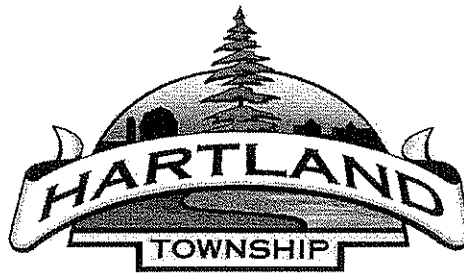


2655 Clark Road
Hartland, MI 48353
(810) 632-7498
FAX (810) 632-6950
www.hartlandtwp.com



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

**PLANNING COMMISSION - REGULAR MEETING
OCTOBER 25, 2007 at 7:00 PM
AGENDA**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF OCTOBER 25, 2007 AGENDA**
5. **APPROVAL OF OCTOBER 11, 2007 MEETING MINUTES**
6. **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

OLD AND NEW BUSINESS

7. **SIGN PERMIT APPLICATION #617**
APPLICANT: BILL CARR SIGNS INC. / JAMIE ELFSTROM
Proposed ground sign for "Hartland Millennium Center" located at 11200 Highland Road.
8. **SIGN PERMIT APPLICATION #641**
APPLICANT: T.W. AMIGOS / DINO TOMEI
Proposed wall sign for "T.W. Amigos" located in the Fountain Square Plaza at 10016 Highland Road.
9. **LAND DIVISION APPLICATION #777**
APPLICANT: RAMCO-GERSHENSON INC. / JOSEPH SUTSCHEK
Proposed land division of a 29.06 acre parcel located west side of Clark Road, south of McCartney Lane.
10. **LAND DIVISION APPLICATION #778**
APPLICANT: RAMCO-GERSHENSON INC. / JOSEPH SUTSCHEK
Proposed land division of an 8.60 acre parcel and a 7.68 acre parcel located north of M59, west of Clark Road.

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
OCTOBER 25, 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 Killinger (*Secretary*), Commissioner Voight and Commissioner Rataj.
Absent: Commissioner Newsom and Commissioner Crouse.
*Also Present: Amy Chesnut & Heather McPhail, McKenna Associates
James Wickman, Township Manager
Denise Lutz, Deputy Zoning Administrator
Leslie Sauerbrey, Recording Secretary*
4. **APPROVAL OF OCTOBER 25, 2007 PLANNING COMMISSION MEETING AGENDA**
Move to approve the Planning Commission Meeting Agenda for October 25, 2007, as amended:
Remove Item #10 and Item #11 from the agenda.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 5-0-2.
5. **APPROVAL OF OCTOBER 11, 2007 PLANNING COMMISSION MEETING MINUTES**
Move to approve the October 11, 2007 Planning Commission Meeting Minutes.
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 5-0-2.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **SIGN PERMIT APPLICATION #617**
APPLICANT: BILL CARR SIGNS INC. / JAMIE ELFSTROM
Proposed ground sign for "Hartland Millennium Center" located at 11200 Highland Road.
*Present: Jamie Elfstrom, Bill Carr Signs, Inc.
Dan Callan, Real Estate Brokers, LLC.*
Move to approve Sign Permit Application #617, for a ground sign for "Hartland Millennium Center",
located at 11200 Highland Road, subject to the following:
 - Prior to issuance of a land use permit, a variance must be obtained from the ZBA to permit "DMC Specialists in Orthopedic Surgery" to locate on the sign or, Zoning Text Amendment #336 is adopted by the Township Board and permits the proposed sign or "DMC Specialists in Orthopedic Surgery" is removed from the sign.Motion Rataj. Second Hopkins. Voice Vote. Motion Carried. 5-0-2.
Mr. Callan agreed to remove "DMC Specialists in Orthopedic Surgery" from the sign.
8. **SIGN PERMIT APPLICATION #641**
APPLICANT: T.W. AMIGOS / DINO TOMEI
Proposed wall sign for "T.W. Amigos" located in the Fountain Square Plaza at 10016 Highland Road.
Present: Dan Haberl, The Sign Works, Inc.
Move to approve Sign Permit Application #641, for "T.W. Amigos", as submitted.
Motion Rataj. Second Voight. Voice Vote. Motion Carried. 5-0-2.

✓

9. LAND DIVISION APPLICATION #777

APPLICANT: RAMCO-GERSHENSON INC. / JOSEPH SUTSCHECK

Proposed land division of a 29.06 acre parcel west of Clark Road, south of McCartney Lane.

Present: Joe Sutscheck, Ramco-Gershenson, Inc. (Vice-President)

Move to approve Land Division Application #777 for Ramco-Gershenson,

Tax ID #08-21-400-007, per Hartland Township Land Division Ordinance #57.

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

10. LAND DIVISION APPLICATION #778

APPLICANT: RAMCO-GERSHENSON INC. / JOSEPH SUTSCHECK

Item removed from the agenda; because it has been determined that this is not land division. It is actually a property transfer, which is administratively approved.

11. LAND DIVISION APPLICATION #779

APPLICANT: RAMCO-GERSHENSON INC. / JOSEPH SUTSCHECK

Item removed from the agenda; because it has been determined that this is not land division. It is actually a property transfer, which is administratively approved.

12. SITE PLAN APPLICATION #448

APPLICANT: AT & T / WILLIAM ATKINSON

Request for a major / minor change determination to Site Plan #292 to permit construction of a generator on the cell tower located at 3219 Hartland Road.

Present: No one representing the applicant was present.

Ms. Chesnut: The modification to the Site Plan is necessary due to a recent FCC ruling requiring backup power be supplied to the cell tower. This is an outgrowth of Hurricane Katrina, finding that telephone and cell phone companies there did not have adequate backup power supplies to keep the phones operating, hence backup power supplies need to be installed at key phone and cell phone locations nationwide.

Commissioner Voight: Feels they should use a cleaner/safer fuel for the generator and suggests that we require the use of natural gas.

Move to determine that Site Plan Application #448 for AT & T, is a minor change per Hartland Township Ordinance #37, Article 33.02.K.5.a.

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

Move to approve Site Plan Application #448 for AT & T, to place a generator on the cell tower located at 3219 Hartland Road, with the condition that it is fit to use natural gas.

Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 5-0-2.

13. SITE PLAN APPLICATION #449

APPLICANT: RHOADS & JOHNSON / WAYNE PERRY-DESINE, INC.

Request for a major / minor change determination to Site Plan #440 located south of M-59, east of Lakena on Progressive Drive.

Present: Jason Wallace, Desine, Inc.

Mr. Wallace: Explained that the detention basin has been relocated to be totally on their parcel.

Move to determine that Site Plan Application #449 for Rhoads & Johnson; Parcel ID #4708-22-300-047, is a minor change per Hartland Township Ordinance #37, Article 33.02.K.5.a.

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

Move to approve Site Plan Application #449 for Rhoads & Johnson; Parcel ID #4708-22-300-047, with the condition that the discharge pipe is raised per the Williams & Work letter dated October 22, 2007. Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 5-0-2.

14. ZONING TEXT AMENDMENT #336

APPLICANT: HARTLAND TOWNSHIP

Amending Article 9 "Signs" and Article 33 "General Procedures and Related Standards".

Ms. Chesnut: Highlighted the changes that have been made since the last review at the PC to Article 9 and Article 33.

Move to set a Public Hearing on December 6, 2007 for Zoning Text Amendment #336, Article 9 "Signs" and Article 33 "General Procedures and Related Standards".

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

15. ROAD COMMITTEE-DISCUSSION:

Commissioner Hopkins: Trustee Colaianne is asking for one regular and one alternate Planning Commissioner to be on the Road Committee.

Move to appoint Commissioner Newsom to the Road Committee and Commissioner Voight as an alternate.

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

16. CALL TO THE PUBLIC:

Christine Cain, 10484 Fawn Ridge Trail: Asked the PC to keep in mind the setbacks for the Ramco-Gershenson project. She would like the required setbacks used for this project.

Barbara Robinson, 10468 Fawn Ridge Trail: Echoed Mrs. Cain's comments. Our condo's are very close to this development.

17. PLANNER'S REPORT:

Ms. Chesnut: The environmental assessment (BEA) of the Ramco-Gershenson site is available for review.

18. COMMITTEE REPORTS:

Commissioner Voight: Suggested that the "Traffic Task Force" look into adding streetlights along M-59 between the US 23 interchange and Clark Road.

19. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 8:11 p.m.

Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 5-0-2.

This is a Draft until Final Approval.

Submitted by,

Leslie M. Sauerbrey
Recording Secretary

Laura J. Killinger
Planning Commission Secretary