

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**JUNE 28, 2012**  
**7:00 P.M.**

1. **CALL TO ORDER:** *Commissioner Newsom called the meeting to order at 7:00 p.m.*

2. **PLEDGE OF ALLEGIANCE:**

3. **ROLL CALL AND RECOGNITION OF VISITORS:**

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

*Also Present: Mardy Stirling, Township Planning Director*

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

Move to approve the June 28, 2012 Planning Commission Meeting Agenda.  
Motion Grissim. Second Voight. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF THE MINUTES:**

Move to approve the May 10, 2012 Planning Commission Meeting Minutes. Motion Hopkins. Second Summerfield. Voice Vote. Motion Carried. 6-0-1.

Move to approve the May 24, 2012 Planning Commission Meeting Minutes. Motion Voight. Second Grissim. Motion Carried. 6-0-1.

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

7. **OLD AND NEW BUSINESS:**

A. **SIGN APPLICATION #797 COMPUTERS (CIRE3)**

APPLICANT: ERIC PARRISH

OWNER: BRANDENBROOK / FOUNTAIN SQUARE

**Director Stirling:** Outlined her review letter dated June 21, 2012.

**Commissioner Voight:** Asked for verification that the bar across the sign in the drawing presented was the raceway.

**Director Stirling:** Verified that it was and that it would match the building.

Move to approve the request for Sign Application #797 to permit the installation of a wall sign for Computers (Cire3) located at 10008 E. Highland Road, Hartland (Parcel ID: 08-28-100-036).  
Motion Mitchell. Second Voight. Voice Vote. Motion Carried 6-0-1.

**B. SITE PLAN APPLICATION #507 MCDONALDS**

APPLICANT: GREG LAUTZENHEISER / ARCHITECT  
OWNER: MCDONALDS CORPORATION

Permit the building expansion and exterior renovation for an existing drive-through restaurant.

***Present:*** Greg Lautzenheiser, L & A Architects, Michael Kazarian, McDonalds Corporation

***Director Stirling:*** Outlined her review letter dated June 21, 2012.

***Mr. Kazarian:*** Explained McDonalds corporate renovation plans, modifications from the traditional corporate materials for the Hartland project and acknowledged the requirement to remove the existing pylon sign.

***Mr. Lautzenheiser:*** Presented samples of the materials being used and explained where each would be used.

***Commissioner Summerfield:*** Asked how the Fullerton panels would be installed.

***Mr. Lautzenheiser:*** Stated that the prefinished panels, being used at the roof, level would be set vertical with caulk joints every four (4) feet.

***Commissioner Hopkins:*** Asked if the applicant had prepared any color renderings of the proposal, stating that he was concerned about the use of the silver metal material around the building.

***Mr. Lautzenheiser:*** Stated that they had prepared one when they were thinking of painting the building but did not have one for the current proposal.

***Commissioner Hopkins:*** Stated that he felt that due to the traffic pattern around the building that a sign should be added along the east side of the building cautioning drivers leaving the drive-up window to watch for traffic approaching on their right side.

***Mr. Kazarian:*** Offered to make that part of the site plan to make sure it happens.

***Commissioner Voight:*** Inquired about the placement of the wall sconces on the building.

***Mr. Kazarian:*** Explained that the sconces would be placed within the trellis and on the fascia.

***Commissioner Summerfield:*** Asked if the trellis would provide a cover to the drive-through customer only at the pay and pick-up windows.

***Mr. Kazarian:*** Explained that the trellis system being installed along the east side of the building would have a pan made of the same material as the trellis and fascia placed between the vertical members to shield the customers along its entirety.

***Director Stirling:*** Asked for an explanation of the LED lighting.

***Mr. Lautzenheiser:*** Told the commission that the lights are used behind the front arcade to eliminate the roof element and on the awnings to light them as well.

***Commissioner Newsom:*** Asked what the wattage of these lights would be.

***Mr. Lautzenheiser:*** Stated that he did not have that information at this time but could get it.

***Commissioner Hopkins:*** Pointed out that it has been past practice in the township to discourage pointing light upwards.

Move to recommend approval and allow the applicant to proceed to the Hartland Township Board for consideration of Site Plan Application #507, based on the findings contained in the Planning Department Memorandum dated June 21, 2012 for property located at 10600 Highland Road, Hartland (Parcel ID: 08-28-200-013). With the condition that the applicant submit to the Planning Director information on the LED lighting levels for her review and the plans be updated to show a sign, warning drive-through customers of traffic approaching on the right when leaving the pick-up window. Motion Grissim. Second Voight. Voice Vote. Motion Carried 6-0-1.

**C. SIGN APPLICATION #798 MCDONALDS**

APPLICANT: ALLIED SIGNS

OWNER: MCDONALDS CORPORATION

**Director Stirling:** Outlined her review letter dated June 19, 2012.

Move to approve the request for Sign Permit #798 to permit the construction of a monument sign for McDonalds restaurant located at 10600 Highland Road, Hartland (Parcel ID: 08-28-200-013). Motion Hopkins. Second Grissim. Voice Vote. Motion Carried 6-0-1.

**D. SIGN APPLICATION #799 MCDONALDS**

APPLICANT: ALLIED SIGNS

OWNER: MCDONALDS CORPORATION

**Director Stirling:** Outlined her review letter dated June 19, 2012.

Move to approve the request for Sign Permit #799 to permit the installation of two (2) wall signs on the north and south building facades for McDonalds restaurant located at 10600 Highland Road, Hartland (Parcel ID: 08-28-200-013). Motion Voight. Second Summerfield. Voice Vote 6-0-1.

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

**9. PLANNER'S REPORT:** *None tonight.*

**10. COMMITTEE REPORTS:**

**Commissioner Hopkins:** Mentioned that the group working on the Hartland teen center is having a cleanup event at the old township hall this Saturday, June 30. If anyone is interested they can get more information by contacting either Trustee Petrucci or Trustee Colaianne.

**Commissioner Voight:** Asked if there was someone that could be contacted about the condition of the lawn in front of Wendy's.

**11. ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:12 p.m. Motion Grissim. Second Voight. Voice Vote. Motion Carried. 6-0-1.

**This is a Draft until Final Approval.**

Respectfully submitted by,

Larry J. Hopkins  
Hartland Township  
Planning Commission Secretary