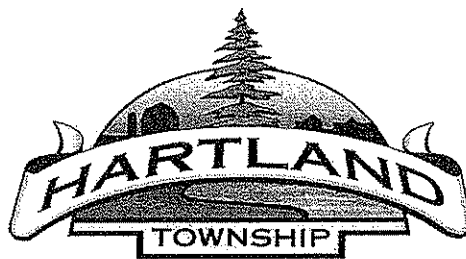


PLANNING COMMISSION

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

May 14, 2009

7:00 p.m.

HA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Recognition of Visitors
4. Approval of Meeting Agenda
5. Approval of Minutes: April 16, 2009 Regular Meeting
6. Call to Public
7. Public Hearing

A. Preliminary Site Plan Application #482P

Applicant/Owner: Joseph Rotondo

Request for preliminary site plan review of a Planned Development to permit a mixed-use development including a hotel, retail and restaurant at 1600 Old US 23 (Parcel ID#08-28-100-038, 039).

8. Old and New Business

A. Sign Application #706

Applicant: Art One Signs

Owner: Fountain Square

Request to install a façade sign for Hartland Grill at 10100 Highland Road (Parcel ID#08-28-100-036).

B. Sign Application #705

Applicant/Owner: Colaur Development/Laurencelle Properties

Request to install a monument sign for Hartland Pointe Plaza at 11353 Highland Rd. (Parcel ID#08-22-300-048).

C. Site Plan Application #481

Applicant/Owner: Colaur Development/Laurencelle Properties

Request to revise the landscape plan and building façade at 11353 Highland Rd. (Parcel ID#08-22-300-048).

D. Site Plan Application #484

Applicant: Christopher Enright, Architect

Owner: Barnes Development Co. (purchaser)

Ramco Hartland TRC, Inc. (seller)

Request to construct a 9,660 square foot automotive service facility (Belle Tire) within the Hartland Towne Square development located north of M-59 and west of Clark Road (Parcel ID#08-21-400-058).

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

Agenda Last Updated: May 6, 2009
Next Meetings: May 28, 2009

revised

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

MAY 14, 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, Commissioner Crouse, Commissioner Newsom, Commissioner Voight and Commissioner Rataj.

Also Present: *Mardy Stirling, Township Planning Director*

4. **APPROVAL OF MEETING AGENDA:**

Move to approve the May 14, 2009 Planning Commission Meeting Agenda.

Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

5. **APPROVAL OF MINUTES:**

April 16, 2009 Regular Meeting

Move to approve the April 16, 2009 Planning Commission Meeting Minutes as amended.

Correction to Item 8A motion, should read, "Move to conditionally recommend approval".

Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

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

7. **PUBLIC HEARING:**

A. PRELIMINARY SITE PLAN APPLICATION #482P

APPLICANT / OWNER: JOSEPH ROTONDO

Request for preliminary site plan review of a Planned Development to permit a mixed-use development including a hotel, retail and restaurant located at 1600 Old US 23 (Parcel ID #08-28-100-038 & 039).

Present: *Wayne Perry, Desine, Inc.*

Joseph Rotondo

PUBLIC HEARING OPENED AT 7:03 P.M.

For Applicant: Joseph Rotondo/Old US 23 LLC., Tax ID #08-28-100-038 & 039. The applicant is at step six of a twelve-step process required for a Planned Development.

For the record, all public notice requirements for this Public Hearing have been met.

Ms. Stirling: Referred to her review letter dated May 4, 2009.

Mr. Perry: Highlighted the changes since the previously approved plan:

- Adjusted the finished floor elevation up three (3) feet.
- The north side of the hotel has been adjusted so the entire elevation is above grade. Previously, 2/3 of the main floor was below grade. This creates a fully exposed three (3) story hotel.

PUBLIC COMMENTS: *No one came forward. A letter dated May 14, 2009 from Katie Schlueter was entered into the record.*

PUBLIC HEARING CLOSED AT 7:20 P.M.

