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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

FEBRUARY 22, 2007 at 7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF FEBRUARY 22, 2007 AGENDA
5. APPROVAL OF FEBRUARY 8, 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 APPLICATION # 599  
APPLICANT: COLLEEN TOFT-PETERS  
*Proposed wall sign for "Little Caesars Pizza" located 11345 Highland Rd in the Hartland Pointe Plaza.*
8. PLANNED DEVELOPMENT / SITE PLAN #383P  
APPLICANT: M-59 LLC / TERRY NOSAN, MANAGER  
*Construction of a mixed use development including retail, office, single and multiple family housing, and senior living facilities located on the north and south west corners of the M-59 and Pleasant Valley Road /Fenton Road intersection.*
9. CALL TO PUBLIC  
3-MINUTE TIME LIMIT
10. PLANNER'S REPORT
11. COMMITTEE REPORTS
12. ADJOURNMENT

NEXT MEETINGS

MARCH 8, 2007  
MARCH 22, 2007

@ 7:00 PM  
@ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**FEBRUARY 22, 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 Newsom, Commissioner Voight and Commissioner Rataj.  
**Absent:** Commissioner Crouse.

*Also Present: Amy Chesnut & Heather McPhail, McKenna Associates  
Denise Lutz, Deputy Zoning Administrator  
Leslie Sauerbrey, Recording Secretary*

4. **APPROVAL OF FEBRUARY 22, 2007 PLANNING COMMISSION AGENDA**

Move to approve the Planning Commission Meeting Agenda for February 22, 2007.  
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF FEBRUARY 8, 2007 PLANNING COMMISSION MEETING MINUTES**

Move to approve the Planning Commission Meeting Minutes for February 8, 2007.  
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.

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

7. **SIGN PERMIT APPLICATION #599**

APPLICANT: COLLEEN TOFT-PETERS

*Proposed wall sign for "Little Caesars Pizza" located at 11345 Highland Rd. in the Hartland Pointe Plaza.*

*Present: Colleen Toft-Peters, representing Little Caesar's Pizza*

Move to approve Sign Permit Application #599 for a "Little Caesar's Pizza" wall sign,  
Tax ID #08-22-300-048.

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

8. **PLANNED DEVELOPMENT / SITE PLAN #383P**

APPLICANT: HARTLAND M-59, LLC. / TERRY NOSAN, MANAGER

*Construction of a mixed use development including retail, office, single and multiple family housing, and senior facilities located on the north and southwest corners of the M-59 and Pleasant Valley Rd. / Fenton Rd. intersection.*

*Present: Terry Nosan, Hartland M-59, LLC. & Premier Property Hartland I, LLC.*

*Deb Cooper, Beckett & Raeder, Inc.*

*Dave Prueter, Agree Realty (representing Kroger)*

Ms. Chesnut: Reviewed the McKenna memo dated February 15, 2007. The applicant has since submitted a memo dated February 21, 2007 addressing some of the remaining issues from our February 15, 2007 memo. The remaining issues to be addressed are the sidewalk along Pleasant Valley Rd., sign setbacks, landscaping, architecture, recognizable benefits and the traffic impact on Pleasant Valley Rd.

- **SIDEWALK ALONG PLEASANT VALLEY ROAD:**

**Mr. Nosan:** Clarified his statement that he will contribute to the path system at his discretion. He intends to either put in place an acceptable path system or pay into an escrow fund for a path system at the time of final site plan approval for the phase containing the sidewalk.

- **SIGNS:**

**Ms. Cooper:** Described the proposed signage on this development. There is only one (1) ground sign (Kroger). All the other signs are decorative brick entrance signs. We have re-evaluated the site and believe a five foot (5') setback will work for all of the signs, excluding the signs on the corner of M-59, Pleasant Valley Rd. and Fenton Rd. We would like our signs closer to these roads so they are more visible and alert travelers of the entrance locations.

**Commissioner Hopkins:** Asked if the signs comply with clear vision requirements.

**Ms. Cooper:** Yes.

**Ms. Chesnut:** Does not think the signs will violate the clear vision requirement.

**Mr. Nosan:** In addition, we will comply with the requirements of MDOT and LCRC. If they will not approve the five foot (5') setback then the signs will be moved back.

