



**HARTLAND TOWNSHIP PLANNING COMMISSION SPECIAL MEETING**  
**SEPTEMBER 17, 2007**  
**7:00 P.M.**

1. **CALL TO ORDER:** *Chairman Fox called the meeting to order at 7:02 p.m.*
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL: Present:** Chairman Fox, Commissioner Hopkins (*Vice-Chair*), Commissioner Killinger (*Secretary*), Commissioner Newsom, Commissioner Voight and Commissioner Rataj.  
**Absent:** Commissioner Crouse.

*Also Present: Amy Chesnut & Heather McPhail, McKenna Associates  
James Wickman, Township Manager  
Mike Homier, Township Attorney  
Denise Lutz, Deputy Zoning Administrator  
Leslie Sauerbrey, Recording Secretary*

4. **APPROVAL OF SEPTEMBER 17, 2007 PLANNING COMMISSION SPECIAL MEETING AGENDA**

Move to approve the Planning Commission Special Meeting Agenda for September 17, 2007 as amended: Add Item 6a – Set Public Hearing for Planned Development / Site Plan Application #439P for “Hartland Towne Square”.

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

5. **CALL TO THE PUBLIC:**

**Katie Schlueter, 1575 Shoreline Dr.:** Asked how the gates at the service drive will be secured. She would like to see the trees that are nine (9) inch in diameter or larger cleared between October and April to protect the habitat of the Indiana bat. The storm water plan is well thought out and would like to see the maintenance requirements included in the PD agreement. Will the applicant consider donating the wetlands under the limits of grading to the land conservancy? When will the LCRC approve the access from the easement? She would like to prohibit the installation of a walkway south of the development along Blaine Rd.

6. **PLANNED DEVELOPMENT / SITE PLAN APPLICATION #424F**

**APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT COMPANY LLC. / WILLIAM EISENBERG**

*Construction of an 187,434 square foot “Wal-Mart” and redevelopment of the “Hartland Plaza” for an additional 114,550 square foot of retail - Final Review.*

***Present: Bill Eisenberg, Grand Sakwa Properties, LLC.  
Mark Drane, Rogvov Architects***

**Ms. Chesnut:** Reviewed the issues that need Planning Commission direction from the McKenna review letter dated September 13, 2007.

The following issues were discussed:

- Item #3 (*Page 2*) - In lieu of extending the brick screening wall, the PC requires additional evergreen trees be added from the edge of the screening trees to the edge of the loading area. The material used to build the screening wall will match the brick used on the shopping center.
- Item #4a (*Page 3*) - The PC requires that shrubs be added to the landscape islands adjacent the barrier free parking spaces. The shrubs must be consistent with the shrubs used in the project.
- Item #4b (*Page 4*) - The PC will not require the installation of a berm along M-59 in front of the Dairy Queen.

- The PC agrees with all other comments included in the McKenna review letter dated September 13, 2007.

**Mr. Eisenberg:** Agrees with the requirements discussed here this evening. He will investigate the additional wetlands beyond the limits of grading being donated to the land conservancy.

**Mr. Homier:** The PD agreement is designed to incorporate the intentions of the parties. It is still being worked on. The remaining issues are clarifications to permitted uses, easement conservation and the special assessments for road improvements. Typically this document has revisions to it between the Planning Commission and the Board final approval.

**Commissioner Hopkins:** Would like the BMP's of the storm water management system included in the PD agreement.

**Mr. Homier:** All of the BMP's not included on the approved final plan will be in the agreement. The direction for maintenance of the storm water system is included in the PD agreement.

The following adjustments were made to the resolution that was presented this evening:

- **Condition #3** - *Is modified to read:*

"The applicant complies with the conditions identified in the McKenna Associates letter dated September 13, 2007, with the exceptions of:

- a.) Continuation of the evergreen screening material will be required in lieu of the installation of additional screening wall. *(Item #3-Page 2)*
- b.) A berm along M-59 in front of the Dairy Queen will not be required. *(Item #4b-Page 3)* prior to Board approval."

- **Condition #4** - *Is modified to read:*

"The PD agreement must be reviewed and approved by the Township Attorney and the Planning Commission Chairperson prior to Township Board approval."

Move Resolution as amended this evening to recommend final approval of the "Hartland Marketplace" and "Wal-Mart" Planned Development Project and Plan. Planned Development Application #424.

Motion Hopkins. Second Newsom.

Roll Call Vote:

Commissioner Voight – Yes.

Commissioner Rataj – Yes.

Commissioner Killinger – Yes.

Chairman Fox – Yes.

Commissioner Hopkins – Yes.

Commissioner Newsom – Yes.

Commissioner Crouse – Absent.

Motion Carried. 6-0-1.

**6a. PLANNED DEVELOPMENT / SITE PLAN APPLICATION #439P**

APPLICANT: RAMCO-GERSHENSON / EDWARD EICKHOFF

Proposed retail shopping center "Hartland Towne Square" located on the northeast corner of the Hartland Road and Highland Road intersection.

Set Public Hearing for October 11, 2007

Move to set a Public Hearing on October 11, 2007 for Planned Development / Site Plan Application #439P for Ramco-Gershenson Inc. & Edward Eickhoff for the proposed "Hartland Towne Square" retail shopping center located at the intersection of Hartland & Highland Roads.

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

7. **CALL TO THE PUBLIC:**

Katie Schlueter, 1575 Shoreline Dr.: Wants to make sure tree clearing occurs between October and April and that a maintenance requirement is included in the PD. She hopes that gas stations and oil change service are not permitted on the site.

8. **PLANNER'S REPORT:** *None at this time.*

9. **COMMITTEE REPORTS:**

Manager Wickman: Reminded the PC that there is a joint meeting with the Board on Tuesday September 25<sup>th</sup>. There is a possible start time change to 7:00 p.m. This will be discussed at tomorrow's Board meeting.

10. **ADJOURNMENT:**

Move to adjourn the Planning Commission meeting at 8:02 p.m.  
Motion Hopkins. Second Voight. 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