

## PLANNING COMMISSION

Hartland Township  
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[www.hartlandtwp.com](http://www.hartlandtwp.com)



**Chairperson**  
Larry Fox

**Vice-Chairperson**  
Larry Hopkins

**Secretary**  
Laura Killinger

Roger Crouse  
Jeff Newsom  
Alex Rataj  
Keith Voight

### PLANNING COMMISSION AGENDA November 19, 2009 7:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Recognition of Visitors
4. Approval of Meeting Agenda
5. Approval of Minutes: November 5, 2009 Regular Meeting
6. Call to Public
7. Public Hearing
8. Old and New Business

**A. Sign Application #724**

**Applicant:** Ocean Star (Tong Zhang)      **Owner:** Hartland 23 Retail Development LLC  
Proposed wall sign (Ocean Star) located within a tenant space at Hartland Marketplace at 10587 Highland Road (Parcel ID: 08-28-200-024).

**B. Sign Application #725**

**Applicant:** Sally Beauty Supply      **Owner:** Hartland 23 Retail Development LLC  
Proposed wall sign (Sally Beauty Supply) located within a tenant space at Hartland Marketplace at 10582 Highland Road (Parcel ID: 08-28-200-024).

9. Call to Public
10. Planner's Report
  - A. Discussion of proposed Rezoning of former Hartland Township Hall
  - B. Master Plan Schedule
11. Committee Reports
12. Recess of Regular Meeting
13. Work Session
  - A. Discussion of Proposed Ordinance Amendment: Article 7.00 Landscaping, Screening, Lighting and Sidewalks
  - B. Discussion on Land Division Ordinance Amendment
14. Adjournment

Agenda Last Updated: November 12, 2009  
Next Meeting: December 3, 2009

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
NOVEMBER 19, 2009  
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 Crouse, Commissioner Newsom and Commissioner Rataj.  
**Absent:** Commissioner Killinger and Commissioner Voight.  
*Also Present: Mardy Stirling, Township Planning Director*
4. **APPROVAL OF THE MEETING AGENDA:**  
Move to approve the November 19, 2009 Planning Commission Meeting Agenda as amended:  
Relocate Item 10.A. and Item 10.B. to Item 12.A. and Item 12.B.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.
5. **APPROVAL OF THE MINUTES:**  
**November 5, 2009 Regular Meeting**  
Move to approve the November 5, 2009 Planning Commission Meeting Minutes.  
Motion Rataj. Second Crouse. Voice Vote. Motion Carried. 5-0-2.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **PUBLIC HEARING:** *No Public Hearings were scheduled for this meeting.*
8. **OLD AND NEW BUSINESS:**
  - A. **SIGN APPLICATION #724**  
APPLICANT: OCEAN STAR / TONG ZHANG  
OWNER: HARTLAND 23 RETAIL DEVELOPMENT LLC.  
*Proposed wall for "Ocean Star" located within a tenant space at Hartland Marketplace at 10587 Highland Road (Parcel ID: 08-28-200-024).*  
**Present:** *Tong Zhang (Applicant)*  
  
**Ms. Stirling:** Summarized her review letter dated November 11, 2009.  
  
Move to approve the request for Sign Permit #724 to permit the installation of the wall mounted sign for "Ocean Star" restaurant/carry-out located at 10578 Highland Road (Parcel ID: 08-28-200-024), including "Exhibit A through D", with the condition that no lighting elements are visible through the acrylic face.  
Motion Rataj. Second Newsom. Voice Vote. Motion Carried. 5-0-2.
  - B. **SIGN APPLICATION #725**  
APPLICANT: APEX SIGN  
OWNER: HARTLAND 23 RETAIL DEVELOPMENT LLC.  
*Proposed wall for "Sally Beauty Supply" located within a tenant space at Hartland Marketplace at 10587 Highland Road (Parcel ID: 08-28-200-024).*

*Present:* No one representing the applicant was present.

*Ms. Stirling:* Summarized her review letter dated November 10, 2009.

Move to approve the request for Sign Permit #725 to permit the installation of the wall mounted sign for the "Sally Beauty Supply" store located at 10587 Highland Road (Parcel ID: 08-28-200-024), including "Exhibit A through D".

Motion Rataj. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

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

**10. PLANNER'S REPORT:** *Nothing to report at this time.*

**11. COMMITTEE REPORTS:**

*Commissioner Newsom:* Reported that the Storm Water Management Committee is actively working on an Ordinance proposal with Mardy Stirling and Shannon Filarecki.

*Commissioner Hopkins:* Reported that the Township Board approved the expenditure of money to locate the right-of-way in several areas of the Village.

**12. RECESS OF REGULAR MEETING**

**A. Discussion of proposed rezoning of former Hartland Township Hall**

*Ms. Stirling:* Reviewed the history, current zoning and future land use designation of the site and surrounding area.

*The PC discussed the situation and with the information given they support the "NSC" designation of the property with the concern being the potential use for automotive purposes. A preference of restricting these types' uses is desired with thoughts that this could be accomplished with deed restrictions, sale documents or by other legal methods.*

**B. Master Plan Schedule**

*Ms. Stirling:* Updated the PC on her revised Master Plan Schedule. All notification requirements will be completed by January 21, 2010.

**13. WORK SESSION**

**A. Discussion of Proposed Ordinance Amendment: Article 7.00 Landscaping, Screening, Lighting and Sidewalks**

*Ms. Stirling:* Reviewed the areas of the proposed Landscape Ordinance that are conceptually different than the current Ordinance.

*The PC discussed the proposal and supports the changes. Additional comments or questions should be given to Ms. Stirling.*

**B. Discussion on Land Division Ordinance Amendment**

*Ms. Stirling:* Stated that the proposed Land Division Ordinance will allow administrative approval of land divisions and includes clarification language. This does not require the PC to review or recommend approval of the change. She would like to place the new Land Division Ordinance on the Board's agenda in December. Also, the Zoning Ordinance includes an Article regarding Land Divisions that is not used. The removal of this section will be included on the future agenda with other ordinance amendments and public hearings.

*The PC discussed the concept and supports the change but would like to see a copy of the proposal since they have been approving land divisions and may have additional comments. Ms. Stirling will e-mail a copy of the proposed Land Division Ordinance to the PC and any comments should be directed to Ms. Stirling before the Board meeting.*

*The Planning Commission meeting set for December 17, 2009 will include public hearings for landscaping, adult entertainment and land divisions.*

**14. ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 9:13 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