

1. Call to Order - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

2. Pledge of Allegiance

3. Roll Call

PRESENT: Joe Colaianne, Thomas Murphy, Larry Fox, Jeff Newsom, Sue Grissim, Keith Voight

ABSENT: Michael Mitchell

4. Approval of Meeting Agenda

Motion to Approve the Agenda

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Newsom, Vice Chairman
SECONDER:	Joe Colaianne, Trustee
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Voight
ABSENT:	Mitchell

5. Approval of Meeting Minutes

a. Planning Commission - Regular Meeting - Jun 23, 2016 7:00 PM

Chair Fox offered a correction to replace the word “Chair” with “Director” on page 3. The Maker and Seconder agreed

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Jeff Newsom, Vice Chairman
SECONDER:	Keith Voight, Secretary
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Voight
ABSENT:	Mitchell

6. Call to Public

None

7. Public Hearing

None

8. Old and New Business

a. Towne and Country Animal Clinic

Director Langer summarized the request and why it is being heard by the Planning Commission. He explained a site plan application was submitted by Dr. Kurt Gerster in October 2013 for the construction of an approximate 5,492 square foot veterinary clinic south of M-59 with a proposed private drive that would extend south, with parking lots on the north and south side of the building. The request was reviewed by the Planning Commission and approved on April 24, 2014. The applicant has been working on this project with the Drain Commission; however, the approval from the Planning Commission expired after one year. He is back before the Planning Commission to receive re-approval for this project.

The architect, Kevin Hart representing the applicant, stated the following:

- Apologized for letting the approval expire.
- Stated they have been working very hard on the project with the Livingston County Drain Commission regarding the storm water detention system.

- Hopes to begin construction this fall.

Commissioner Grissom mentioned the landscaping around the storm water detention pond recommending they consider something a little more natural-looking such as randomly planted native shrubs rather than a straight row of boxwood shrubs for the following reasons:

- A straight row of boxwood would not serve as a screen.
- Not the intent of landscaping around a detention pond.

The applicant agreed.

Commissioner Voight offered the following motion:

MOTION to re-approve Site Plan Application #519, the Towne and Country Animal Clinic, subject to the following conditions:

1. Approval is based on the site plans prepared by Kevin D. Hart, AIA, dated May 5, 2016.
2. Applicant complies with any requirements of the DPW Director, Township Engineer, and Fire Marshal.
3. All conditions and comments that were made part of the record as part original Planning Commission approval of Site Plan #519, in October of 2014, shall remain valid.
4. The rearrangement of the boxwood for screening of the detention pond.

Seconded by Trustee Colaianne. The motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Voight, Secretary
SECONDER:	Joe Colaianne, Trustee
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Voight
ABSENT:	Mitchell

b. 2152 : Livingston County Survey

Director Langer stated Livingston County has asked for the Planning Commission's input as follows:

- Please list the three most critical land use issues in your local Township, City or Village?
- What role do you think that Livingston County Planning Department/Livingston County Planning Commission should play in our countywide system of land use planning and zoning? e.g. Facilitator, Educator, Resources, etc.
- Interactions with County Planning Staff.

Director Langer indicated he would forward the survey responses to Livingston County. Chair Fox stated the Planning Commission should respond by the end of August. The Planning Commission briefly discussed the survey.

RESULT:	INFORMATIONAL
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9. Call to Public

None

10. Planner's Report

Director Langer reported the following:

- The Mugg & Bopps project has begun.
- Speedway has closed their store in preparation for construction.
- The Wal-Mart property has been sold to Rural King. There has not been any communication from the new owners as of yet.

- Hartland Township Strategic Plan - there are some Planning Department items that will need Planning Commission input as follows:
 - Review Light Industrial Architectural Standards
 - Review Site Plan Amendment Process
 - Review Planned Development Process

The Planning Commission briefly discussed potential future projects.

11. Committee Reports

None

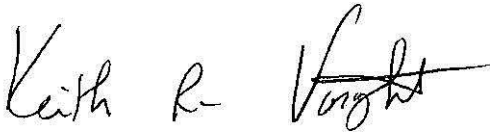
12. Adjournment

Motion to Adjourn

The meeting was adjourned at approximately 7:18 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Voight, Secretary
SECONDER:	Thomas Murphy, Commissioner
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Voight
ABSENT:	Mitchell

Submitted by,



Keith Voight
Planning Commission Secretary