

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
SEPTEMBER 22, 2011  
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 Grissim, Commissioner Hopkins and Commissioner Voight.  
**Absent:** Commissioner Summerfield, Commissioner Crouse and Commissioner Newsom.

*Also Present: Mardy Stirling, Township Planning Director*

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

Move to approve the September 22, 2011 Planning Commission Meeting Agenda.  
Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 4-0-3.

5. **APPROVAL OF THE MINUTES:**

Move to approve the July 14, 2011 Planning Commission Meeting Minutes.  
Motion Grissim. Second Voight. Voice Vote. Motion Carried. 4-0-3.

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

7. **PUBLIC HEARING:** *None.*

8. **OLD AND NEW BUSINESS:**

**A. SIGN PERMIT APPLICATION #771**

APPLICANT: NORTH AMERICAN SIGNS

TENANT: GAME STOP

*Permit the installation of a wall sign for Game Stop located in the Shops at Waldenwoods shopping center at 10051 Highland Road, Ste #3 (Parcel ID: 08-21-300-026).*

**Director Stirling:** Summarized her review letter dated September 15, 2011.

**Commissioner Hopkins:** Asked if there would be any problem with signage for the adjacent vacant space.

**Director Stirling:** Stated that she felt that there would not be any problem for the remaining space.

Move to approve the request for Sign Application #771 to permit the installation of a wall mounted sign for Game Stop located at 10051 Highland Road, Ste #3 Hartland (Parcel ID: 08-21-300-026).  
Motion Voight. Second Grissim. Voice Vote. Motion Carried 4-0-3.

**B. SIGN PERMIT APPLICATION #772**

APPLICANT: I SIGNS DESIGNS

TENANT: VIETNAMESE CAFÉ EXPRESS

*Permit the installation of a wall sign for Vietnamese Café Express located in the Shops at Waldenwoods shopping center 10051 Highland Road, Ste #37 Hartland (Parcel: 08-21-300-026).*

**Director Stirling:** Summarized her review letter dated September 12, 2011.

**Commissioner Hopkins:** Asked if Director Stirling would make sure that the sign does not extend past this tenant's space.

Move to approve the request for Sign Application #772 to permit the installation of a wall mounted sign for Vietnamese Café Express located at 10051 Highland Road, Ste #37 Hartland (Parcel ID: 08-21-300-026). Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 4-0-3.

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

10. **ZONING ORDINANCE DISCUSSION:**

**Director Stirling:** Outlined proposed changes to the Zoning Ordinance as part of implementing Clear Zoning. It is proposed to add provisions clarifying the use of internally and externally illuminated panel signs. The Planning Department will work on the size limitations and bring back its recommendations to the Commission. It was also proposed that wall sign permits be administratively approved by the Planning Department with a provision that allows Planning Commission consideration at the Zoning Administrator's request. An amendment to the lot coverage definition and calculations was also discussed.

In addition to the possible amendments, the Planning Commission was also informed that the Board is considering modifying the process for site plan review applications to permit the Planning Commission to make the final determination. The Township Board would continue to have the final determination on all special use applications and zoning and map amendments.

11. **PLANNER'S REPORT:** *None at this time.*

12. **COMMITTEE REPORTS:**

**Commissioner Hopkins:** Explained that the Ordinance Review Committee is continuing to work on some of the more complicated ordinance issues but these will need to be done as an amendment after Clear Zoning is in place.

13. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:55 p.m. Motion Voight. Second Grissim. Voice Vote. Motion Carried. 4-0-3.

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

Respectfully submitted by,

Larry J. Hopkins  
Hartland Township  
Planning Commission Secretary