

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
DECEMBER 19, 2013
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 Grissim, and Commissioner Voight. Absent: Commissioner Summerfield and Commissioner Mitchell.

Also Present: David Campbell, Township Planning Director
4. **APPROVAL OF THE MEETING AGENDA:**
Move to approve the December 19, 2013 Planning Commission Meeting Agenda. Motion Newsom. Second Grissim. Voice Vote. Motion Carried 5-0-2.
5. **APPROVAL OF THE MEETING MINUTES**
Move to approve the November 21, 2013 Planning Commission Meeting Minutes. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried 5-0-2.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **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 December 5, 2013.

Mr. Iverson: Gave an overview of the applicant's proposal for a fast food restaurant with drive-through.

Chairman Fox: Explained that the Commission along with the planner and the applicant would go through the 13 items identified in the Planning Director's December 5th letter to help give the applicant direction on how to proceed.

Chairman Fox: Asked the Commission its feeling on the proposed location of the loading zone.

It was the consensus of the Commission that the location proposed made the most sense for the use.

Chairman Fox: Asked the Commission if the location of the dumpster enclosure was acceptable as proposed.

It was the consensus of the Commission that given the site circulation pattern and the possible loss of parking or stacking spaces if relocated; that the proposed location was the best solution.

Chairman Fox: Asked the Commission if they had any comments on the illumination levels.

Director Campbell: Clarified the provisions on the ordinance that address the illumination level issues.

Chairman Fox: Commented that the Township has recently approved site plans for both McDonalds and Tim Hortons and he didn't recall there being a problem with meeting the lighting level guidelines.

Director Campbell: Also pointed out the difference in the parking lot lighting type being proposed by this applicant.

Chairman Fox: Explained that he understands that the LED lights seems to be the way of the future but is concerned that if we go this route we will have a different style light on each site.

Mr. Iverson: Answered that they prefer to use this type of lighting due to the operation costs and they understand it is not a shoebox style light but it does meet all of the same lighting regulations. He stated that they are willing to do whatever the Commission requires.

Commissioner Newsom: Stated that he felt the applicant could find a shoebox style fixture that still allowed them to use the LED lighting that they preferred.

Commissioner Voight: Agreed that it was important to stay with the same theme throughout the development.

Commissioner Grissim: Stated that she was confident they could find something that could work for both sides.

Commissioner Hopkins: Explained that he was not supportive of the lighting levels exceeding the 10.0 fc along the sides of the building.

Mr. Iverson: Explained that that they would address the Commission's concerns in a new lighting plan.

Director Campbell: Addressed the comment in his review letter regarding the requirement in the pattern book for foundation plantings.

Chairman Fox: Suggested that the applicant add shrubs along the west and south sides of the proposed walkway and he felt these would meet the intent of the foundation planting requirements. He also stated that he felt the landscape area south of the building could use some enhancements.

Commissioner Hopkins: Explained that he would like to see a shrub used in place of the day lilies around the order board and possibly add an ornamental tree just to the west side of the building.

Mr. Iverson: Addressed the comments in the review letter regarding the evergreen hedge requirement along Hartland Road.

Commissioner Fox: Explained that he felt a hedge on the west side of their drive may cause difficulty for viewing the sign.

Commissioner Grissim: Added that the amount of plantings being proposed around the brick dumpster enclosure could be reduced. She suggested that the 5 foot arborvitaes be removed and the lower shrubs remain and add some lower shrubs between the sign and the parking lot curb to help screen the parking lot.

Mr. Iverson: Stated that he appreciated the suggestions and would add boxwoods around the order board. He also added that he would like to discuss the use of plant species that are not in the approved pattern book.

Commissioner Grissim: Explained that for the most part it was not going to look considerably different and all of the varieties proposed are a hardy type.

Commissioner Hopkins: Stated that he felt it was important to keep the plant materials along the street consistent throughout the development but felt it was OK to add some variety within the site.

Chairman Fox: Asked for the Commissioners feeling on the materials and percentages being proposed on the south elevation.

It was the consensus of the Commission that proposed south elevation of the building and the type of brick being proposed are acceptable.

Mr. Iverson: Explained that they do not feel that the lavender color is a dissident color and he showed pictures of similar businesses in the community that use color pallets that are brighter than their proposal. He also showed some nighttime pictures of their proposed backlighting.

Commissioner Voight: Questioned the difference between one picture that looked very subdued and another that looked very bright and asked what the spacing between that slats was.

Mr. Iverson: Answered that he was not sure why there was such a drastic difference in the photos but explained that their expectation is that it will be the more subdued lighting level and the spacing between the slats is 2 inches.

Commissioner Newsom: Stated that generally he feels it is an attractive element but is concerned about what other potential this opens up for the use of LED lighting. Feels we should be very careful how far we let this type of element go.

Chairman Fox: Stated that he does like the look of the slat wall as an architectural feature but shares the other members concern about the lighting level. He also stated that he does feel the color is a dissident color but believes the Township has allowed the use of dissident colors before as accent colors.

Commissioner Hopkins: Asked the applicant when the slat wall on their Romulus store would be completed.

Mr. Iverson: Explained that they had hoped that it would be completed by now but it is not and they would be more than happy to take pictures of it to show the Township.

Director Campbell: Asked if the intensity of the LED lighting is something that is adjustable once it is installed.

Mr. Iverson: Stated that he does not believe that is the type of fixture that is being used.

The Commission would like an opportunity to see the proposed slat wall lighting scheme at the applicants other store.

It is the consensus of the Commission that the slat wall is an architectural feature and not a part of the sign.

Director Campbell: Stated that the items identified in the Fire Marshall's and DPW Director's letters are being addressed.

B. ZONING ORDINANCE AMENDMENT APPLICATION #356

APPLICANT: HARTLAND TOWNSHIP

Move to set a public hearing for January 23, 2014 at 7:00 P.M. for Zoning Ordinance Amendment 76-4. A through I Application #356. Motion Hopkins. Second Voight. Voice Vote. Motion Carried 5-0-2.

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

9. **PLANNER'S REPORT:**

Director Campbell: Informed the Commission that there would now be a Planning Commission meeting on January 9th. Informed the Commission that the Board is considering updating the Township's Master

Plan as part of their Strategic Plan and would also like the Commission to take a look at the Township's Sign Ordinance.

Commissioner Hopkins: Stated that he would like to see the balance of the list of Zoning Ordinance punch items prepared when Clear Zoning was adopted.

10. COMMITTEE REPORTS: *None*

11. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 8:40 P.M. Motion Grissim. Second Voight. Voice Vote. Motion Carried 5-0-2.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary