

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

AUGUST 10, 2006

7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AUGUST 10, 2006 PLANNING COMMISSION AGENDA
5. APPROVAL OF JULY 27, 2006 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC

THE COMMISSION REQUESTS THAT CALL TO PUBLIC PARTICIPANTS PROCEED TO THE MICROPHONE ON THE FRONT DESK WHEN ADDRESSING THE COMMISSION. THE PLANNING COMMISSION WILL NOT DEBATE OR RESPOND AT THIS TIME.

3-MINUTE TIME LIMIT

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: OAKLAND REALTY & DEVELOPMENT INC. / KEITH MOHR **SITE PLAN APPLICATION # 401**
SECTION 21 ZONED NSC MEDICAL & GENERAL OFFICES
8. APPLICANT: HARTLAND TOWNSHIP **ZONING AMENDMENT # 327** AMENDING HARTLAND TOWNSHIP ZONING
ORDINANCE #37 TO COMPLY WITH PUBLIC ACT 110 MICHIGAN ZONING ENABLING ACT
9. APPLICANT: HARTLAND TOWNSHIP **ZONING AMENDMENT # 328** AMENDING HARTLAND TOWNSHIP ZONING
ORDINANCE #37 PROPOSING AMENDMENTS TO: ARTICLE 33 GENERAL PROCEDURES AND RELATED
STANDARDS TO PROVIDE PROCEDURES AND STANDARDS FOR A CONDITIONAL REZONING
10. APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION **ZONING AMENDMENT APPLICATION #325 B**
AMENDING HARTLAND TOWNSHIP ZONING ORDINANCE #37 PROPOSING AMENDMENTS TO: ARTICLE 7
LANDSCAPING, LIGHTING, AND SIGNS SECTION 7.09 LIGHTING
11. OUTDOOR SEATING ZONING AMENDMENT COST ESTIMATE FROM MCKENNA ASSOCIATES, INC.
12. CALL TO PUBLIC
3-MINUTE TIME LIMIT
13. PLANNER'S REPORT
14. COMMITTEE REPORT
15. ADJOURNMENT

NEXT MEETINGS

AUGUST 17, 2006 @7:00 PM
AUGUST 24, 2006 @7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AUGUST 10, 2006
7:00 P.M.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Present: Commissioner Hill, Chairman Fox, Commissioner Voight, Commissioner Crouse, Commissioner Hopkins and Commissioner Rataj. Absent: Commissioner Newsom.
4. **APPROVAL OF AUGUST 10, 2006 PLANNING COMMISSION AGENDA**
Move to approve the Planning Commission Meeting Agenda for August 10, 2006.
Motion Hill. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF JULY 27, 2006 PLANNING COMMISSION MINUTES**
Move to approve the Minutes of the July 27, 2006 Planning Commission Meeting.
Motion Hill. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

6. **CALL TO PUBLIC** - *No one came forward*

7. **SITE PLAN APPLICATION #401**
APPLICANT: OAKLAND REALTY & DEVELOPMENT INC.
CONSTRUCTION OF MEDICAL & GENERAL OFFICE BUILDING

Present: Keith Mohr, Oakland Realty and Development, Inc.
Charlie Percy, Group 3 Contractors
Amy Chesnut, McKenna Associates

Ms. Chesnut: Summarized the McKenna letter dated July 14, 2006. Stated the applicant is here to receive guidance from the Planning Commission on five open issues.

The Planning Commission discussed the following:

1. Setbacks: The PC will allow a modification of the Hartland Road front setback to 50 feet in accordance with Footnote L of the Schedule of Regulations due to the elimination of parking on the Hartland Road side of the building.
2. Loading Space: Given the size of the building and the proposed uses, the loading space will not be required.
3. Landscaping Issues:
 - a. Use of roses as the exclusive foundation plant around the building: Mr. Mohr stated they will utilize a variety of plant materials for the foundation plantings. Commissioner Hopkins requested the use of something more substantial, possibly evergreen plants so that vegetation is more visible in the winter.
 - b. Evergreen trees and screening on the north side of the property: Applicant to include two additional trees along the north side of the parking lot between the building and the dumpster enclosure. No additional screening will be required along the north side of the building due to the natural vegetation that currently exists.
 - c. Parking lot screening hedge along US 23: The PC will modify the parking lot screening requirements along US 23 and accept the proposed landscaping materials along the US 23 side of the parking lot as shown in this submittal. Screening will not be required because the grade difference between US 23 and the applicant's parking lot would not fulfill the intent of the screening requirement.

4. Architecture: The PC indicated the portion of the building on the second floor of the Hartland Road entrance may be surfaced with EFIC and the use of brick in this area is not required. Mr. Mohr explained the roof above the entryway will be a good quality metal in a complimentary color.
5. Sidewalk: Mr. Mohr stated the plan has been redesigned to save more trees along Hartland Road. The PC will modify the sidewalk requirements and accepts the sidewalk design as presented to the PC during the meeting. This plan included the sidewalk returning to one foot within the right of way line at the north and south property lines. Mr. Mohr stated that any trees that are lost in the construction process will be replaced.

