

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
OCTOBER 11, 2012  
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 Grissim, Commissioner Newsom, Commissioner Mitchell and Commissioner Voight. **Absent:** Commissioner Summerfield.

*Also Present: Mardy Stirling, Township Planning Specialist*

4. **APPROVAL OF THE MEETING AGENDA:**

Move to approve the October 11, 2012 Planning Commission Meeting Agenda moving item 8 to 9 and item 9 to 8. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried 6-0-1.

5. **APPROVAL OF THE 8-23-12 MINUTES:**

Move to approve the August 23, 2012 Planning Commission Meeting Minutes. Motion Hopkins. Second Mitchell. Voice Vote. Motion Carried 6-0-1.

6. **APPROVAL OF THE 9-13-12 MINUTES:**

Move to approve the September 13, 2012 Planning Commission Meeting Minutes. Motion Grissim. Second Voight. Voice Vote. Motion Carried 6-0-1.

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

8. **OLD AND NEW BUSINESS:**

A. **SIGN APPLICATION #804**

APPLICANT: FOX BROTHERS CO., STEVE KONIECZNY  
OWNER: FBCO,LLC

*Present: Steve Konieczny –Fox Brothers*

**Planning Specialist Stirling:** Outlined the department review letter dated October 3, 2012.

**Commissioner Hopkins:** Asked if the landscaping around the sign was up to the standards of others that have been approved recently.

**Planning Specialist Stirling:** Explained that this proposal is a little lighter than others, but the applicant could possibly add some evergreens.

**Mr. Konieczny:** Commented that they have some soil issues in the area and also have a problem with salt spray from Old US 23.

**Commissioner Grissim:** Commented that a low growing juniper could be placed there and do well in those conditions.

**Mr. Konieczny:** Explained that they didn't have a problem adding to the plantings their only concern is that it be something that can survive in the conditions.

**Planning Specialist Stirling:** Explained that they could just add the juniper to the plan and that

would work fine.

Move to approve the request for sign permit #804 for the construction of a monument sign for Fox Brothers Co. located at 1031 Old US 23, Hartland (Parcel ID: 08-28-300-017). With the condition that additional landscaping be added to the plan. Motion Mitchell. Second Voight. Voice Vote. Motion Carried 6-0-1.

**B. SIGN APPLICATION #806**

APPLICANT: JELLISON CPA COMPANY

OWNER: DOWNTOWN HARTLAND BUILDINGS, LANCE V. KNUPP

**Planning Specialist Stirling:** Outlined the department review letter dated October 3, 2012.

**Commissioner Grissim:** Stated that she would like to see signs placed in the village area to have some type of village character to them rather than just a standard commercial sign.

**Commissioner Voight:** Agreed but did say that he would rather see this compromise than some other types that could be utilized.

**Planning Specialist Stirling:** Stated that the applicant could still chose to incorporate some interesting feature to the sign. Also she does believe that it is good that they are placing the address with the street name on the sign.

It is the desire of the Planning Commission that the following statements of fact be placed in the record:

1. Since the location of the wall sign is not being installed parallel to the public right-of-way/primary frontage due to the building's architecture, the property owner and the applicant acknowledge that they are aware that future development on the southerly portion of the property could block the view of the sign; and
2. The property owner acknowledges that this will serve as the multi-tenant sign for the building and future signage will be limited to the available tenant designated panels or window signage. Other signs are permitted in accordance with Ordinance requirements.

Move to approve the request for sign permit #806 for the installation of a multi-tenant wallsign for Downtown Hartland Buildings located at 3552 Avon Street, Hartland (Parcel ID: 08-16-101-053). Motion Voight. Second Newsom. Voice Vote. Motion Carried 6-0-1.

Brief recess 7:32 p.m. to 7:44 p.m.

**9. PUBLIC HEARING:**

**A. ZONING ORDINANCE APPLICATION #351**

APPLICANT: TOWNSHIP OF HARTLAND

Public Hearing on a new Hartland Township Zoning Ordinance conversion to the Clearzoning format.

