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8/25/08

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AUGUST 14, 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
Leslie Sauerbrey, Recording Secretary*

4. **APPROVAL OF AUGUST 14, 2008 PLANNING COMMISSION MEETING AGENDA**

Move to approve the Planning Commission Meeting Agenda for August 14, 2008.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

5. **APPROVAL OF JULY 24, 2008 PLANNING COMMISSION MEETING MINUTES**

Move to approve the Planning Commission Meeting Minutes for July 24, 2008.
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

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

PUBLIC HEARING:

7. **SPECIAL USE APPLICATION #237 AND SITE PLAN APPLICATION #465**

APPLICANT: "ANYTIME FITNESS", DEB HENDERSON / Y & S DEVELOPMENT-MICHAEL YURICK

Proposed personal fitness center located at 1812 Old US23 in the Hartland Town Center.

*Present: Deb Henderson, Applicant
Michael Yurick, Land Owner*

PUBLIC HEARING OPENED AT 7:03 P.M.

For Applicant: Y & S Development and Deb Henderson / Anytime Fitness, Tax ID #08-28-100-027. The applicant is requesting "Special Use" approval to permit the conversion of an existing retail/commercial tenant space to a personal fitness center.

For the record, at the Planning Commission Meeting on July 24, 2008, a Public Hearing was scheduled for today, August 14, 2008. All public notice requirements for this Public Hearing have been met.

Ms. Henderson: Explained the concept of the "Anytime Fitness" franchise.

Ms. Stirling: Explained why the applicant is here requesting "Special Use" and refers to her letter dated August 6, 2008.

PUBLIC COMMENTS:

Chairman Fox: For the record, a letter was received from Mary Winegarden dated August 5, 2008.

Ms. Mary Winegarden, 261 Ash Court, South Lyon (Curves Owner): Her only objection is she feels her lease has been broken by this business co-locating in the same center as hers.

Mr. Yurick: Addressed the lease issue that Ms. Winegarden brought up. He stated the lease on "Curves" will be expiring within a year and it will be several months before the new fitness center will be open for business. He is going to approach the Township about getting his property rezoned from "PDLI" to "GC".

Marvin Henderson, 43340 Hoptree Drive, Sterling Heights: Reassured the "Curves" owner that they are not trying to take business from them. This is a separate entity and they should be able to co-exist.

Jessica Pardun, 8695 Glen Haven, Howell: Supports "Anytime Fitness" coming to Hartland. She believes they will give back to the community.

Debbie Adams, 621 North Maxwell, Brighton: Welcomes the fitness center to Hartland because this is a great opportunity to address health issues and will be available to the public at any time of the day.

PUBLIC HEARING CLOSED AT 7:15 P.M.

PLANNING COMMISSION QUESTIONS & COMMENTS:

Commissioner Voight: Asked if there will be staffing during the entire day.

Ms. Henderson: No, it will be staffed during regular business hours. We are installing a \$25,000 security system that includes cameras and is connected to the sheriff's department. Each member will have a key fob that will permit entry during the off hours.

Commissioner Voight: Will there be any additional lighting in the parking lot?

Mr. Yurick: The parking lot lights will be on from dusk until dawn.

Commissioner Crouse: Is the lease dispute between Ms. Winegarten and Mr. Yurick?

Ms. Stirling: Correct.

Commissioner Crouse: Does our Ordinance address a 24-hour operation like this?

Ms. Sterling: It does not. It fits in a category of fitness center. We do not have regulations on 24-hour operations.

Commissioner Hopkins: Does the security system tell you who is in the facility at any point in time?

Ms. Henderson: Yes. We have cameras and tape. I can monitor the facility at home and corporate headquarters in Minnesota can also monitor the facility.

Move to recommend approval of Special Use Application #237 for Deb Henderson / Anytime Fitness / Y & S Development; Tax ID #08-28-100-027, finding that the required standards and findings contained in Section 33.03.F of the Hartland Township Zoning Ordinance have been met.

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

Move to recommend approval of Site Plan Application #465 for Deb Henderson / Anytime Fitness / Y & S Development; Tax ID #08-28-100-027, with the conditions stated in the Planning Director's memo dated August 6, 2008.

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

8. SIGN PERMIT APPLICATION #676

APPLICANT: HARMON SIGNS

Proposed wall sign for "Anytime Fitness" located at 1812 Old US23 in the Hartland Town Center.

Present: Dan Collins, Harmon Signs

Move to approve the request for Sign Permit #676, to permit the installation of a wall mounted sign for "Anytime Fitness" at 1812 Old US23, Hartland; with the condition that the raceway panel matches the building color.

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

9. SIGN PERMIT APPLICATION #674

APPLICANT: CHASE BANK

Proposed monument sign for "Chase Bank" located at 10083 Highland Road.

Present: Robert Bongiorno, B & B Sign & Lighting

Commissioner Hopkins: The blue band at the bottom of the sign should be included when calculating the total sign area. This sign should be the same square footage and not exceed the overall height of the sign approved in the PD agreement. 51.76 sq. feet was approved in the PD agreement.

Move to approve the request for Sign Permit #674, to permit the installation of one (1) monument sign for "Chase Bank", with the following conditions:

- **Installation of address on the brick base of the monument.**
- **Modifications of the signage showing the lettering and logo internally illuminated and all other portions of the sign face as opaque.**
- **The illuminated blue band is to be included in the calculations and is not to exceed the approved PD size of 51.76 sq. feet.**
- **A revised drawing reflecting these conditions is submitted to the planning department for compliance and inclusion in the file.**

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

10. PRELIMINARY SITE CONDOMINIUM PLAN APPLICATION #410

APPLICANT: WOODSEdge-GLEN PROPERTIES

Proposed 22-unit single-family residential condominium subdivision located on the south side of Maxfield Road.

