

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
JANUARY 9, 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 Newsom, Commissioner Murphy, and Commissioner Voight. Absent: Commissioner Mitchell and Commissioner Grissim.
Also Present: *David Campbell, Township Planning Director*
4. **APPROVAL OF THE MEETING AGENDA:**
Move to approve the January 9, 2014 Planning Commission Meeting Agenda as presented. Motion Newsom. Second Voight. Voice Vote. Motion Carried 5-0-2.
5. **APPROVAL OF THE MEETING MINUTES**
Move to approve the December 19, 2013 Planning Commission Meeting Minutes. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried 5-0-2.
6. **ELECTION OF OFFICERS:**
Move to retain the 2013 officers for 2014. Motion Voight. Second Murphy. Voice Vote. Motion Carried 5-0-2.
7. **CALL TO THE PUBLIC:** *No one came forward.*
8. **OLD AND NEW BUSINESS**
 - A. **SITE PLAN APPLICATION #520 TACO BELL**

APPLICANT:	PETER LYDERS/RICHARD ECCLES – SUNDANCE, INC.
PROPERTY OWNER:	RAMCO RM HARTLAND SCLLC

Consideration of a 2,171 square foot fast-food restaurant with a drive-through on Outlot #9 of the Hartland Towne Square Planned Development
(Parcel ID #4708-21-400-071)

Present: *Eric Iverson – Desine Inc.*

Director Campbell: Outlined his review letter dated January 6, 2014 explaining the four remaining issues to be addressed.

Chairman Fox: Asked the applicant if he would come to the podium to address the issues in the Planning Director's review letter.

Point 1: Determination by the Planning Commission of whether the LED shoebox-style light fixture proposed is consistent with the fixture required by the Pattern Book for Hartland Towne Square.

Mr. Iverson: Explained the fixture that he was able to find, the fixture is roughly the same dimensionally as the approved light and is the same color.

Commissioner Newsom: Inquired if they are planning to use the fixed or adjustable version of the fixture.

Mr. Iverson: Answered that they would be using the fixed version.

Director Campbell: Added that the same number, placement and height of fixtures is being proposed.

Chairman Fox: Asked how the lighting levels compare to the ones in the previous submittal.

Mr. Iverson: Explained that the levels are slightly lower.

Commissioner Hopkins: Stated that in the previous submittal there were some locations where the lighting levels exceeded the maximum levels allowed and wondered if those have been addressed.

Director Campbell: Confirmed that none of the maximum levels are exceeded in the new submittal.

Commissioner Voight: Asked which photometric plan is the one for the LED lighting being proposed.

Mr. Iverson: Explained that the one submitted on the 8 1/2 x 11 sheet is the one showing lighting levels for the LED shoebox light that they would like to have approved.

It was the consensus of the Commission that the LED fixture being proposed is acceptable.

Point 2: Determination by the Planning Commission of whether the frontage landscaping and hedge row proposed along Hartland Square Drive satisfies the intent of the Pattern Book for the Hartland Towne Square planned development and is consistent with the direction provided by the Planning Commission at the Dec. 19, 2013 meeting, particularly with respect to the quantity and location of the plantings.

Director Campbell: Gave an overview of the changes made on the new landscape plan submitted.

Mr. Iverson: Explained that he believes that they have met the intent of everything discussed at the previous meeting. Also explained that Director Campbell has forwarded an email from Commissioner Grissim with some additional comments regarding the new plan and they will be glad to address those but would like to discuss one of them with the Commission.

Director Campbell: Summarized Commissioner Grissim's concerns from her email.

Chairman Fox: Offered the suggestion that the applicant take the 3 southern most shrubs around the dumpster enclosure and add them along the northern side of the enclosure in line with the others and then take the ones on the east side and slide them into one row and plant them closer together and then plant sod in the areas from where the shrubs have been relocated .

Mr. Iverson: Also explained that they would like to plant additional sod in the areas where there appears to be large amounts of mulch and would like to fill the island between the drive-through lane and the dumpster enclosure with concrete rather than have a mulch bed there.

Chairman Fox: Pointed out that the shrubs shown on the west side of the entrance drive are not shown in a mulch bed.

Mr. Iverson: Explained that that was an oversight and they would be planted in a mulch bed and 4 feet on center.

Commissioner Hopkins: Asked if there were any additional items mentioned in Commissioner Grissim's email.

Director Campbell: Explained that Commissioner Grissim felt that if the Commission was inclined to recommend approval this evening they should consider as a condition that the plantings along M-59 planted by the developer as part of the original development should be examined in the spring and any plantings that need to be replaced be replaced as part of this site plan.

Commissioner Hopkins: Agreed with that comment.

It was the consensus of the Commission that the landscape plan should be further amended to include the items discussed this evening.