***Present:*** Mardy Stirling – Township Planning Specialist; Also Present Jill Bahm, Birchler & Arroyo

**PUBLIC HEARING OPENED AT 7:45 P.M.**

For Applicant: Hartland Township; Zoning Ordinance Application #351 converting the Hartland Township to the Clearzoning format. For the record, all public notice requirements for this Public Hearing have been met.

**Planning Specialist Stirling:** Explained the history of the Zoning Ordinance conversion and what the next steps will be.

**Ms. Bahm:** Highlighted the format of the new ordinance and the advantages of the accessibility in the electronic ordinance version.

**Planning Specialist Stirling:** Pointed out the changes that were made since the Planning Commission's last review and pointed out some minor changes that will be taken care of in the final draft.

### **PUBLIC COMMENT**

**Mike Horan** (Owner Livingston Concrete) – Asked if there had been any changes to the accessory structures allowed in the industrial zoning district and if there have been any changes to the setback requirements as well.

**Planning Specialist Stirling:** Answered that it did not make it into this revision as it is a complicated issue that needs further investigation to insure the change will not adversely impact other districts.

**Commissioner Voight:** Asked if the change is on the list of items that need to be addressed.

**Planning Specialist Stirling:** Verified that it is.

**Mike Horan:** Stated that he thinks the conversion to the new format is very interesting.

### **PUBLIC HEARING CLOSED AT 8:16 P.M.**

### **PLANNING COMMISSION COMMENTS**

**Commissioner Newsom:** Commented that he feels they have done an excellent job on the project but wondered if the size of the linked zoning map could be increased.

**Planning Specialist Stirling:** Stated that the only map that we have available now is the one done by McKenna but it can be zoomed in on.

**Commissioner Hopkins:** Asked if either Ms. Bahm or Ms. Stirling would be going to the meeting when this is presented to the Board for adoption.

**Planning Specialist Stirling:** Explained that it has not been determined yet but she would certainly be willing to do so. It will probably need to be discussed with the Township Manager.

**Commissioner Hopkins:** Asked for clarification on what the letter 'A' stood for in the how to use this ordinance section of the ordinance.

**Ms. Bahm:** Clarified that the 'A' stood for accessory uses and it will be added to the notes in the final draft.

**Commissioner Voight:** Pointed out that some of the section number symbols are missing.

**Ms. Bahm:** Explained that she would double check to make sure they are all there and would add a footnote explaining what the symbol means.

**Commissioner Hopkins:** Asked Ms. Bahm to demonstrate how it would work when you clicked on one of the links in the finished document.

**Ms. Bahm:** Demonstrated and explained that it would take you to the full page view of where that section is located. She also explained that they suggest that you add the previous view option to your adobe tool bar, this will allow you to go back to your previous page very easily.

**Chairman Fox:** Asked Ms. Bahm if she would go to the industrial district to show Mr. Horan the features.

**Chairman Fox:** Explained how easily you can find the information pertaining to your property, the uses, the accessory uses, the landscape requirements and much more are all linked from one location.

**Chairman Fox:** Asked how soon the ordinance with all the links functioning would be ready once the Board adopts it.

**Ms Bahm:** Explained that they would probably have all of the links functional by the time the ordinance goes to the Board.

**Planning Specialist Stirling:** Stated that once the Board approves the new ordinance it will be published in the paper and take effect 15 days after publication.

Move to recommend approval of application #351 and forward the proposed reformatting of the zoning ordinance by Clearzoning Inc. with the proposed amendments and changes outlined in the summary of amendments dated October 5, 2012 to the Hartland Township Board of Trustees. Motion Newsom. Second Grissim. Voice Vote. Motion Carried 6-0-1.

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

**11. PLANNER'S REPORT:**

**Planning Specialist Stirling:** Reported that she was not sure if there will be a meeting on October 25th also they continue to have conversations with the River Church and the veterinary office.

**12. COMMITTEE REPORTS:**

**Commissioner Hopkins:** Reported that the Board has a candidate for the position of Township Planning Director on their October 16<sup>th</sup> meeting if the Board approves the candidate they will be starting before the end of the month.

**13. ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:47 p.m. Motion Voight. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

Respectfully submitted by,

Larry J. Hopkins  
Hartland Township  
Planning Commission Secretary