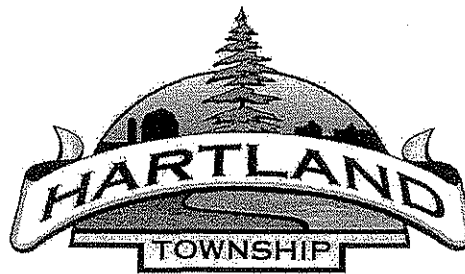


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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
Laura Killinger Secretary	Alex Rataj
	Keith Voight

**PLANNING COMMISSION - REGULAR MEETING
DECEMBER 6, 2007 at 7:00 PM
AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF DECEMBER 6, 2007 MEETING AGENDA
5. APPROVAL OF NOVEMBER 8, 2007 MEETING MINUTES
6. APPROVAL OF NOVEMBER 15, 2007 MEETING MINUTES
7. CALL TO PUBLIC

Call to the public participants should proceed to the front desk when addressing the Commission. The Commission will not debate or respond at this time. Please clearly state your name and address for the public record.
3-MINUTE TIME LIMIT

PUBLIC HEARING

8. **SITE PLAN APPLICATION #447 AND SPECIAL USE APPLICATION #236**
APPLICANT: NASIR ALI
Proposed medical office and urgent care facility located at 11554 Highland Road.
9. **ZONING TEXT AMENDMENT #336**
APPLICANT: HARTLAND TOWNSHIP
Proposed Amendment to Article 9 Signs and Article 33.00 General Procedures and Related Standards.

OLD AND NEW BUSINESS

10. **SIGN PERMIT APPLICATION #608**
APPLICANT: PAUL NAWROCKI / PNN, LLC
Proposed ground sign for "Nawrocki Center for Elder & Family Law" located on east side of Hartland Road, north of Crouse Road.
11. **LAND DIVISION APPLICATION #781**
APPLICANT: WASHTENAW ENGINEERING / DAN MUNZEL
Proposed land division located at the northeast corner of Bergin Road and Hacker Road.
12. **LAND DIVISION APPLICATION #776**
APPLICANT: BOSS ENGINEERING / CHRIS FERGUS
Proposed land division located east of Runyon Lake Road and west of Carlee June Drive.
13. **PLANNED DEVELOPMENT APPLICATION #450**
APPLICANT: GRAND SAKWA / WILLIAM EISENBERG
Proposed 1st amendment to the PD Agreement for Planned Development Application #424, Wal-Mart and Hartland Marketplace.
14. **SITE PLAN APPLICATION #451**
APPLICANT: RAMCO GERSHENSEN / EDWARD EICKHOFF
Proposed grading, clearing, and demolition of property located in the northeast corner of Hartland Road and Highland Road.
15. CALL TO PUBLIC
3-MINUTE TIME LIMIT
16. PLANNER'S REPORT
17. COMMITTEE REPORTS
18. ADJOURNMENT

NEXT MEETINGS: DECEMBER 13, 2007 @ 7:00 PM
JANUARY 10, 2008 @ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
DECEMBER 6, 2007
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 Newsom, Commissioner Crouse, Commissioner Voight and Commissioner Rataj.
Absent: Commissioner Killinger (*Secretary*)

*Also Present: Amy Chesnut & Heather McPhail, McKenna Associates
Denise Lutz, Deputy Zoning Administrator
Leslie Sauerbrey, Recording Secretary*
4. **APPROVAL OF DECEMBER 6, 2007 PLANNING COMMISSION MEETING AGENDA**
Move to approve the Planning Commission Meeting Agenda for December 6, 2007.
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF NOVEMBER 8, 2007 PLANNING COMMISSION MEETING MINUTES**
Move to approve the Planning Commission Meeting Minutes for November 8, 2007.
Motion Rataj. Second Voight. Voice Vote. Motion Carried. 6-0-1.
6. **APPROVAL OF NOVEMBER 15, 2007 PLANNING COMMISSION MEETING MINUTES**
Move to approve the Planning Commission Meeting Minutes for November 15, 2007.
Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
7. **CALL TO THE PUBLIC:** *No one came forward.*

PUBLIC HEARINGS:

8. **SITE PLAN APPLICATION #447 WITH SPECIAL USE APPLICATION #236**
APPLICANT: DR. NASIR ALI
Proposed medical office and urgent care facility located at 11554 Highland Road.
Public Hearing

*Present: Dr. Nasir Ali, Applicant
Anthony Pucci, Anthony Pucci Associates, P.C. (Architect)
Jason Wallace, Desine Inc.*

PUBLIC HEARING OPENED AT 7:03 P.M.

For Applicant: Dr. Nasir Ali, Parcel ID #4708-22-401-060. The applicant is requesting Special Use approval to permit an urgent care facility in the "OS" (*Office Service District*).

