

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
SEPTEMBER 13, 2012  
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 Grissim, Commissioner Summerfield and Commissioner Voight. **Absent:** Commissioner Newsom, and Commissioner Mitchell.

*Also Present: Mardy Stirling, Township Planning Specialist*

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

Move to approve the September 13, 2012 Planning Commission Meeting Agenda adding number 4A-approval of Planning Commission minutes for 8-27-12.

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

A. **APPROVAL OF THE 8-27-12 MINUTES:**

Move to approve the August 27, 2012 Planning Commission Meeting Minutes. Motion Hopkins. Second Summerfield. Voice Vote. Motion Carried 5-0-2.

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

6. **OLD AND NEW BUSINESS:**

A. **SIGN APPLICATION #803**

APPLICANT: SIGN WORKS

OWNER: Y&S DEVELOPMENT, MICHAEL YURICK

Permit the installation of a monument sign (replacement) at an existing multi-tenant building (Hartland Town Center) located at 1818 Old US 23 (Parcel ID: 08-28-100-027).

**Present:** Michael Yurick – Y&S Development

**Planner Stirling:** Outlined her review letter dated September 6, 2012.

**Commissioner Voight:** Asked if the light shown in the picture was going to be removed.

**Mr. Yurick:** Explained that it would be.

**Commissioner Summerfield:** Asked for clarification on the image of the sign submitted with the application making it look like the sign has vertical columns at each end.

**Mr. Yurick:** Explained that columns are not part of the design and that it only looks that way because a picture of the current sign was used and the new image was superimposed over it.

**Commissioner Hopkins:** Inquired if the applicant was going to be able to find a matching brick for the sign.

**Mr. Yurick:** Stated that he still had brick left from when the center was originally constructed.

Move to approve the request for sign permit #803 to permit the construction of a monument sign for Hartland Town Center located at 1818 Old US 23, Hartland (Parcel ID: 08-28-100-027) with the following condition: 1) The applicant shall modify the plans to show an address added to the outer edge of the monument sign. Motion Voight. Second Grissim. Voice Vote. Motion Carried 5-0-2.

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

8. **PLANNER'S REPORT:**

**Planner Stirling:** Reported that the pole sign has been removed from the McDonalds site and replaced with a monument sign. Also the Planning Department has received plans for Fox Brothers to replace their sign.

9. **COMMITTEE REPORTS:** *None at this time.*

10. **RECESS OF REGULAR MEETING**

11. **WORK SESSION**

A. **CLEARZONING**

**Planner Stirling:** Explained several spreadsheets that were distributed to the Commission outlining the changes that have been incorporated into the Clearzoning Ordinance revision.

**Commissioner Voight:** Pointed out some inconsistencies that he had found when reviewing the document.

**Commissioner Grissim:** Asked why the wording that specifies that a walkway is in the right-of-way states that an easement is required.

**Planner Stirling:** Explained that this is to provide for situations where the property extends to the center of the road or other situations where the road right-of-way is inconsistent.

**Planner Stirling:** Went over several provisions of the ordinance that will need to be revised after this ordinance is adopted.

**Chairman Fox:** Stated that he believed that with the change in the Planning Department that we should hold off on allowing signs to be administratively approved.

It was the consensus of the Planning Commission that the Planning Department should schedule a public hearing for this topic at the next Planning Commission meeting.

12. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 9:47 p.m. Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 5-0-2.

Respectfully submitted by,

Larry J. Hopkins  
Hartland Township  
Planning Commission Secretary