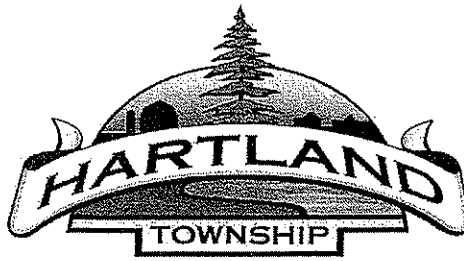


PLANNING COMMISSION

Hartland Township
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Chairperson
Larry Fox

Vice-Chairperson
Larry Hopkins

Secretary
Laura Killinger

Roger Crouse
Jeff Newsom
Alex Rataj
Keith Voight

PLANNING COMMISSION AGENDA

July 23, 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: July 9, 2009 Regular Meeting
6. Call to Public
7. Public Hearing
8. Old and New Business

A. Sign Application #597

Applicant: Mike Horan/Livingston County Concrete Owner: HL Properties
Request to install a monument sign for Livingston County Concrete along US 23 frontage at 550 N. Old US 23 (Parcel ID#08-33-200-009 & 010). Continued postponement on July 9, 2009.

B. Sign Application #714

Applicant: Mike Horan/ Livingston County Concrete Owner: HL Properties
Request to install a monument sign for Livingston County Concrete on Old US 23 at 550 N. Old US 23 (Parcel ID#08-33-200-009 & 010). Postponed action on July 9, 2009.

C. Sign Application #715 and Modification of a Planned Development Agreement #483

Applicant: Ross Gallentine, Ramco-Gershenson Owner: Ramco Hartland SC LLC
Request to install a ground sign on the south side of Rovey Drive and amend the Planned Development Agreement to permit an additional sign for Hartland Towne Square located on the north side of M-59 between Clark Road and re-located Hartland Road (Parcel ID#08-21-400-065). Postponed action on July 9, 2009.

9. Call to Public
10. Planner's Report
11. Committee Reports
12. Adjournment

Agenda Last Updated: July 15, 2009
Next Meetings: August 9, 2009

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

JULY 23, 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 Killinger, Commission Voight and Commissioner Rataj.
Absent: Commissioner Newsom and Commissioner Crouse.
Also Present: Mardy Stirling, Township Planning Director
4. **APPROVAL OF THE MEETING AGENDA:**
Move to approve the July 23, 2009 Planning Commission Meeting Agenda.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 5-0-2.
5. **APPROVAL OF THE MINUTES:**
July 9, 2009 Regular Meeting and Work Session
Move to approve the July 9, 2009 Planning Commission Meeting and Work Session Minutes.
Motion Killinger. Second Voight. 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 #597 (Old Business)**
APPLICANT: MIKE HORAN / LIVINGSTON COUNTY CONCRETE
OWNER: HL PROPERTIES
Request to install a monument sign for "Livingston County Concrete" along US 23 frontage at 550 N. Old US 23 (Parcel ID #08-33-200-009 & 010). Continued postponement on July 9, 2009.
Ms. Stirling: The applicant has decided to remove the southerly panel and all of the wooden support structures for that panel on the existing sign. The existing three (3) stone/masonry piers will remain. This will bring the sign into compliance with the maximum size and number of signs for the site.
Commissioner Hopkins: Before any land use permits are granted for any additional signs will the site be visited to make sure the applicant has completed what was agreed to?
Ms. Stirling: Yes.

Move to approve the request for Sign Permit #597 to permit a single panel monument sign for "Livingston County Concrete" adjacent to US 23 at 550 N. Old US 23 pursuant to the signed agreement dated July 16, 2009, including Exhibits A and B.
Motion Rataj. Second Hokins. Voice Vote. Motion Carried. 5-0-2.
 - B. **SIGN APPLICATION #714**
APPLICANT: MIKE HORAN / LIVINGSTON COUNTY CONCRETE
OWNER: HL PROPERTIES
Request to install a monument sign for "Livingston County Concrete" located on Old US 23 at 550 N. Old US 23 (Parcel ID #08-33-200-009 & 010). Postponed action on July 9, 2009.

Commissioner Hopkins: Have all the non-compliant signs been removed from the site?

Ms. Stirling: They still need to remove the "Rosetta Stone" sign.

Move to approve the request for Sign Permit #714 to permit the construction of the monument sign for "Livingston County Concrete" located at 550 N. Old US 23.

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

C. SIGN APPLICATION #715 AND MODIFICATION OF THE PLANNED DEVELOPMENT AGREEMENT #483

APPLICANT: ROSS GALLENTINE, RAMCO GERSHENSON

OWNER: RAMCO HARTLAND SC LLC.

Request to install a ground sign on the south side of Rovey Drive and amend the Planned Development Agreement to permit an additional sign for "Hartland Towne Square" located on the north side of M-59 between Clark Road and the re-located Hartland Road. (Parcel ID #08-21-400-065). Postponed action on July 9, 2009.

Present: Ross Gallentine, Ramco-Gershenson

Chairman Fox: With the setback from Hartland Road now at thirty (30) feet instead of the forty (40) feet previously proposed do we still meet the site distance requirements of the LCRC?

Mr. Gallentine: Yes.

Commissioner Hopkins: Do all of the monument signs in the development have "Hartland Towne Square" on them?

Mr. Gallentine: The three (3) main ones do but the outlot tenant signs will not.

Move to recommend approval of a modification to the Planned Development Agreement #483 and the request for Sign Permit #715 to permit the installation of a ground sign at the southeast corner of Rovey Drive and re-located Hartland Road for "Hartland Towne Square" (Parcel ID #08-21-400-065), including Exhibits A, B, C and D.

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

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

10. PLANNER'S REPORT:

Both Ramco and Wal-Mart have approached the Planning Department with concerns identifying the cart corrals to the public. Ms. Stirling has spoken with Mike Homier and if we add additional signage to these developments it will need to go to the Board as an amendment to the PD. Given the time sensitive nature of this item, Ms. Stirling and Mr. Homier felt that if the PC could reach a consensus regarding this issue, the applicants could proceed with the decision while the amendment is being created and going through the approval process with the Township.

The PC discussed options presented by Ms. Stirling.

It is a consensus of the PC to permit two (2) signs per cart corral with the following guidelines:

- *Limit of one (1) sign per side of each cart corral. One (1) sign may be located in the right hand landscape island when facing each cart corral. Ms. Stirling will define the exact location for installation of the post from the curb of the landscape island.*
- *Each sign can be no larger the eighteen (18) inches by twelve (12) inches and have a graphic depiction of a shopping cart with no words. If the sign is mounted using a hanging bracket it will be one (1) panel with the cart graphic on two (2) sides. If the sign is mounted directly to the post there may be two (2) one (1) sided panels per post.*

- *The sign will be mounted on a decorative post no greater than three (3) inches in diameter, black or antique bronze in color and installed at a finished height no greater than seven (7) feet high from the grade of the adjacent asphalt to the top of the finial.*
- *The post will contain a decorative finial on top.*

Ms. Stirling will work with both of the applicants meet these requirements.

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


12. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 7:30 p.m.

Motion Hopkins. Second Voight. 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