



HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

JULY 24, 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 Killinger (*Secretary*), Commissioner Crouse, Commissioner Newsom and Commissioner Rataj.  
**Absent:** Commissioner Hopkins and Commissioner Voight.  
*Also Present: Mardy Stirling, Township Planning Director*
4. **APPROVAL OF JULY 24, 2008 PLANNING COMMISSION MEETING AGENDA**  
Move to approve the Planning Commission Meeting Agenda for July 24, 2008.  
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 5-0-2.
5. **APPROVAL OF JULY 10, 2008 PLANNING COMMISSION MEETING MINUTES**  
Move to approve the Planning Commission Meeting Minutes for July 10, 2008.  
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 5-0-2.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **SIGN PERMIT APPLICATION #662**  
APPLICANT: G & J PROPERTIES / ROSS GALLENINE-RAMCO GERSHENSON  
*Proposed monument sign for "Big Boy" restaurant located at 10587 Highland Road.*  
*Present: Ross Gallentine, Ramco-Gershenson, Inc. (Project Manager)*  
*It is the consensus of the PC to allow Ms. Stirling to work with the applicant and determine whether the address is located on the building or on the monument sign.*  
Move to approve the request for Sign Permit #662; to permit the installation of the monument sign for the "Big Boy" restaurant located at 10587 Highland Road, Hartland with the contingencies stated in the Planning Director's memo dated July 16, 2008.  
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 5-0-2.
8. **SIGN PERMIT APPLICATION #668**  
APPLICANT: CROMAINE DISTRICT LIBRARY  
*Proposed monument sign for "Cromaine Library" located on the northeast corner of School Street and Hartland Road.*  
*Present: Ceci Marlow Stuart, Cromaine Library Director*  
*Tom Parshall, IMC, Inc.*  
*It is the consensus of the PC that the address is not required to be on this monument sign because of its location. The applicant has stated they will add the address to the existing sign located at the entrance to the parking lot of the library.*  
Move to approve the request for Sign Permit #668; to permit the installation of the monument sign for the "Cromaine District Library" located at 3688 N. Hartland Road, Hartland with the contingencies stated in the Planning Director's memo dated July 16, 2008.  
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

**9. SIGN PERMIT APPLICATION #669**

APPLICANT: B & B SIGN & LIGHTING

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

*Present: No one representing the applicant was present.*

Move to approve the request for Sign Permit #669; to permit the installation of one wall mounted sign for "Chase Bank" located at 10083 Highland Road, Hartland.

Motion Rataj. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

**10. SIGN PERMIT APPLICATION #670 & #671**

APPLICANT: T.J. TWYDELL SIGN

*Proposed wall sign and panel sign on a monument sign for "Snap Fitness 24-7" located in Hartland Pointe Plaza at 11329 Highland Road.*

*Present: Mike & Tom Twydell, T.J. Twydell Sign*

Move to approve the request for Sign Permit #670; to permit the installation of a wall mounted sign for "Snap Fitness" located at 11329 Highland Road, Hartland with the contingencies stated in the Planning Director's memo dated July 17, 2008.

Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 5-0-2.

Move to approve the request for Sign Permit #671; to permit the installation of a panel sign in an existing monument sign for "Snap Fitness" located at 11329 Highland Road, Hartland.

Motion Rataj. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

**11. SIGN PERMIT APPLICATION #672**

APPLICANT: T.J. TWYDELL SIGN

*Proposed panel sign on a monument for "Country Lane Flowers" located in Hartland Pointe Plaza at 11325 Highland Road.*

*Present: Mike & Tom Twydell, T.J. Twydell Sign*

Move to approve the request for Sign Permit #672; to permit the installation of a panel sign in an existing monument sign for "Country Lane Flowers" located at 11325 Highland Road, Hartland.

Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

**12. SITE PLAN APPLICATION #465 WITH SPECIAL USE APPLICATION #237**

APPLICANT: DEBBIE HENDERSON / ANYTIME FITNESS

*Proposed fitness center located at 1812 Old US23 in the Hartland Towne Center Plaza.*

*Set a Public Hearing for August 14, 2008.*

Move to set a Public Hearing on August 14, 2008 for Site Plan Application #465 with Special Use Application #237; for "Anytime Fitness", a proposed fitness center located at 1812 Old US23 in the Hartland Towne Center Plaza.

Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 5-0-2.

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

**14. PLANNER'S REPORT:**

**Ms. Stirling:** Has reviewed the Sign Ordinance. One issue of particular concern is with the process of approving temporary signs. She feels the approval process should be handled in-house by the planning department due to the time constraints that are typically involved with these types of signs.

**Commissioner Newsom:** Can we make this type of change?

**Ms. Stirling:** Yes, this is a process change and it is within the PC's discretion to appoint the approving of temporary sign permits to the planning department.

Move to grant the Planning Director the authority to approve temporary sign permits.

Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 5-0-2.

**15. COMMITTEE REPORTS:**

**Commissioner Crouse:** Asked if Ms. Stirling has reviewed the Green Oak Township Watershed Ordinance?

**Ms. Stirling:** Rolly and I have both reviewed it. Rolly currently has it back for another review. She will have Rolly get in touch with Commissioner Newsom so that the watershed sub-committee can set up a meeting and review the staff's comments before bringing it to the PC.

**16. ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:25 p.m.

Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 5-0-2.

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

Submitted by,

Laura J. Killinger  
Planning Commission Secretary