

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
JULY 10, 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 Crouse, Commissioner Newsom, Commissioner Voight and Commissioner Rataj.
Also Present: Mardy Stirling, Township Planning Director
Leslie Sauerbrey, Recording Secretary
4. **APPROVAL OF JULY 10, 2008 PLANNING COMMISSION MEETING AGENDA**
Move to approve the Planning Commission Meeting Agenda for July 10, 2008.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.
5. **APPROVAL OF JUNE 12, 2008 PLANNING COMMISSION MEETING MINUTES**
Move to approve the Planning Commission Meeting Minutes for June 12, 2008.
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 7-0-0.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **SIGN PERMIT APPLICATION #665**
APPLICANT: KELLY MCPHERSON / SIGNS & PROMOS / JULIE BANISH
Proposed wall sign for "Animal Crackers Pet Salon" located at 9500 Highland Road.
Present: No one representing the applicant was present.
Move to approve Sign Permit Application #665 for "Animal Crackers Pet Salon".
Motion Newsom. Second Rataj Voice Vote. Motion Carried. 7-0-0.
8. **PRELIMINARY SITE CONDOMINIUM PLAN APPLICATION #454**
APPLICANT: LIVINGSTON OAKLAND PROFESSIONAL CENTER / BAILEY CUSTOM HOMES-
JOEL BAILEY
Construction of three office buildings located on the north side of M-59, east of Bullard Road.
Present: Rick Bailey, Bailey Custom Homes, Inc.
Wayne Perry, Desine, Inc.
Mr. Perry: Outlined the revisions that have been made to the preliminary site plan. They include changes to the landscaping on the M-59 berm, foundation plantings, loading spaces, the fence around the detention basin will be all decorative, changes to the materials on the buildings and the wall signage. He indicated the applicant will comply with all but one of the items in the Fire Marshal's letter of June 9, 2008. The one issue of concern is the request for drive off style curbing in the landscaped islands. He would like some direction from the PC as the requirement is in conflict with the Township's Zoning Ordinance.
Ms. Stirling: Provided an overview of her memo dated July 3, 2008. She explained the procedure for approving a site condominium. It is a two-step process (*preliminary and final*).

The PC used the memo from Planning Director, Mardy Stirling dated July 3, 2008 as an outline for this evening's discussion.

- **CONDITION #1**

Mr. Perry: Asked for clarification on the request to include on the plan the special use note.

Ms. Stirling: The note is to identify that any tenant requiring a special use approval will seek the appropriate approvals from the Township.

- **CONDITION #2**

Chairman Fox: Believes the comments in the review letter were included to help the applicant better understand the concepts and intent of what the PC was looking for in additional landscaping, in exchange for relief from the M-59 setback requirement.

Commissioner Hopkins: The additional plant material and evergreen shrubs would provide year round appeal.

Chairman Fox: Suggested that since a landscape architect is not designing the landscaping and the PC and applicant are not landscape architects; viewing some approved site plans with acceptable landscape plans may help explain to the applicant what the PC is looking for.

Mr. Bailey: Wants to hire a landscape designer to design the plan. However, for now he just wants to show foundation plants on the plan and deal with the design specifics later.

Chairman Fox: The landscape plan will need to be completed before final approval.

Mr. Bailey: Thought they could decide on foundation landscaping after the building is complete as well as use their discretion on the species and location.

Commissioner Newson: Felt a landscape designer could take the comments from the review letter and design a plan that could meet the intent of the Ordinance, and was something the PC could approve something like this.

Ms. Stirling: Will provide the applicant with examples of recently approved landscape plans.

Commissioner Hopkins: Would prefer to see plant massing in the berm along M-59, not a pattern where every other plant is different.

- **CONDITION #3**

Mr. Bailey: Will be using Hardi-board for the siding material in the gables.

- **CONDITION #4**

It is a consensus of the PC that the materials sample board shown this evening is acceptable.

- **CONDITION #5**

Mr. Perry: Will provide a revised lighting plan with the details requested.

- **CONDITION #6**

Mr. Perry: There is no roof top equipment.

- **CONDITION #7**

Ms. Stirling: Clarified that she is looking to verify there is adequate parking and access being provided for each phase if fully occupied while construction is going on in the project.

- **CONDITION #8**

Mr. Perry: The building will not be sprinkled because Township water is not available in the area.

Chairman Fox: Does not support the request for drive off curbs. They are in violation of the Township Zoning Ordinance, the parking lot has been designed to meet or exceed the minimum turning radius for fire trucks requested by the Fire Marshal.

Mr. Perry: If we honor the Fire Marshal's request, all of the landscape materials, mulch or stone will end up in the parking lot.

Commissioner Voight: Agrees with the applicant. In addition, if we agree to include these curbs, it may change the run-off calculations. It looks like there is plenty of room to maneuver a fire truck.

Commissioner Crouse: Agrees with Chairman Fox.

Commissioner Voight: There are ways to maneuver trucks through a parking lot in an emergency.

It is a consensus of the PC to not require the applicant to comply with the drive off style curbing request noted in the Fire Marshal's review letter of June 9, 2008.

Commissioner Voight: Questioned the spillway in the northwest corner of the site. Asked the engineer to double-check the calculations and possibly walk the site. Some of the LCDC records may not accurately reflect actual site conditions.

Mr. Perry: Indicated this is a retention basin therefore, it is designed for no discharge. The soils are sandy and infiltration will occur rapidly. We have walked the site.

• **CONDITION #9**

Mr. Bailey: Stated they have submitted a sign application for the monument sign.

Chairman Fox: Advised the applicant and staff to check the Sign Ordinance because the wall signs located on the fascia of the building may not be permitted. If they are not permitted in the location shown, they should be removed from the plan before final approval.

• **CONDITION #10**

This will be removed as a condition.

OTHER COMMENTS:

Commissioner Hopkins: These are very attractive buildings.

Commissioner Newsom: Agreed with Commissioner Hopkins.

Commissioner Voight: Asked the applicant to consider adding a cross access easement to the property east of this site.

Mr. Bailey: We will look into it.

Move to recommend approval of Preliminary Site Condominium Plan Application #454, for Bailey Custom Homes, Tax ID #08-23-300-026 and #08-23-300-027, with the conditions stated in the Hartland Township Planning Director's letter dated July 3, 2008, with the exception that the item referring to the drive off curb, in the Fire Marshal letter dated June 9, 2008 is waived and Condition #10 in the Planning Director's memo is removed.

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

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

10. **PLANNER'S REPORT:**

Ms. Stirling: Welcomes feedback regarding the format used in tonight's site review cover memo.

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

12. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:47 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