For the record, at the Planning Commission Meeting on November 15, 2007, a Public Hearing was scheduled for today, December 6, 2007. All public notice requirements for this Public Hearing have been met.

Mr. Wallace: Described the proposed project.

Mr. Pucci: Reviewed the design of the building.

Ms. Chesnut: Summarized the McKenna review letter dated November 20, 2007.

PUBLIC COMMENTS: *No one came forward.*

PUBLIC HEARING CLOSED AT 7:15 P.M.

PLANNING COMMISSION QUESTIONS & COMMENTS:

Commissioner Rataj: What will be done to the brick?

Mr. Pucci: It will be power washed.

Commissioner Hopkins: Can you match the brick?

Mr. Pucci: It will be hard to match because of its age.

Commissioner Newsom: Commented on the use of the facility as an urgent care center. The use, as described, does not fit the definition of an "Urgent Care" center.

Chairman Fox: Stated the landscaping should be upgraded and the replacement sign should follow the guidelines in the new Sign Ordinance. The parking lot is in need of more repair than crack sealing and a seal coat can provide. Previously you offered to put a new cap of asphalt on the parking lot. Are you still willing to do this?

Mr. Pucci: Yes.

Commissioner Hopkins: Questioned the feasibility of a sidewalk given the topography.

Ms. Chesnut: Agreed that the topography presents a challenge. You could require that they contribute the cost of the sidewalk into a sidewalk fund to be used later.

Commissioner Hopkins: Supports elimination of the loading space. He would like the applicant to remove the parking space in the northwest corner of the site and move it to the originally proposed loading space. Landscaping should be placed in the parking space removed from the northwest corner of the site.

Mr. Wallace: We can look at that.

Commissioner Hopkins: He prefers the Ordinance required brick dumpster enclosure.

Chairman Fox: Agree.

Mr. Pucci: We can provide the brick enclosure as long as we can use a brick similar in color to the building. We can also add the vinyl fence along the south property line to match the neighbor. Do we have to go to the ZBA?

Ms. Chesnut: By Ordinance, yes. The ZBA will need to determine if you are increasing the amount of non-conformity before you can go to the Board. You will not be requesting a variance, just a determination.

Chairman Fox: Can you address all of the landscaping issues mentioned in the McKenna letter?

Mr. Pucci: Yes. The landscaping needs to be replaced and we will add plant material to the other areas as requested.

Mr. Wallace: We will be removing the pole sign, adding some landscaping and may include a parking lot light.

Chairman Fox: Asked the applicant if they have any issues with complying with the other comments made in the McKenna letter?

Dr. Ali: No.

Commissioner Hopkins: Reminded the applicant to bring a materials sample board of to the next PC meeting.

The applicant was instructed to modify the plan as described in the McKenna letter and discussed here this evening, then resubmit for further review.

9. **ZONING TEXT AMENDMENT #336**

APPLICANT: HARTLAND TOWNSHIP

Proposed Amendment to Article 9 "Signs" and Article 33 "General Procedures and Related Standards".

PUBLIC HEARING OPENED AT 7:29 P.M.

For Applicant: Hartland Township Planning Commission, Zoning Text Amendment #336, amending Hartland Township Zoning Ordinance #37, Article 9 "Signs" and Article 33 "General Procedures and Related Standards".

For the record, at the Planning Commission Meeting on October 25, 2007, a Public Hearing was scheduled for today, December 6, 2007. All public notice requirements for this Public Hearing have been met.

Copies of the proposed amendments have been available at the Hartland Township Hall.

Ms. Chesnut: Reviewed the proposed amendments to Article 9 and Article 33.

PUBLIC COMMENTS: *No one came forward.*

PUBLIC HEARING CLOSED AT 7:33 P.M.

PLANNING COMMISSION QUESTIONS & COMMENTS:

Commissioner Newsom: Suggested a clarification of the language used in monument sign section 2.d. (pages 9-21). He suggested potential language of "...limit illumination to specifically the letters or logo."

Chairman Fox: This item can be added to the December 13, 2007 PC meeting agenda for action.

Ms. Chesnut: We can provide the amended language at the December 13, 2007 PC meeting.

It is a consensus of the PC to add this item to the December 13, 2007 PC meeting agenda for action.

OLD & NEW BUSINESS:

10. **SIGN PERMIT APPLICATION #608**

APPLICANT: PAUL NAWROCKI / PNN, LLC.

Proposed ground sign for "Nawrocki Center for Elder and Family Law" located on the east side of Hartland Road, north of Crouse Road.

Present: Paul Nawrocki, Applicant

Mr. Nawrocki: Explained the proposed sign and verified that the brick used on the sign and the building are the same.

Move to approve Sign Permit Application #608 for a permanent ground sign for "Nawrocki Center for Elder and Family Law".

