

PLANNING COMMISSION

Hartland Township
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Chairperson
Larry Fox

Vice-Chairperson
Larry Hopkins

Secretary
Laura Killinger

Roger Crouse
Jeff Newsom
Alex Rataj
Keith Voight

PLANNING COMMISSION AGENDA

Revised

October 8, 2009
7:00 p.m.

HA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Recognition of Visitors
4. Approval of Meeting Agenda
5. Approval of Minutes: September 10, 2009 Regular Meeting
6. Call to Public
7. Public Hearing
8. Old and New Business

A. Sign Application #717

Applicant: Forsythe Brothers Services **Owner:** San Marino Meadows Association
Proposed monument sign for San Marino Meadows Subdivision on Clover Ridge Drive on the south side of M-59/Highland Road (Parcel ID: 08-30-201-099).

B. Sign Application #718

Applicant: Kevin Deters/Metro Detroit Signs **Owner:** Hartland 23 Retail Development Co.
Proposed wall sign for "Great Clips" hair salon located at 10588 Highland Road (08-28-200-024) a part of Hartland Marketplace development.

C. Sign Application #720

Applicant: Nick Shaieb, Big Boy Owner **Owner:** G & J Property LLC
Proposed revision to the location of a monument sign for Big Boy restaurant located at 10587 Highland Road (Parcel ID: 08-21-400-044).

D. Sign Application #721

Applicant: Rick Bailey/Bailey's Custom Homes **Owner:** Dr. Nasir Ali
Proposed revision to an approved monument sign for "Advance Urgent Care" located at 11554 Highland Road (Parcel ID: 08-22-401-060).

9. Call to Public
10. Planner's Report
11. Committee Reports
12. Adjournment

Agenda Last Updated: October 6, 2009
Next Meeting: October 22, 2009

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
OCTOBER 8, 2009
7:00 P.M.

1. **CALL TO ORDER:** *Chairman Fox called the meeting to order at 7:06 p.m.*
2. **PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL AND RECOGNITION OF VISITORS:**
Present: Chairman Fox, Commissioner Hopkins, Commissioner Killinger, Commissioner Crouse, Commissioner Newsom, Commissioner Voight and Commissioner Rataj.
Also Present: Mardy Stirling, Township Planning Director
4. **APPROVAL OF THE MEETING AGENDA:**
Move to approve the October 8, 2009 Planning Commission Meeting Agenda.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.
5. **APPROVAL OF THE MINUTES:**
September 10, 2009 Regular Meeting
Move to approve the September 10, 2009 Planning Commission Meeting Minutes.
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 7-0-0.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **PUBLIC HEARING:** *No Public Hearings were scheduled for this meeting.*
8. **OLD AND NEW BUSINESS:**
 - A. **SIGN APPLICATION #717**
APPLICANT: FORSYTHE BROTHERS SERVICES
OWNER: SAN MARINO MEADOWS HOMEOWNERS ASSOCIATION
Proposed monument sign for "San Marino Meadows" subdivision on Clover Ridge Drive on the south side of M-59/Highland Road (Common area Parcel ID: 08-30-201-099).
Present: *Mike Prestridge, 1969 Clover Ridge Drive (San Marino Homeowners Association)*
Brad Forsythe, Forsythe Brothers Services
Kathleen Wyeth, 1944 Clover Ridge Drive
Ms. Stirling: Explained that the applicant had applied for one (1) monument sign to be located at the Clover Ridge Drive entrance but wanted to install a second identical monument sign at the West View Trail entrance.
The PC discussed the Clover Ridge Drive monument sign and agreed that it met the requirements of the Ordinance. The concern with the West View Trail monument sign is that the application does not contain the drawings and required measurement identification.
Move to approve the request for Sign Permit #717 to permit the installation of two (2) monument signs at the entrances to "San Marino Meadows" located on Clover Ridge Drive and West View Trail on the south side of Highland Road, Hartland, with the condition that the West View Trail sign be identical to the Clover Ridge sign and that it meets all Ordinance requirements.
Motion Newsom. Second Voight. Voice Vote. Motion Carried. 7-0-0.

B. SIGN APPLICATION #718

APPLICANT: KEVIN DETERS / METRO DETROIT SIGNS

OWNER: HARTLAND 23 RETAIL DEVELOPMENT CO.

Proposed wall sign for "Great Clips" hair salon located at 10588 Highland Road (Parcel ID: 08-28-200-024) a part of Hartland Marketplace development.

Present: Kevin Deters, Metro Detroit Signs

Move to approve the request for Sign Permit #718 to permit the installation of the wall mounted sign for the "Great Clips" salon located at 10588 Highland Road, Hartland (Parcel ID: 08-28-200-024). Motion Voight. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

C. SIGN APPLICATION #720

APPLICANT: NICK SHAIEB

OWNER: G & J PROPERTY LLC.

Proposed revision to the location of a monument sign for "Big Boy" restaurant located at 10587 Highland Road (Parcel ID: 08-21-400-044).

*Present: Nick Shaieb, Big Boy owner
Ross Gallentine, Ramco-Gershenson*

Ms. Stirling: Summarized her review letter dated October 1, 2009. She would like to see the location of the sign moved closer to the parking lot so that it is further away from the bike path. Currently, the southern edge of the proposed sign is two (2) feet six (6) inches from the MDOT right-of-way. Moving the sign closer to the parking lot will also reduce the visual impact of the brick base because at the southern point the sign and brick base are about eight (8) feet six (6) inches high. She also suggested that this would allow for the installation of burning bush shrubs between the bike path and the sign.

The PC discussed the location of the sign and agreed that the final location should be determined by Ms. Stirling. Ms Stirling will meet at the jobsite with the developer and the Big Boy owner to finalize the exact location.

Move to approve the request for Sign Permit #720 to permit the relocation of the previously approved ground sign for "Big Boy" restaurant to the southwest corner of the property located at 10587 Highland Road, Hartland (Parcel ID: 08-21-400-044); on the condition that the exact location from the right-of-way be determined in the field by the Township Planner, the developer and the Big Boy owner and that the height of seven (7) foot be maintained at the mid-point of the sign and that burning bush shrubs be planted between the sign and the bike path. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

D. SIGN APPLICATION #721

APPLICANT: RICK BAILEY / BAILEY CUSTOM HOMES

OWNER: DR. NASIR ALI

Proposed revision to an approved monument sign for "Advance Urgent Care" located at 11554 Highland Road (Parcel ID: 08-22-401-060).

Present: Rick Bailey, Bailey Custom Homes

Ms. Stirling: Summarized her review letter dated October 6, 2009.

Move to approve the request for Sign Permit #721 to permit the modification of the previously approved monument sign for "Advance Urgent Care" located at 11554 Highland Road, Hartland (Parcel ID: 08-22-401-060).

Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

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

10. **PLANNER'S REPORT:**

- Updated the PC on the anticipated completion of the M-59 and Clark Road projects.
- Informed the PC she administratively approved the relocation of two (2) trees at the Walmart/M-59 entrance due to lack of clear vision.

Commissioner Hopkins: Asked if the PC still thought that the Sign Ordinance should be moved to approvals by staff.

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

12. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:20 p.m.
Motion Crouse. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

This is a Draft until Final Approval.

Respectfully submitted by,

Laura J. Killinger
Hartland Township
Planning Commission Secretary