Point 3: Determination by the Planning Commission of whether the illuminated lavender element of the south and west elevations is acceptable and consistent with the spirit of the Pattern Book.

Director Campbell: Showed several photos that have been taken of the applicant's Romulus location.

Chairman Fox: Stated that he had visited the site and he felt that this element was something that we can work with but the amount of light shining on the brick above the slat wall is a concern.

Commissioner Hopkins: Commented that he went to the Romulus location and was happy to see that the lavender glow looked as it had been discussed at the last meeting, but the amount of light being shined on to the brick above the slat wall was too much. He explained that after examining the installation of the lighting fixtures used to create the effect he felt that if the lights installed on the back of the top slat were moved down below the horizontal mounting tube the tube would provide the shielding needed to restrict the upward directed light.

Mr. Iverson: Stated that he had spoken to the applicant and they agree and would be happy to do that and if that did not solve the problem they would place a cap on the element to further restrict the upward shining light.

Point 4: Resolution of the outstanding items noted by the DPW Director, Fire Marshal and Township Engineer on the Construction Plan set.

Director Campbell: Explained that the applicant has acknowledged these items and has either agreed to address them or already has.

Move to recommend approval of the Site Plan for Taco Bell within the Hartland Towne Square planned development, Site Plan Application #520, subject to the following:

- That the applicant address the landscape issues discussed tonight by rearranging the plant materials around the dumpster enclosure as discussed this evening, that they reduce the unplanted amount of mulch beds and replace any unhealthy plant materials along M-59.
- That the applicant address the Commission's concerns regarding the slat wall up lighting by relocating the light source as discussed this evening and or capping the feature to restrict the upward lighting

Motion Hopkins. Second Voight. Voice Vote. Motion Carried 5-0-2.

B. ZONING ORDINANCE AMENDMENT APPLICATION #356

APPLICANT: HARTLAND TOWNSHIP

Director Campbell: Outlined his memo on the proposed Zoning Ordinance amendments dated December 10, 2013. Director Campbell explained that this third and final group of text amendments planned for action this budget year and would be 76-4 (A) through (I).

Amendment 76-4A – Amend the Definitions for “Lot, Corner”, “Lot Lines”, “Street” and “Setback, Minimum Required”

Director Campbell: Explained that amending these definitions will remedy the issues resulting from all easements being treated as fronts, a long standing problem within the Ordinance.

Commissioner Hopkins: Stated that in the definition of “Street” the word other should be removed from number 3.

Chairman Fox: Added that in the same definition the word “or” should be added before the number 2 and a close-quotation mark should be added after the word “Road”.

Amendment 76-4B – Resolve Inconsistency between Sections 3.7.2 and 3.7.3 and the “Frontage, Through and Corner Lots” Definition

Director Campbell: Explained that the change put in place when the Clearzonig Ordinance was adopted specifying that a corner lot need only to meet the minimum frontage requirements along one road rather than both roads is in conflict with other portions of the Ordinance. The Planning Department’s opinion is that this could result in properties having problems meeting setback requirements in their rear yards .

Commissioner Hopkins: Stated that based on the change discussed in 76-4A the word “road” should be added before the word easement in 3.7.2 so that we do not continue to have the confusion on what types of easements we a talking about.

Amendment 76-4I – Allow Planning Commission Final Approval Authority for Principal Permitted Use Site Plans

Director Campbell: Explained that it has been discussed by the Board that Planning Commission become the final approval for basic site plans. This would include principal permitted uses only and would not apply to things like Planned Developments, Rezoning, Special Uses, and etc. He also pointed out that based on discussions with the Township’s Attorney he has added wording to clarify that the decisions of the Planning Commission and Township Board are final. This would clear up any ambiguity over whether their decisions are appealable to the ZBA.

Commissioner Hopkins: Asked Director Campbell to inquire with the attorney regarding an appeal to the Board if a site plan application is denied by the Planning Commission.

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

10. PLANNER’S REPORT:

Director Campbell: Welcomed Commissioner Murphy to the Planning Commission. Informed the Commission that the Roads and Pathways Task Force continues to meet to develop a plan and they hope to have a rough draft of the plan by early February and the Township Board at their last meeting adopted a new Strategic Plan which includes a number of items that will involve input from the Planning Commission.

Commissioner Hopkins: Asked when the Commission would be looking at prioritizing its goals for the coming year.

Director Campbell: Stated that he was just waiting for the Strategic Plan to be firmed up by the Board as it will have an impact on the work for the Commission.

11. COMMITTEE REPORTS:

Chairman Fox: Thanked Commissioner Kelly Summerfield for his years of service to the Township and this Commission.

12. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 8:34 P.M. Motion Newsome. Second Voight. Voice Vote. Motion Carried 5-0-2.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary