANDENBROOKE INVESTMENTS CO. / LONNIE MORGANROTH

*Request to permit the installation of a wall sign for "Guido's Premium Pizza" located at 10086 E. Highland Rd. (Parcel ID: #08-28-100-036).*

**Director Campbell:** Outlined his review letter dated June 26, 2013.

Move to approve the request for Sign Application #826 to permit the installation of a wall sign for Guido's Premium Pizza located at 10086 E. Highland Road, Hartland (Parcel ID: #08-28-100-036). Motion Mitchell. Second Grissim. Voice Vote. Motion Carried 5-0-2.

**B. SIGN PERMIT APPLICATION #827**

APPLICANT: MIKEY'S BURGERS & FRIES / SCOTT DAVID – SIGN DEPOT

OWNER: SHOPS AT WALDEN WOODS / ROBERT B. AIKENS & ASSOCIATES

*Request to permit the installation of a wall sign for "Mikey's Burgers & Fries" located at 10051 E. Highland Rd. (Parcel ID: #08-21-300-026).*

**Director Campbell:** Outlined his review letter dated June 27, 2013.

Move to approve the request for Sign Application #827 to permit the installation of a wall sign for Mikey's Burgers & Fries located at 10051 E. Highland Road – Suite 37, Hartland (Parcel ID: #08-21-300-026). Motion Grissim. Second Hopkins. Voice Vote. Motion Carried 5-0-2.

**9. CALL TO THE PUBLIC: *No one came forward.***

**10. PLANNER'S REPORT:**

**Director Campbell:** Explained the next set of ordinance amendments that will be presented to the Commission. He also briefed the Commission on recent meetings with developers, progress of recent applicants and extended an invitation to Commission members if they were interested in taking a tour of the Settlers Park or the High School's solar panel installation.

11. **COMMITTEE REPORTS:** *None*

12. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:42 P.M. Motion Hopkins. Second Mitchell. Voice Vote. Motion Carried 5-0-2.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "L. Hopkins", with a long horizontal flourish extending to the right.

Larry J. Hopkins  
Hartland Township  
Planning Commission Secretary