*It is a consensus of the PC to allow the brick entrance signs to be located five foot (5') from the right-of-way line and the gateway signs at the corner of M-59, Pleasant Valley Rd. and Fenton Rd. to be located one foot (1') from the right-of-way line.*

- **LANDSCAPING:**

**Mr. Nosan:** Summarized the intent regarding landscaping. The screening requirement is in place and does comply with the Ordinance.

**Chairman Fox:** Questioned the screening for the residences that exist along Fenton Rd.

**Ms. Cooper:** Explained the berm and plantings included in the current plan. (*See greenbelt screening, page 69 of the Pattern Book*). This complies with the Ordinance and in fact we will most likely plant the trees closer together depending on the size of the trees at planting.

**Commissioner Newsom:** Inquired as to the final landscaping plan and asked if the landscaper will be afforded some artistic freedom?

**Ms. Cooper:** Yes. If the trees planted are twelve foot (12') high they may be planted further apart. If the trees are eight foot (8') high at planting they will be planted closer together. We will provide a complete screen within three (3) years of planting.

**Commissioner Hopkins:** Inquired about M-59 parking lot screening.

**Ms. Cooper:** This will not be screened one hundred percent (100%) because this is a mixed-use area. The landscaping will be used to soften the area, not completely screen the area.

**Mr. Nosan:** They are not presenting this as a recognizable benefit area but an area in compliance. The detail was not provided.

**Chairman Fox:** Questioned the size of the trees and shrubs that will be used.

**Ms. Cooper:** We have agreed to use the Township's standards under Article 7 as the minimum tree size.

- **ARCHITECTURE:**

**Mr. Nosan:** Described the materials proposed for the multiple-family and town home buildings and which materials would be located on specific facades depending on the whether they faced a public or private road verses each other or a common area of the development. Indicated they are not asking for these types of exceptions for the commercial buildings. All four (4) sides will be treated the same. We will also include minimum/maximum building material percentages within the Pattern Book.

**Chairman Fox:** The pictures in the "Commercial Less Than Thirty Thousand (30,000) sf Product" (*See page 45 of the Pattern Book*) reflect Group 1A standards and not Group 1 as is stated in the Pattern Book.

Mr. Nosan: Indicated they will use Group 1A for the commercial areas. They will only permit a maximum of ten percent (10%) EIFS. He presented a drawing showing the exposed foundation on the single-family homes. An explanation regarding this will be placed in the book.

Mr. Prueter: Described the building materials to be used for the Kroger store. He presented updated elevations. They have eliminated the EIFS and replaced it with cast stone. The metal roofing has been removed and replaced with shingles. The brick is four inches by sixteen inches (4" X 16") and is called cast brick. We will use a contrasting mortar. We agree to the maximum size sign requirements stated in the McKenna letter.

Commissioner Hopkins: Questioned the gas kiosk. It keeps showing up on the prints. Is it assumed that it is a forgone conclusion to be included?

Mr. Nosan: No. He explained that the proposed materials for the gas kiosk have improved and there will be a landscaping buffer. The gas kiosk will appear as more of an asset than as a detriment. The canopy of the kiosk will have no signage.

• **RECOGNIZABLE BENEFITS:**

Mr. Nosan: The paving of Pleasant Valley Rd. needs more information. He needs to better understand the scope of the project and what their fair share would be. He requests a committee meeting regarding this topic. He would like to see preliminary approval subject to working out this issue.

Chairman Fox: The best thing to do would be to put together a small group to discuss the topic. He will do this within the next couple of days.

Commissioner Hopkins: He is not comfortable recommending approval without the recognizable benefits being worked out.

Chairman Fox: Suggested the applicant make the changes to the plans that have been discussed and agreed to in previous correspondence between the applicant and the Township. In the meantime, he will get a committee together to discuss the paving of Pleasant Valley Rd.

Move to table Planned Development / Site Plan Application #383 for Hartland M-59, LLC., commonly known as Newberry Place North, East and West.

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

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

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

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

12. **ADJOURNMENT**

Move to adjourn the Planning Commission Meeting at 8:17 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