***Present: Dan Schrauben, PE, Senior Project Manager-Professional Engineering Associates, Inc.
George Duke, Glen Properties, Inc.
Paul Bibeau, Attorney representing the applicant***

Mr. Schrauben: Provided an overview of the site condominium project.

Ms. Stirling: This is a two-step process because it is a site condominium. She summarized the outstanding issues, which are installation of the eight-foot bike path along Maxfield Road at the south end of the property and identification and installation of the protection measures for the conservation easement.

Mr. Duke: We will only clear the trees necessary for installation of the roads and utilities. We want to save as many trees as possible.

Commissioner Hopkins: Asked how this project will be developed.

Mr. Duke: Explained that due to the economy he will probably not develop right away. He doesn't know if he will sell the lots off or develop them himself, it will be market driven.

Commissioner Hopkins: Will you install the split rail fence and conservation signs at the time of the development?

Mr. Duke: Yes.

Commissioner Hopkins: At the last PC meeting we asked you to provide a drawing showing what trees would be removed due to the sidewalk along Maxfield Road. I do not see it in my packet.

Mr. Duke: I have not done that. I can if you still want it.

Commissioner Hopkins: Believes the property owners in the area would prefer the trees verses the sidewalk.

Commissioner Newsom: Where does the pavement on Maxfield Road start?

Mr. Duke: We will be adding to the pavement on Maxfield Road. The pavement will now go just south of the curve on the south side of our development.

Chairman Fox: Does not support the sidewalk along Maxfield Road. To get a sidewalk connection beyond this property will most likely take an SAD. This section of sidewalk could be included at that time if that ever happens.

Ms. Stirling: Suggested the requirement to install the sidewalk along Maxfield Road be included in the Master Deed so it could be done in the future if it was ever installed in the area. She asked how the developer proposed to save the trees on the individual lots if he does not build the actual homes.

Mr. Duke: Within the Master Deed language, which has not been created yet.

Chairman Fox: What is your intent with the sidewalk installed within the development?

Mr. Duke: Prefers to have each homeowner install the sidewalk in front of their home as the home is built.

Chairman Fox: Prefers the developer to install all of the sidewalks in the beginning of the project. That will help eliminate the "piece meal" installation that may take 4-5 years to build out. Otherwise, the sections of sidewalk installed will be paths to nowhere.

Commissioner Crouse: Agrees.

Commissioner Newsom: Agrees.

Mr. Duke: We could put a wood chip path in place of the sidewalk until each home is built. There could be settling of the soils and the sidewalk would sink if it were installed too soon.

Commissioner Crouse: You would have the same situation with the road. He believes that the sidewalk can be successfully installed at time of development.

Commissioner Newsom: Suggested the developer install all of the sidewalks when the first home is built. Thus, they would not have to make the investment in the sidewalk long before there was actually a sale.

Mr. Duke: Would be concerned that damage to the sidewalk could occur during home construction.

Chairman Fox: Individual sections of the sidewalk could be repaired or replaced if necessary. You have heard our comments. You should take this information and the Board's input and put together a plan that we will approve. Suggested they also review Article #9, Signs to make sure their proposed sign complies with the Ordinance.

Commissioner Crouse: Asked for clarification of the Fire Marshal's letter.

Ms. Stirling: The Fire Marshal reviewed an earlier version of this plan. They will need to get approval from the Fire Marshal before final approval.

Move to recommend approval of Preliminary Site Condominium Plan #410, for Glen Properties, Inc.;
Tax ID #08-27-401-018 / 036 / 076 with the following conditions:

- The applicant shall provide additional wetland conservation signs at the "wetland limit encroachment" line for Unit 8, Unit 11 and Unit 19.
- The applicant shall submit a detailed monument sign application, including but not limited to the location, size, material, external lighting and sign base landscaping for the proposed entrance sign.
- Compliance with the Township Fire Marshal's letter dated July 21, 2008.
- The applicant shall include a note on the plans that all applicable Zoning Ordinance requirements shall be met, including but not limited to the changes and construction of each unit's principle and accessory building/structures, number, location and size of street trees and construction of the private road.

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

11. ZONING TEXT AMENDMENT APPLIATION #340

APPLICANT: HARTLAND TOWNSHIP

Proposed amendments to Article 9: Signs; Article 32: Schedule of Regulations and Article 33: General Procedures and Related Standards. Set Public Hearing for September 11, 2008.

Move to set a Public Hearing on September 11, 2008 for Hartland Township; for Zoning Text Amendment Application #340, for proposed amendments to:

- Article 9: Signs.
- Article 32: Schedule of Regulations.
- Article 33: General Procedures and Related Standards.

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

12. CALL TO THE PUBLIC: No one came forward.

13. PLANNER'S REPORT:

Ms. Stirling: Distributed a draft Capital Improvement Plan. It is to be reviewed prior to the next PC meeting; any revisions/comments submit to Manager Wickman or Ms. Stirling. The final draft CIP will be distributed to the PC so that the PC can recommend approval to the Board.

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

15. RECESS

16. WORK SESSION:

Discussion on proposed amendments to Article 9: Signs; Article 32: Schedule of Regulations and Article 33: General Procedures and Related Standards. Revisions will be made per this evening's discussion and brought back to the PC for further review.

17. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 9:42 p.m.
Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 7-0-0.

This is a Draft until Final Approval.

Submitted by,

Leslie M. Sauerbrey
Recording Secretary

Laura J. Killinger
Planning Commission Secretary