

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
FEBRUARY 27, 2014
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 AND RECOGNITION OF VISITORS:**

Present: Chairman Fox, Commissioner Hopkins, Commissioner Murphy, Commissioner Grissim, Commissioner Newsom and Commissioner Voight. Absent: Commissioner Mitchell.

Also Present: David Campbell, Township Planning Director

4. **APPROVAL OF THE MEETING AGENDA:**

Move to approve the February 27, 2014 Planning Commission Meeting Agenda. Motion Grissim. Second Newsom. Voice Vote. Motion Carried 6-0-1.

5. **APPROVAL OF THE MEETING MINUTES**

Move to approve the January 23, 2014 Planning Commission Meeting Minutes. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried 6-0-1.

6. **CALL TO THE PUBLIC:**

Joseph Riccardi (12901 Sleigh Trail) – Addressed the Commission regarding the amount of money paid for the construction of the Township Parks.

7. **OLD AND NEW BUSINESS**

A. SITE PLAN APPLICATION #521 STEEL TATTOO

APPLICANT: BRADLEY BENNETT
PROPERTY OWNER: BRANDENBROOKE INVESTMENT CO.

Use determination for a “Use Not Otherwise Included Within a District” (Parcel ID #4708-28-100-036)

***Present:** Bradley Bennett, Owner – Steel Tattoo*

***Director Campbell:** Out-lined his review letter dated February 17, 2014.*

***Mr. Bennett:** Explained his business plan for the facility.*

***Commissioner Voight:** Asked if the applicant was planning to make tee shirts for customers.*

***Mr. Bennett:** Explained that they are planning to sell tee shirts of their own design, not providing silk screening services.*

***Commission Hopkins:** Inquired about the number of customers they would expect to see in an average day, and with some customers staying for up to 5 hours, would this affect the number of parking spaces needed.*

***Mr. Bennett:** Explained that they only have four to five tattoo stations and would not expect to have any more people visiting his establishment than the number that frequent the average hair salon.*

***Commissioner Hopkins:** Confirmed with the applicant that they are aware of the Township’s Ordinance regulating signage and the restrictions on neon and window signage.*

***Mr. Bennett:** Answered that he is aware of the regulations and plans to create an upscale establishment and will not use the typical tattoo type of décor.*

Chairman Fox: Stated that he does find this use to be similar and compatible with the other uses permitted in the district.

Move to approve Steel Tattoos as a use permitted in the GC – General Commercial zoning district based on a finding of the following: The proposed use meets the criteria for compatibility as outlined in Section 3.6 of the Township Zoning Ordinance; and The proposed use is clearly similar in nature and compatible with the listed or existing uses in the GC district, particularly Personal Service Establishments as defined in section 2.2; and The proposed use is comparable with other uses permitted in the GC district with the respect to traffic generation, services offered, methods of operation, and building characteristics. Motion Hopkins. Second Voight. Voice Vote. Motion Carried 6-0-1.

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

9. **PLANNER'S REPORT:**

Director Campbell: Updated the Commission on the status on the most recent round of Zoning Ordinance amendments, the Safer Roads and Pathways Plan and the Township's Capital Improvement Plan. Informed the Commission on recent business openings, closings and relocations.

10. **COMMITTEE REPORTS:** *None*

11. **WORK SESSION:**

A. 2014 PLANNING COMMISSION GOALS

Director Campbell: Explained his memo dated February 20, 2014 on primary goals being presented for the Planning Commission's consideration. These include a new comprehensive plan, a new parks master plan and revisions to the sign portion of the Ordinance in addition to any of the revisions called for in the August 2012 Clearzoning memo.

Commissioner Voight: Asked what the roll of the Planning Commission would be going forward with the Roads and Pathways Plan.

Director Campbell: Explained that the Planning Commission would most likely be asked to host one of the four town hall public meetings that will be held, as well as give their comments on the plan.

Commissioner Hopkins: Expressed his concern over not finishing the Ordinance revisions recommended by Clearzoning.

Director Campbell: Explained that he felt that the Commission over the past year had dealt with the most urgent revisions and that the remaining ones could be put off for the time being.

Commissioner Newsom: Stated that he welcomed the responsibility of revamping the Township's Comprehensive Plan and believes that it should be at the top of the list.

Commissioner Voight: Agreed that work on the Clearzoning revisions should be continued.

Commissioner Hopkins: Asked if the Parks Master Plan should be worked on before the Comprehensive is worked on.

Director Campbell: Stated that due to the deadlines work on both plans need to be done concurrently.

Commissioner Hopkins: Stated that there was a question raised at the Board level of whether a complete new Comprehensive Plan was needed or just a revision and the Board was interested in hearing comments back from the Planning Commission on what their feelings are. Further explained that based on the amount of time and work that went into the development of the new Comprehensive Plan in 2004 he has concerns whether all the things identified could be accomplished.

Director Campbell: Explained that the Planning Department is currently putting together a scope of work for these efforts and would like to bring this scope back to the Commission for discussion.

Commissioner Hopkins: Explained that he does not believe that expected development within the Township has changed as drastically in the last ten years as it changed prior to the last new plan and feels that the needs could be addressed with a revision.

Director Campbell: Stated that he understands that the amount of work identified is quite extensive and that is part of why he is apprehensive to add the Clearzonig revisions.

Commissioner Newsom: Agreed with the comments made tonight and believes that there would be value to looking at the plan and reviewing the discussions on what was being plan for what came to be what didn't and incorporating new ideas and new technologies into the plan.

Director Campbell: Explained that there are some other simple items that can be incorporated into the plan such as demographic updates and existing land uses relatively easily. The bigger questions such as what's the vision, what's the future land use, what's the Township's intent over the next ten plus years, if those things haven't changed then the work involved would be decreased.

Commissioner Voight: Agreed that he did not see that the vision has changed that much from the current plan.

Director Campbell: Explained that there are a couple of specific areas that need to be looked at such as the US-23 and Clyde Rd area and the Special Planning area at Pleasant Valley/Fenton Rd and M-59 and maybe some areas along M-59. Stated that the Planning Department will put together a scope for the Comprehensive Plan and a draft work plan for the next year to bring back to the Commission for discussion in March.

12. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 8:02 P.M. Motion Voight. Second Grissim. Voice Vote. Motion Carried 6-0-1.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary