

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**APRIL 28, 2011**  
**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 Newsom, Commissioner Hopkins, Commissioner Grissim, Commissioner Summerfield and Commissioner Voight. Absent Commissioner Crouse.

*Also Present: Mardy Stirling, Township Planning Director*

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

Move to approve the April 28, 2011 Planning Commission Meeting Agenda.  
Motion Newsom . Second Voight. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF THE MINUTES:**

Move to approve the April 14, 2011 Planning Commission Meeting Minutes.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

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

7. **PUBLIC HEARING:**

A. **SPECIAL USE PERMIT AND ASSOCIATED SITE PLAN #498**

APPLICANT: ZACH THOMPSON

Request for determination that the use of a commercial building as a personal woodworking shop is of the same nature or class as permitted by right or special use within that district (LC, Limited Commercial) located at 6043 Linden Road, Hartland (Parcel ID: 08-06-200-023).

**PUBLIC HEARING OPENED AT 7:03 P.M.**

**Director Stirling:** Outlined her review dated April 20, 2011 and presented to the Commission the plans submitted by the applicant.

**Mr. Thompson:** Explained his desire to use this property as a personal woodworking shop and may at some time in the future look to teach some classes. He feels this will benefit the area as well by making some site improvements.

**Commissioner Newsom:** Inquired about the changes to the intersection specifically the curbed area.

**Mr. Thompson:** Stated that while he was investigating the possibility of acquiring the property he witnessed several vehicles cutting the corner and was concerned about the safety of the site. Through discussions with the Road Commission this is the design that they agreed to.

**PUBLIC COMMENTS:**

**Mr. McEachern:** (9097 Parshallville Rd) Welcomed the improvements to the site but did not feel that the glass block windows proposed for the building were in keeping with the historic nature of the area.

**PUBLIC HEARING CLOSED AT 7:36 P.M.**

**Director Stirling:** Presented to the commission the applicants plan for façade improvements. She explained that the applicant would need a façade waiver as the materials proposed do not meet the architectural standards specified in the Zoning Ordinance, but feels that the Commission may want to consider the waiver in order to get improvements to an existing structure.

Several Commissioners shared the feeling that the glass block windows did not fit the area.

**Mr. Thompson:** Stated that he could change to a more traditional style of window if the Commission desired.

Move to recommend conditional approval and allow the applicant to proceed to the Hartland Township Board for consideration of the Special Use Permit and Associated Site Plan Application #498, based on the findings contained in the Planning Department Memorandum dated April 20, 2011 and upon compliance following conditions:

- 1) Submit a revised site plan with the following changes: a) replace the gravel located in the front yard with grass/ground cover; b) install curb at the southwest corner of the site and carry it to the northeast along the hatched mark expanding into a landscape island; and c) replace the gravel/asphalt with landscape material in the rights-of-way that are not used for vehicular traffic to the Planning Director and the Livingston County Road Commission for review and approval.
- 2) Submit a revised site plan with the addition shown to the west of the original building removed.
- 3) Submit detailed elevations with notes identifying the material type, color and location as presented at the Planning Commission for review and approval by the Planning Director.
- 4) That the applicant upon submitting revised elevations showing the glass block windows changed to a traditional type of window is granted a façade waiver.

Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 6-0-1.

**8. OLD AND NEW BUSINESS:**  
**ORDINANCE REVIEW COMMITTEE**

**Director Stirling:** Presented the list of priorities recommended by the Ordinance Review Committee.

It was the consensus of the Commission to accept the recommendation of the Committee.

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

**10. PLANNER'S REPORT:**

**Director Stirling:** Reported on her attendance at recent conference on rural development. She will be sharing info over the next few meetings.

**11. COMMITTEE REPORTS:** *None at this time.*

**12. ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:52 p.m. Motion Voight. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

**Approved July 14, 2011.**

Respectfully submitted by,

Larry J. Hopkins  
Hartland Township  
Planning Commission Secretary