Motion Rataj. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

11. **LAND DIVISION APPLICATION #781**

APPLICANT: WASTENAW ENGINEERING CO. / DAN MUNZEL

Proposed land division located at the northeast corner of Bergin Road and Hacker Road.

Present: Dan Munzel, Washtenaw Engineering Co. (Project Manager)

Mr. Munzel: Described the proposed land division.

Move to approve Land Division Application #781 per Hartland Township Land Division Ordinance #57.
Motion Hopkins. Second Crouse. Voice Vote. Motion Carried. 6-0-1.

12. LAND DIVISION APPLICATION #776

APPLICANT: BOSS ENGINEERING / CHRIS FERGUS

Proposed land division located east of Runyon Lake Road and west of Carlee June Drive.

Present: Chris Fergus, Boss Engineering

Mr. Fergus: Described the proposed land division.

Move to approve Land Division Application #776 per Hartland Township Land Division Ordinance #57. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

13. PLANNED DEVELOPMENT APPLICATION #450

APPLICANT: GRAND SAKWA / WILLIAM EISENBERG

Proposed 1st amendment to the PD agreement for Planned Development Application #424, "Wal-Mart" and "Hartland Marketplace".

*Present: William Eisenberg, Grand Sakwa
Mark Drane, Rogvov Architects*

Mr. Eisenberg: Explained the proposed amendment regarding the signage for the "Hartland Marketplace".

Mr. Drane: Explained the inequities regarding signage between a large and small tenant.

The PC discussed several options including formulas for determining the overall size of wall signs for this development.

Ms. Chesnut: Suggested a proposal for the sign situation. The applicant will have to submit a proposed amendment to comply with the formula presented this evening.

Move to recommend approval of Planned Development Application #450, the first amendment to the PD Agreement for Planned Development Application #424, in the section of signs to read:

Wall signs shall be calculated using the following formula:

Two (2) square feet of wall sign shall be permitted up to forty (40) linear feet of building frontage. All tenants with frontage greater than forty (40) linear feet will receive an additional quarter (1/4) square foot wall sign bonus per linear foot of building frontage over forty (40) linear feet. Tenants with zero to forty (0 to 40) linear feet may have one (1) sign up to a maximum of sixty (60) square feet. Tenants with over forty (40) linear feet of building frontage may have one (1) sign up to a maximum of one hundred-fifty (150) square feet. If a tenant has over one hundred (100) linear feet of building frontage and at least eighteen thousand (18,000) square feet of space they shall be permitted one (1) sign with a maximum of one hundred (150) square feet.

Motion Hopkins. Second Crouse. Voice Vote. Motion Carried. 6-0-1.

14. PLANNED DEVELOPMENT APPLICATION #451

APPLICANT: RAMCO-GERSHENSEN / EDWARD EICKHOFF

Proposed grading, clearing and demolition of property located in the northeast corner of Hartland Road and Highland Road.

*Present: Jode Balsinger, Ramco-Gershensen, VP of Design and Construction
Dan Schrauben, Professional Engineering Associates, Inc. (PEA)*

Mr. Schrauben: Discussed the proposed grading, clearing and demolition of the property.

Commissioner Newsom: Questioned if consideration had been given to evaluate the proposal and the "BEA".

Commissioner Crouse: Wondered if the Township engineer had reviewed the soils surcharge area and understood the applicant's intent. There is no mention of this in his review letter.

Mr. Balsinger: Stated the reason they are modifying the site in this manner is to comply with the "BEA". He also believes the Township Engineer understands the soils surcharge area.

Move to recommend approval of Site Plan Application #451 for Rarnco-Gershenson, Tax ID #08-21-400-032, for proposed grading, clearing and demolition of property with the following conditions:

That the Township Engineer verifies he understands and has reviewed the soil surcharge area specifically with the concerns for the "BEA" and possible offsite migration of contaminated soils and water, and that he verify the estimates of the performance guarantee and that the developer comply with the Williams & Works letter dated November 29, 2007.

Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 5-1-1 (Nay-Newsom).

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

16. **PLANNER'S REPORT:**

Ms. Chesnut: Explained that the packet for next week does not contain all of the information for the introduction to the report from the Storm Water Committee. Some of the material is being sent out via e-mail because there was not enough time to get the copies made and included in your packet. There were two informals this week. The first concerned the remodeling of the Big Boy. The other was with the property owner of the site at the southwest corner of Old US-23 and M-59. They are proposing several outlots and a commercial center.

17. **COMMITTEE REPORTS:**

Commissioner Hopkins: The Board reappointed Commissioner Killinger, Commissioner Newsom and Commissioner Rataj for a three (3) year term.

18. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 9:45 p.m.

Motion Hopkins. Second Crouse. Voice Vote. Motion Carried. 6-0-1.

This is a Draft until Final Approval.

Submitted by,

Leslie M. Sauerbrey
Recording Secretary

Laura J. Killinger
Planning Commission Secretary