

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AUGUST 11, 2005-TOWNSHIP HALL-7:30 P.M.

1. CALL TO ORDER- The meeting was called to order by Chairman Fox.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL- Members present: Chairman Fox, Commissioner Rataj, Commissioner Bickel, Commissioner Hopkins, Commissioner Germane, Commissioner Hill and Commissioner Newsom.

4. APPROVAL OF AUGUST 11, 2005 PLANNING COMMISSION AGENDA
Move to approve the August 11, 2005 Planning Commission agenda. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

5. APPROVAL OF JULY 14, 2005 PLANNING COMMISSION MEETING MINUTES

Move to approve the July 14, 2005 Special Planning Commission minutes as amended. Motion Hill. Second Germane. Voice Vote. 7-0-0. Corrections: Page 3. Item #14 Last sentence should read Rental facility not outside storage. Item #16. Add Rataj as the second. Item #17 add Billboards after Section 8.A3.

6. APPROVAL OF JULY 28, 2005 PLANNING COMMISSION MINUTES

Move to approve the July 28, 2005 Planning Commission minutes as amended. Motion Hopkins. Second Germane. Voice Vote. Motion Carried. 7-0-0. Corrections: Page 3 Item #18 add go between the words to and through.

7. CALL TO THE PUBLIC

8. APPLICANT: CONSUMERS ENERGY SITE PLAN APPLICATION #390 IN CONJUNCTION WITH SPECIAL USE APPLICATION #226 ZONED CA (CONSERVATION AGRICULTURE) SECTION 25 TO BE TABLED TO SEPTEMBER 8, 2005.

Move to table Site Plan Application #390 in conjunction with Special Use Application #226 to September 8, 2005. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: MIKE HORAN SITE PLAN APPLICATION #391 IN CONJUNCTION WITH SPECIAL USE APPLICATION #227 ZONED LI (LIGHT COMMERCIAL) SECTION 33

Move to table Site Plan Application #391 in Conjunction with Special Use Application #227 to September 8, 2005. Motion Hill. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT: JOSEPH NAVITSKY & JANIECE MAXWELL/BULK PETROLEUM SPECIAL USE APPLICATION #225 IN CONJUNCTION WITH SITE PLAN APPLICATION #381 ZONED GC (GENERAL COMMERCIAL) SECTION 21 "HARTLAND C-STORE & MAD MAX EXPRESS OIL & LUBE"

GAS STATION, CONVENIENCE STORE, CAR WASH & OIL CHANGE FACILITY.

Postponed at 5/12/05 PC Meeting

Postponed at 5/26/05 PC Meeting

Postponed at 6/23/05 PC Meeting

Withdrawing Application

Move to table Special Use Application #225 in conjunction with Site Plan Application #381 until September 22, 2005 with a formal written withdrawal. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

11. APPLICANT: CORNELL SIGNS SIGN APPLICATION #534 SECTION 21 ZONED GC (GENERAL COMMERCIAL) GROUND SIGN "MICHIGAN REHABILITATION SPECIALISTS" AND "HARTLAND FAMILY CARE"

Mr. Mantyla and Mark Johnson were present.

Commissioner Germane stated that the wall signs are satisfactory. Historically the Township has permitted each business to have one sign. The exception being one that would be shared with other tenants in the area, an example is the Hartland Sports Center ground sign. I think that this ground sign should encompass any other businesses in the area that would be constructed there. *Planner Barb-* After reviewing the Ordinance there is nothing in the text that says that the applicant can only have one sign per parcel. *Ms. Neary-* It can have one ground sign per parcel and a number of wall signs depending on how many tenants with individual entries.

Move to approve Sign Application #534 for Michigan Rehabilitation Specialists and Hartland Family Care as a double face ground sign. Motion Bickel. Second Hill. Voice Vote. Motion Carried. 6-1-0. Nay: Germane.

12. APPLICANT: CORNELL SIGNS SIGN APPLICATION #535 SECTION 21 ZONED GC (GENERAL COMMERCIAL) 2 WALL SIGNS "MICHIGAN REHABILITATION SPECIALISTS" AND "HARTLAND FAMILY CARE"

Move to approve Sign Application #535 for Michigan Rehabilitation Specialists for two wall signs. Motion Bickel. Second Newsom. Voice Vote. Motion Carried. 5-2-0. Nays: Fox and Hopkins.

13. APPLICANT: APEX SIGNS SIGN APPLICATION #537 SECTION 19 ZONED NSC (NEIGHBORHOOD SERVICE COMMERCIAL) WALL, GROUND AND DIRECTIONAL SIGNS "REPUBLIC BANK"

Denny Oreilly from Apex Signs was present.

Move to approve Sign Application #537 for Republic Bank noting that the application addresses the wall and ground signs only, and the ground sign is to have the address added. Motion Germane. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

14. APPLICANT: ALICE DAVIS METES & BOUND APPLICATION #735 SECTION 12 ZONED CA (CONSERVATION AGRICULTURE)

Alice Davis and Ms. England from England Real Estate were present.

Planner Barb stated that the application meets the Land Division Act requirements and is approved for available splits by the assessor. He also stated that the existing driveway must be vacated and should be noted on the prints for Board review.

