



**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**SEPTEMBER 25, 2008**  
**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: Present:** Chairman Fox, Commissioner Hopkins (*Vice-Chair*), Commissioner Killinger (*Secretary*), Commissioner Newsom, Commissioner Crouse, Commissioner Voight and Commissioner Rataj.  
*Also Present: Mardy Stirling, Township Planning Director*
4. **APPROVAL OF SEPTEMBER 25, 2008 PLANNING COMMISSION MEETING AGENDA**  
Move to approve the Planning Commission Meeting Agenda for September 25, 2008.  
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.
5. **APPROVAL OF SEPTEMBER 11, 2008 PLANNING COMMISSION MEETING MINUTES**  
Move to approve the Planning Commission Meeting Minutes for September 11, 2008.  
Motion Killinger. Second Voight. Voice Vote. Motion Carried. 7-0-0.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **SITE PLAN APPLICATION #469**  
APPLICANT: FLAGSTAR BANK / DENNIS MILLER  
*Proposing a 2,812 square foot bank building with drive-through on Outlot #10 of the Hartland Towne Square Planned Development located at 10580 Hartland Square Drive.*  
*Present: Robert Collins, representing Flagstar Bank*  
*Ryan Johnson, Nowak & Fraus, PLLC, Project Engineer*  
**Ms. Stirling:** Summarized her review letter dated September 17, 2008.  
*The Planning Director's review letter of September 17, 2008 was used as an outline. Item numbering below corresponds with the review letter. Any item number not included in these minutes indicates that no additional comment was necessary from the PC or the applicant.*
  - **Item 1. Building and Site Layout:**  
**Ms. Stirling:** Stated the applicant has agreed to use the same parking lot light fixture as approved in the Hartland Towne Square PD. The light levels within the site will also be at or below the approved levels of 2.4 and 3.6 foot candles in the parking areas and a maximum of 5.0 foot candles at the driveway entrances and building entrance.  
**Commissioner Hopkins:** Would like to see the details of the fixture included on the drawings for this project.  
**Mr. Johnson:** It can be added to the drawing.  
**Mr. Collins:** Described the light fixture to be used in the drive-through as a surface mounted fluorescent fixture.  
**Commissioner Hopkins:** Would like to see these fixtures changed to a recessed light fixture.  
**Mr. Collins:** We can do that.
  - **Item 3. Landscaping and Screening:**  
**Chairman Fox:** Is concerned with the use of the "Skyrocket Junipers" around the transformer. They are not the appropriate plant for this use.

**Mr. Collins:** Suggested using the “Dense Yew” already being used to screen the air conditioning compressors.

**Commissioner Hopkins:** Is concerned with the use of the “Azalea” shrubs located on the berm along Hartland Road. “Azaleas” are not known to be a hardy species in a location like this. He would like to see them replaced with the “Dense Yew”. He also feels they should be planted in a meandering row connecting to the other yews in this area. This would then create a continuous hedge and provide for the screening that was intended to go on in this area.

**Mr. Collins:** We are fine with that.

Move to waive the requirements for the façade materials calculations, pursuant to Section 33.10.J of the Hartland Township Zoning Ordinance and permit the asphalt shingles to exceed the maximum allowed and permit the percentage of brick to be less than the minimum required as shown on the Site Plan Application #469, to permit a bank with drive-through on Outlot #10 of the Hartland Towne Square Planned Development located at 10580 Hartland Square Drive. Parcel ID #08-21-400-048. Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

Move to recommend approval of Site Plan Application #469, to permit construction of a 2,812 square foot bank with drive-through on Outlot #10 of the Hartland Towne Square Planned Development located at 10580 Hartland Square Drive. Parcel ID #08-21-400-048, with the conditions as stated in the Planning Director’s memo dated September 17, 2008 and with the following additions:

- The lighting plan is adjusted to show a “cut sheet” of the fixtures and specify that the drive-through canopy lighting will be recessed.
- The landscaping plan is revised to substitute “Dense Yews” for the “Sky Rocket Junipers” around the transformer and the twelve (12) “Azaleas” adjacent to Hartland Road are replaced with twelve (12) “Dense Yews” and planted in a meandering line connecting the two (2) plantings of the same material already shown on the plan.

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

## 8. **ZONING TEXT AMENDMENT #340**

APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION

*Proposed amendments to Hartland Township Zoning Ordinance #37; Article 9 (Signs), Article 32 (Schedule of Regulations) and Article 33 (General Procedures and Related Standards).*

- **Article #9 (Signs):**

**Ms. Stirling:** Reviewed the changes that had been made since the last PC meeting. She also distributed two new graphics to replace the graphics in the current Ordinance.

*It is a consensus of the PC to accept the changes as discussed this evening with the exception that the graphic for the monument sign is revised to accurately reflect the manner in which we measure monument signs.*

- **Article #32 (Schedule of Regulations):**

**Ms. Stirling:** Reviewed the changes that had been made since the last PC meeting.

*It is a consensus of the PC to accept the changes as discussed this evening.*

- **Article #33 (General Procedures and Related Standards):**

**Ms. Stirling:** Distributed a copy of new language for Section 32.02.J.

**Commissioner Hopkins:** Requested the Planning Director add to the office procedure for site plan submittal, the requirement for a “GIS” photo of the site with an overlay of their development. This will allow us to see how the development is impacting the natural features on the site.

*It is a consensus of the PC to accept the changes as discussed this evening.*

Move to recommend approval of Zoning Text Amendment #340 for the Hartland Township Planning Commission with the conditions stated this evening.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

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

10. **PLANNER'S REPORT:**

**Ms. Stirling:** "Big Boy" has resubmitted their site plan with the revisions that the PC had requested; they also included additional modifications that were not discussed with the PC. They added the additional screening for the roof top equipment but changed the material from the molded cornice board to an EIFS material with dimensional detail along the top edge. Also, the plan that the PC recommended approval had the front entrance door on the west elevation. They would now like to keep the door at its present location on the south elevation. They will still provide the clear anodized aluminum finish on the front door and the windows on the south elevation under the entry feature. She asked if the PC would like the plan brought back to the PC for review or move the plan forward to the Board.

*It is the consensus of the PC that the modifications are acceptable and the Planning Director can forward the site plan to the Board.*

11. **COMMITTEE REPORTS:**

**Commissioner Voight:** Traffic pulling out of Kroger heading northbound during the evening rush hour is causing back-ups, perhaps a traffic study is necessary for the M-59 / Old US 23 intersection. It may be something as easy as revisiting the signal timing.

**Commissioner Hopkins:** Would like to schedule a joint meeting with the Board after their work session in October.

12. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:50 p.m.  
Motion Hopkins. Second Crouse. Voice Vote. Motion Carried. 7-0-0.

**This is a Draft until Final Approval.**

Submitted by,

Laura J. Killinger  
Planning Commission Secretary