

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 9, 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: May 28, 2009 Regular Meeting
6. Call to Public
7. Public Hearing
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). Planning Commission postponed action on the application on May 10, 2007.

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).

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).

9. Call to Public
10. Planner's Report
11. Committee Reports
12. Recess of Regular Meeting
13. Work Session
 - A. Comprehensive Plan/Master Plan
 - B. Ordinance Amendment – Sexually Oriented Businesses
14. Adjournment

Agenda Last Updated: June 30, 2009
Next Meetings: July 23, 2009

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
JULY 9, 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 Killinger, Commissioner Crouse, Commissioner Voight and Commissioner Rataj.
Absent: Commissioner Newsom and **Commissioner Hopkins.
Also Present: Mardy Stirling, Township Planning Director
4. **APPROVAL OF THE MEETING AGENDA:**
Move to approve the July 9, 2009 Planning Commission Meeting Agenda.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 5-0-2.
5. **APPROVAL OF THE MINUTES:**
May 28, 2009 Regular Meeting
Move to approve the May 28, 2009 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:** *No Public Hearings were scheduled for this meeting.*

***Commissioner Hopkins arrived at 7:04 pm*
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" located along US 23 frontage at 550 N. Old US 23 (Parcel ID #08-33-200-009 & 010). Planning Commission postponed action on the application on May 10, 2007.

Present: Mike Horan, Livingston County Concrete, Inc.

Because the application was incomplete and the applicant would like to propose a sign that meets the Ordinance, the Planning Commission postponed taking action.

Move to table Sign Permit #597 for "Livingston County Concrete" adjacent to U.S. 23 at 550 N. Old U.S. 23.
Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
 - 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).

Present: Mike Horan, Livingston County Concrete, Inc.

Commissioner Hopkins: Are you going to get a building permit for this sign since the electrical is already there?

Mr. Horan: I don't think it's required.

It is the consensus of the Planning Commission that the proposed sign appears to meet Ordinance requirements. However, the application is being tabled to allow the applicant time to address all non-conforming and non-permitted sign issues on the site.

Move to table 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 (Parcel ID #08-33-200-009 & 010), including the following attachments: Exhibit A, B, C & D.

Motion Rataj. Second Crouse. Voice Vote. Motion Carried. 6-0-1.

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).*

Present: Ross Gallentine, Ramco-Gershenson

Commissioner Hopkins: Because there will be amendments to the PD agreement, he would like to see the revisions presented in the packet for the PC to review. Will there be landscaping at the base of the proposed sign? Does this sign affect any of the approved landscaping in this area?

Ms. Stirling: All monument signs in this development include landscaping at the base. The proposed sign does not impact the landscaping along Hartland Road.

Mr. Gallentine: Agrees there will be no impact to the landscaping on this corner that was approved in the original PD.

Commissioner Hopkins: Is concerned there will be a future request for this type of monument sign at the north and south end of Hartland Square Drive and Hartland Road.

Mr. Gallentine: There will be no further requests. We only need this sign because the AT&T site blocks the Rovey Drive sites when coming from the west. The Hartland Square Drive lots are visible from Hartland Road. There is no need for additional signs to direct traffic to the Hartland Square Drive outlots.

Chairman Fox: Agrees with Commissioner Hopkins concern and also that there is no need for additional signs for the Hartland Square Drive outlots. He would also like to see the documents for the proposed changes to the PD and the site plan before recommending approval.

Commissioner Rataj: Agrees.

Mr. Gallentine: We can do that.

Move to table Sign Permit #715 for the "Hartland Towne Square" Planned Development.
Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 6-0-1.

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

10. PLANNER'S REPORT:

There are inconsistencies between the Pattern Book and the site plan that need to be addressed regarding asphalt requirements in front of the LCDC building behind Meijer. In the Pattern Book, asphalt is not called out. But, in the construction drawings, it is calling for heavy duty asphalt. The area proposed to be asphalted is at the end of McCartney Lane, two hundred twenty (220) feet to the end of the LCDC property line and gravel before and after that area. Ms. Stirling asked the PC if they recall the specifics of this situation.

It is a consensus of the Planning Commission that the specifics of the paving requirement were not discussed with the Planning Commission during the approval process. As long as there are not requirements in the Zoning Ordinance for the asphalt, the Planning Commission will defer to the engineer as to the necessity of this requirement.

11. COMMITTEE REPORTS: None at this time.**12. RECESS OF REGULAR MEETING:****13. WORK SESSION:****A. COMPREHENSIVE PLAN / MASTER PLAN****The PC reviewed the following topics:****1. Section 31 & 32 revise from "Low Suburban Density Residential" to "Estate Residential".**

The Planning Commission discussed the capacity of the roads (Bergin and Hacker) in the area, reviewed the Counties designation of natural features in the area, the public utilities map and the existing housing in the area. It was further discussed that the two developments (Foldenauer Farms and Meadow View Estates) that appear to have more density actually have a substantial amount of open space within each of the developments, thus achieving an overall density for each development that is lower than it appears. The Planning Commission will recommend the "Future Land Use Designation" for Sections 31 and 32 be changed from "Low Suburban Density Residential" to "Estate Residential".

2. Reduce the density of the Dunham/Hartland Road area near the high school.

The Planning Commission discussed the capacity of the roads (Hartland, Dunham and Clark) in the area, reviewed the Counties designation of the natural features in the area, the Township park property, the public utilities map and the existing housing in the area. It was decided that the current "Future Land Use Designation" for this area is appropriate and no changes will be proposed.

3. Increase the density on Clyde Road near the new school property.

The Planning Commission discussed the capacity of Clyde Road, reviewed the Counties designation of the natural features in the area and the existing housing in the area. It was decided that the current "Future Land Use Designation" for this area is appropriate and no changes will be proposed.

4. Alternatives to the Clyde Road / US 23 area R & D classification, ie recreation.

Ms. Stirling will revise the language to clarify the following verbiage, "ancillary services that support the planned industrial research and development uses".

B. ORDINANCE AMENDMENT – SEXUALLY ORIENTED BUSINESSES:

The Planning Commission reviewed the comments made by the Attorney and accepted his comments with the exception that the Planning Commission would like the Attorney to add language in the Ordinance prohibiting SOB's (Sexually Oriented Businesses) within six hundred (600) feet of any Class "C" Liquor License establishment.

This Ordinance will be combined with the Landscaping Ordinance for the approval process. Ms. Stirling will work with the Ordinance Review Committee to get the proposed Landscape Ordinance ready for the Planning Commission to review at the August 27, 2009 Planning Commission meeting. Ms. Stirling will schedule a public hearing for September 10, 2009 for both the Sexually Oriented Business and Landscape Ordinance.

14. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 9:05 p.m.
Motion Crouse. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.

This is a Draft until Final Approval.

Respectfully submitted by,

Laura J. Killinger
Hartland Township
Planning Commission Secretary