Chairman Fox stated that he visited the site. There is an issue with the amount of parcels accessing the private drive. There will be more than permitted by the Township Ordinance. There needs to be upgrades to meet the access requirements. Section 30.13 states that there would have to be a 66-foot wide easement (which the applicant already has) with 22 feet paved with either curb and gutter or an open ditch. Without these upgrades, land uses will not be issued.

Move to recommend approval of Metes & Bounds Application #735 for Alice Davis Tax Id # 4708-12-400-016 under the condition that the set backs are properly identified before going to the Board. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

15. APPLICANT: JUDY ELVY/TYME WELL SPENT SITE PLAN APPLICATION #396 MAJOR/MINOR CHANGE TO SITE PLAN APPLICATION #375 SECTION 16 ZONED LC (LIMITED COMMERCIAL)

Judy Elvy, 3491 Hartland Road was present.

Ms. Elvy is requesting to add a 6 foot by 6 foot, 3 inch thick concrete slab and surrounding fence to hold a dumpster which is required by the Livingston County Health Department.

Move to determine Site Plan Application #396 a minor change to Site Plan Application #375 according to Section 33.02K5a. of the Hartland Township Ordinance. Motion Hopkins. Second Germane. Voice Vote. Motion Carried. 7-0-0.

16. DISCUSSION ON MCKENNA LETTER REGARDING PD #378 RUBY TUESDAY

Keith Wheaton from Ruby Tuesday and Jeff Thompson from Walden & Associates were present.

Ms. Neary- Revisions to the plan include revising the building materials to meet the Architectural Standards of Use Group #1 but the consistency with the shops at Walden woods PD plan has not been addressed. Also, some discretionary landscaping items must be addressed. The facade is visible from the main parking entrance to Walden woods phase II. The brick wall should be continued higher up on the rear elevation to provide a more uniform appearance to the building and to better obscure the necessary mechanical elements. The awnings will be sufficiently illuminated with gooseneck lights. Clip lights are proposed to be attached to the awning. Upward shining lights are not permitted so they must be eliminated. A detail of the proposed parking area light fixture must be provided. A prominent pedestrian connection from M-59 northward, across the out lots, continued to the Phase II shops is required per the approved PD plan. The minimum requirements for interior parking lot landscaping have been met. However, we recommend that additional trees be planted in the three islands near the northeast, southeast, and southwest corners of the restaurant. The plans must also be corrected to indicate concrete pathway and sod/tree planting area. We also recommend that the applicant provide suitable plantings in and around the detention basin to improve its barren appearance.

Mr. Thompson- There is a screen to hide the mechanical equipment that is consistent with CVS. Target has reviewed these plans and we do not find it objectionable. It is not visible from M-59 or the residential units behind the shopping center. *Chairman Fox* asked if it was acceptable to the applicant to bring the rear wall up to the level of the side walls. *Mr. Wheaton* replied that he could extend the wall upward, but it may create drainage issues. *Commissioner Hopkins* asked the applicant to provide the wattage on the proposed clip

lights. *Mr. Wheaton* stated that he would also take nighttime pictures of the Canton Ruby Tuesday to show the effect. The parking lot light is a shoebox fixture consistent with the rest of the development. *Mr. Thompson* -We recognize the commitment to put a pedestrian connection through the development. We asked Ruby Tuesday to carry the connection to the patio plaza area and then wrap around the building. With the next phase we will carry it on to the north. The connection will be made no later than what was agreed to with the Target Site Plan agreement. We recognize that the detention pond must be maintained. We are going to clear the pond and seed as we finish up the Target Site Plan. *Mr. Wheaton* said that he would prefer not to add extra trees to the islands. The Planning Commissioners agreed that there is adequate landscaping.

Commissioner Hopkins thanked the applicants for creating a superior design.

17. DISCUSSION OF JULY 21, 2005 MCKENNA LETTER ON PD DENSITY (PLANNED DEVELOPMENT)

Ms. Neary- We have put together some sample language based on the future Land Use Map.

18. CALL TO THE PUBLIC

Katie Schleuter asked the Planning Commission to look at the over all density of the PD and to look at the percentage of impervious surface. She also reminded the Commission that the Watershed Management Plan is due to the DEQ on November 1, 2005.

19. COMMITTEE REPORT

Commissioner Germane- There is a class being offered at the MSU Extension Center on August 30, 2005 regarding Land Use Legislation.

Commissioner Hopkins- There is a new Land Division Ordinance that specifies the Planning Commission as the final step in the process. It will go into effect on August 18, 2005.

Commissioner Bickel- Suggested that the Planning Commission get more information regarding the Phase II Watershed project in order to incorporate the DEQ suggestions into the Hartland Township Ordinance.

There will be a special work session on September 15, 2005 to discuss the Woodlands Ordinance.

Planner Barb- Commissioner Hopkins, Commissioner Rataj, and myself have worked on the changes to the Light Industrial section in the Ordinance and would like to discuss it at the next Planning Commission meeting so we can set a public hearing date.

20. ADJOURNMENT

Move to adjourn at 10:25 P.M. Motion Rataj. Second Hill. Voice Vote. Motion Carried. 7-0-0.

This is a draft until final approval.

Submitted by,

Jennifer Rardon
Recording Secretary

Matt Germane
Planning Commission Secretary