

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
DECEMBER 2, 2010
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 Killinger, Commissioner Crouse and Commissioner Voight.

Absent: Commissioner Newsom and Commissioner Rataj.

Also Present: Mardy Stirling, Township Planning Director

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

Move to approve the December 2, 2010 Planning Commission Meeting Agenda.

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

5. **APPROVAL OF THE MINUTES:**

November 4., 2010 Regular Meeting

Move to approve the November 4, 2010 Planning Commission Meeting Minutes.

Motion Killinger. Second Voight. Voice Vote. Motion Carried. 5-0-2.

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

7. **PUBLIC HEARING:**

A. SPECIAL USE AND SITE PLAN APPLICATION #491

APPLICANT: GREG LAUTZENHEISER, L & A ARCHITECTS

OWNER: MICHAEL KAZARIAN, MCDONALDS CORPORATION

Permit the installation of a second drive-through ordering station at an existing fast food restaurant with drive-through facility located at 10600 Highland Road, Hartland (Parcel ID #08-28-200-013).

Present: *Greg Lautzenheiser, L & A Architects*

Carl Brady, Regional Operations Manager, McDonalds Corporation

PUBLIC HEARING OPENED AT 7:03 P.M.

For Applicant: Greg Lautzenheiser of L & A Architects and property owner Michael Kazarian of McDonalds Corporation, Tax ID #08-28-200-013. The applicant and owner are requesting Special Use approval to install a second drive-through ordering station at the McDonalds restaurant located at 10600 Highland Road. For the record, all public notice requirements for this Public Hearing have been met.

Ms. Stirling: Summarized her review letter dated November 23, 2010.

Mr. Lautzenheiser: Stated they will work with the Planning Director and comply with the landscaping and signage requirements as stated in the review letter. In addition, they will submit documentation on the light and noise levels at the site.

PUBLIC COMMENTS:

Shona Denton, 1902 Hartland Woods: Supports the second drive-through. She has been to other McDonalds locations that have this feature and feels this will minimize traffic congestion.

PUBLIC HEARING CLOSED AT 7:20 P.M.

PLANNING COMMISSION QUESTIONS & COMMENTS:

Commissioner Voight: Asked for clarification on the modifications needed to construct the second drive-through along with the ordering and signage requests.

Mr. Lautzenheiser: Explained in detail the modifications necessary to accommodate the second drive-through as well as the ordering and signage requests.

Commissioner Hopkins: Stated that he supports the additional signage at the northeast corner of the site warning pedestrians of oncoming traffic on the right by-pass lane.

Move to recommend conditional approval and allow the applicant to proceed to the Hartland Township Board for consideration of the Special Land Use and Associated Site Plan Application #491, based on the findings contained in the Planning Department Memorandum dated November 23, 2010 and upon compliance with the following conditions:

1. Submit a revised landscape plan that is consistent with the approved Site Plan #279 for review and approval by the Planning Director; and
2. Submit a revised menu board design and sign packet that complies with Ordinance requirements for review and approval by the Planning Director; and
3. Submit documentation confirming compliance with the noise and lighting levels for review and approval by the Planning Director; and
4. Execute an agreement with the Township to remove the non-conforming pole sign within five (5) years of the date of the special use permit and site plan approval

For property located at 10600 Highland Road, Hartland (Parcel ID: 08-28-200-013)

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

8. OLD AND NEW BUSINESS:

A. MODIFICATION OF SITE PLAN APPLICATION #494

APPLICANT / OWNER: COLAUR DEVELOPMENT

Modification of original site plan #400 to permit a hair salon with six (6) stations within the Hartland Pointe Plaza located at 11353 Highland Road, Hartland (Parcel ID: 08-22-300-048).

Ms. Stirling: Summarized her review letter dated November 23, 2010.

Move to modify the numerical requirements for off-street parking for “Hartland Pointe Plaza”, based on the evidence contained in the Planning Department Memorandum and attachments to permit a hair salon at 11353 Highland Road, Hartland. (Parcel ID: 08-22-300-048).

Motion Voight. Second Crouse. Voice Vote. Motion Carried. 5-0-2.

B. SIGN PERMIT APPLICATION #754

APPLICANT: MID MICHIGAN NEON

OWNER: BRETT STANAWAY, MI GROWING SUPPLY, LLC.

Permit the installation of a wall sign for “MI Growing Supply, LLC.” located at 10096 E. Highland Road, Hartland (Parcel ID: 08-28-100-036).

Present: Brett Stanaway, MI Growing Supply, LLC.

Ms. Stirling: Summarized her review letter dated November 18, 2010.

Commissioner Hopkins: Asked if the Planning Department had looked at the proposed use of the business for zoning compliance.

Ms. Stirling: Yes. She also stated that she had informed the applicant that the Township currently has a moratorium on the establishment of medical marijuana facilities. Based on the narrative included in their application and a conversation with the applicant, this is not their intent.

Commissioner Hopkins: Noted that no outside storage or display is permitted.

Ms. Stirling: Stated that this has been covered with the applicant.

Move to approve the request for Sign Application #754 to permit the installation of a wall sign for "MI Growing Supply, LLC." located at 10096 E. Highland Road, Hartland. (Parcel ID: 08-28-100-036).

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

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

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

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

13. **RECESS OF REGULAR MEETING**

14. **WORK SESSION:**

A. Master Plan / Schedule

Ms. Stirling distributed a copy of the proposed Comprehensive Plan amendments. She asked that each Planning Commission member review the document. It will be included on the next Planning Commission agenda. The Planning Commission gave Ms. Stirling direction on the Future Land Use Map designation for Sections 31 and 32 within the Township. The Planning Commission felt that those areas were intended to have less density and therefore modified the designations appropriately.

15. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:14 p.m.

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

This is a Draft until Final Approval.

Respectfully submitted by,

Laura J. Killinger
Hartland Township
Planning Commission Secretary