

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
MARCH 24, 2011
7:00 P.M.

1. **CALL TO ORDER:** *Vice Chairman 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 Grissim, Commissioner Crouse, 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 March 24, 2011 Planning Commission Meeting Agenda.
Motion Crouse . Second Hopkins. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF THE MINUTES:**

Move to approve the March 10, 2011 Planning Commission Meeting Minutes.
Motion Crouse. Second Voight. Voice Vote. Motion Carried. 6-0-1.

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

7. **PUBLIC HEARING:**

A. **AMENDMENTS TO THE HARTLAND TOWNSHIP COMPREHENSIVE/MASTER PLAN**
APPLICANT: HARTLAND TOWNSHIP

Amendment to the Township's Comprehensive Plan application #348.

PUBLIC HEARING OPENED AT 7:02 P.M.

Applicant Hartland is proposing an amendment to the Township's Comprehensive Plan and Future Land Use Map.

Director Stirling: Outlined her review dated March 16, 2011 and presented to the Commission comment letters received from the Livingston County Planning Commission, Livingston County Road Commission, Tyrone Township Planning Commission and Oceola Township Planning Commission.

Commissioner Crouse: Inquired about the comment made by the Road Commission and felt that it was a reasonable request and should be included.

Director Stirling: Explained the proposed changes to the Future Land Use Map.

PUBLIC COMMENTS:

No one came forward.

PUBLIC HEARING CLOSED AT 7:11 P.M.

Move to approve Planning Commission Resolution 11-01 to recommend approval of the Hartland Township Comprehensive Plan dated March 24, 2011 and forward all materials to the Hartland

Township Board, with the condition that the comment from the Livingston County Road Commission be added. Motion Voight. Second Crouse.

Roll Call

Commissioner Newsom	Yes	
Commissioner Hopkins	Yes	
Commissioner Crouse	Yes	
Commissioner Grissim	Yes	
Commissioner Summerfield	Yes	
Commissioner Voight	Yes	
Commissioner Fox	Absent	Resolution Carried. 6-0-1.

8. OLD AND NEW BUSINESS:

A. SIGN PERMIT APPLICATION #765

APPLICANT: HEILEMAN & SONS, INC

TENANT: HONEY BAKED EXPRESS

Permit the installation of a wall sign for Honey Baked Express located in the Fountain Square shopping center at 10008 Highland Road (Parcel ID: 08-28-100-036).

Present: Frank Zimmer, Honey Baked Ham

Director Stirling: Summarized her review letter dated March 16, 2011. She added that the applicant is proposing a new type of temporary sign made of a foam product that will resemble a channel cut letter sign.

Mr. Zimmer: Explained his company's business plan for the site. They have signed a one (1) year lease for the site and plan to be open for roughly two (2) weeks at Easter time and then reopen in November and remain open through the end of the year. There will be no processing on site.

Commissioner Crouse: Asked if there was processing at their other stores.

Mr. Zimmer: Stated that they would be operating this site as a temporary site and if the business proved to be sufficient they would be interested in opening a full retail site that would include processing.

Move to approve the request for Sign Application #765 to permit the installation of a wall mounted sign for Honey Baked Express located at 10008 Highland Road, Hartland (Parcel ID: 08-28-100-036). Motion Crouse. Second Hopkins. Voice Vote. Motion Carried 6-0-1.

B. SIGN PERMIT APPLICATION #766

APPLICANT: SIGNS BY TOMORROW

TENANT: HARTLAND EYE CARE

Permit the installation of a wall sign for Hartland Eye Care located in the Millenium Center office complex at 11200 Highland Road, Hartland (Parcel: 08-22-300-037).

Present: John Nagel, Signs by Tomorrow

Director Stirling: Summarized her review letter dated March 16, 2011.

Commissioner Summerfield: Asked if Hartland Eye Center was occupying all of the remaining space in this building and if their entrance was under where the sign is proposed to be located.

Mr. Nagel: Responded that the tenant was planning to occupy all of the remaining space and their door is located directly under the sign.

Move to approve the request for Sign Application #766 to permit the installation of a wall mounted sign for Hartland Eye Care located at 11200 Highland Road, Hartland (Parcel ID: 08-22-300-037). Motion Voight. Second Summerfield. Voice Vote. Motion Carried. 6-0-1.

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

10. **PLANNER'S REPORT:**

Director Stirling: Reported that at the recent ZBA meeting the Zoning Board asked her to work with the property owners to remedy the sign issues on the site (Millenium Office Center). They do not want to see any more variance requests for illuminated signs.

11. **COMMITTEE REPORTS:**

Commissioner Hopkins: Extended an invitation to the Village Plan presentation being held at the Music Hall on March 30, 2011 at 7:00 p.m.

12. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:31 p.m. Motion Crouse. 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