Commissioner Hopkins: Indicated that a sample board of exterior building materials will need to be provided at the next meeting.

Commissioner Rataj: Asked the applicant to revisit the ground sign location before applying for the sign permit. The current location may not be the most desired due to drive location and site distances.

The applicant will now complete their drawings and submit the required information for staff review before being scheduled for a Site Plan Review with the Planning Commission.

8. ZONING AMENDMENT APPLICATION #327

APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION
AMENDING HARTLAND TOWNSHIP ZONING ORDINANCE #37 (PUBLIC ACT 110 OF 2006)

Present: Amy Chesnut, McKenna Associates

Ms. Chesnut: Summarized Public Act 110 of 2006 and how the proposed amendment to Zoning Ordinance #37 will bring it into compliance with Public Act 110 of 2006. Most of the language is directly from the statute.

Commissioner Hopkins: Stated the PC had identified at their goal setting session a few Articles within the Zoning Ordinance that needed minor adjustments. These adjustments could be included in this amendment and therefore save the Township time and money.

The PC decided the following:

1. Article 29: Include the paved access requirement statement from Section 21.05.D as 29.03.B and re-letter the remainder of the Article accordingly.
2. Article 3: Add language regarding the screening of dumpster enclosures. Amy to propose suggested language.
3. Article 33: Correct language to include a statement that applications will be submitted to the Township.

The revised statements will be submitted to the PC for review before the Public Hearing.

Move to set a Public Hearing for Zoning Amendment Applicant #327 for Hartland Township for September 14, 2006.

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

9. ZONING AMENDMENT APPLICATION #328

APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION
AMENDING HARTLAND TOWNSHIP ZONING ORDINANCE #37 (CONDITIONAL REZONING)

Present: Amy Chesnut, McKenna Associates

Ms. Chesnut: Summarized the proposed language for Conditional Rezoning. The purpose of the amendment is to standardize procedures and criteria for evaluating a Conditional Rezoning Application. Explained how these procedures and standards are incorporated into the existing Ordinance.

Commissioner Crouse: Asked if the conditions are non-transferable?

Ms. Chesnut: Stated the conditions stay with the property.

Chairman Fox: Asked for the removal of the reference to HRC in 33.02.A.5.c.

Commissioner Hopkins: Highlighted the provisions that are not user friendly or that create confusion.

Ms. Chesnut: Will speak with the Township Attorney regarding the language and try to make adjustments where feasible. Suggested the PC wait to get a review from the Township Attorney on the proposed language before revisiting this topic.

Move to table Zoning Amendment Application #328 for Hartland Township.

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

10. ZONING AMENDMENT APPLICATION #325B

APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION

AMENDING HARTLAND TOWNSHIP ZONING ORDINANCE #37 (SECTION 7.09 LIGHTING)

Present: Amy Chesnut, McKenna Associates

Chairman Fox: Reviewed an e-mail from IESNA that he sent to PC members and restated his concern with referencing IESNA standards within the Ordinance.

Commissioner Hopkins: Recommended making the first proposed change. This amendment started by trying to put the Ordinance in line with what the Township already requests. The PC should make this change now then look at the Model Lighting Ordinance currently being written by IESNA and the Dark Sky Association once it is released.

It was a consensus of the PC to review the current Lighting Ordinance when the IESNA and Dark Sky Model Lighting Ordinance is complete.

Move to recommend approval of Zoning Amendment Application #325B to Hartland Township Zoning Ordinance #37, Article 7, Section 7.09 (Lighting), with the following stipulations: striking the underlined items in 7.09; leaving the items in 7.09A as proposed; leaving the illustrations; adding back the strike out under section C and leaving the underlined in section F as proposed.

Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 5-1-1. Nay: Rataj.

11. OUTDOOR SEATING ZONING AMENDMENT COST ESTIMATE FROM MCKENNA ASSOCIATES, INC

Present: Amy Chesnut, McKenna Associates

Ms. Chesnut: Reviewed the cost estimate for creating an outdoor seating zoning amendment.

It was the consensus of the PC to recommend approval of the cost estimate to the Board.

12. CALL TO PUBLIC - No one came forward

13. PLANNER'S REPORT

Ms. Chesnut: 1) The population analysis requested by Commissioner Newsom exceeds the amount permissible without Board approval. The request will be sent to the Board. 2) The engineer is preparing a memo regarding engineering requirements for PD's at the Preliminary Site Plan Review stage if the project is being proposed to be built in phases. 3) There was an informal meeting for a potential office building to be located in the Village.

14. COMMITTEE REPORTS

Commissioner Hopkins: 1) Introduced the Township Manager, Mr. Altimus to the PC. 2) The Board adopted the site design standards for big buildings. 3) Two part time zoning enforcement officers have been hired.

Commissioner Hill: The PC goals sheet has been updated and was distributed to PC members.

15. ADJOURNMENT

Move to adjourn meeting at 8:23 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. Hill
Planning Commission Secretary