PLANNING COMMISSION QUESTIONS & COMMENTS:

Commissioner Hopkins:

- The HRC issues brought up in their review letter need to be addressed.
- He reminded the applicant that he is looking for some BMP's to be incorporated in to the storm water management system. He suggested they consider using detention pond water for irrigation on the site.
- He supports the landscaping issues discussed in the Planner's letter. He felt with this being the first building in the Township of this height that the landscaping needs to be upgraded to soften its appearance.
- Consideration should be given to using the Conditional Rezoning Contract as a template for the PD Agreement.
- The Fire Marshal's letter needs to be addressed.
- Addressing the architecture of the remaining buildings on the site needs to be included in the PD Agreement since we are not approving them at this time.
- Asked if the tower needs to be raised three (3) feet like the building? He would prefer to see the tower remain at its original height.
- Remove the design/shape on the west side of the tower. It looks like a sign.

Commissioner Voight:

- Wants to see what materials are being proposed for the base of the building. It is important.
- The landscaping needs to be improved with larger size and more quantity of plants.
- He is comfortable with the proposed parking.

Chairman Fox:

- Supports the landscaping and detention pond comments made this evening. He would like to see the oak and honey locust trees located along the perimeter of the site be replaced with another variety.
- Split face on the base of the building does not work. A possible alternative could be a smooth, ground face block material that looks like limestone.

The applicant will take the comments made this evening and the Planner's letter, modify their plan and resubmit so that the Preliminary Site Plan Review step of the PD process may be scheduled with the Planning Commission.

8. OLD AND NEW BUSINESS:

A. SIGN APPLICATION #706

APPLICANT: ART ONE SIGNS

OWNER: FOUNTAIN SQUARE

Request to install a façade sign for "Hartland Grill & Family Dining" located at 10100 Highland Road (Parcel ID #08-28-100-036).

Present: Carl Dallo, Art One Signs

Commissioner Hopkins: Noted the applicant has not submitted a plan that accurately reflects the method of square footage measurement required in the Ordinance.

Mr. Dallo: He now understands the method used by the Township for measuring facade signs and will correct the dimensions on the submitted drawing.

Move to approve the request for Sign Permit #706 to permit the installation of the wall mounted sign for "Hartland Grill & Family Dining" located at 10100 Highland Road (Parcel ID #08-28-100-036) with the condition that square footage as measured by Hartland Township does not exceed 65.9 square feet.

Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

B. SIGN APPLICATION #705

APPLICANT / OWNER: COLAUR DEVELOPMENT / LAURENCELLE PROPERTIES

Request to install a monument sign for Hartland Pointe Plaza located at 11353 Highland Road (Parcel ID #08-22-300-048).

Present: Andy Donato, Colaur Development

Ms. Stirling: The applicant needs to revise the plan by removing the wording “translucent panels” and replacing it with “opaque panels”.

Move to approve the request for Sign Permit #705 to permit the construction of the monument sign for Hartland Pointe Plaza located at 11353 Highland Road (Parcel ID #08-22-300-048) with the condition that “translucent panel” is corrected to read “opaque panel” on the plan.

Motion Newsom. Second Voight. Voice Vote. Motion Carried. 7-0-0.

C. SITE PLAN APPLICATION #481

APPLICANT / OWNER: COLAUR DEVELOPMENT / LAURENCELLE PROPERTIES

Request to revise the landscape plan and building façade located at 11353 Highland Road (Parcel ID #08-22-300-048).

Present: Andy Donato, Colaur Development

Ms. Stirling: Referred to her review letter dated May 6, 2009.

Mr. Donato: We improved the landscaping to increase the buffering to the residential area on the back and improve the look of the site from M-59.

Chairman Fox: Requested the proposed nineteen (19) white pines be replaced with nineteen (19) spruce trees because they provide a denser screen as they grow. Suggested the applicant mix the variety of spruce based upon availability.

Mr. Donato: Agreed and is willing to make the change.

The PC accepts the proposed color change of the awnings on the front of the building to a bronze/brown color.

Move to recommend approval of Site Plan Application #481 to permit a revised landscape plan and building façade located at 11353 Highland Road (Parcel ID #08-22-300-048) with the condition that the nineteen (19) white pines are replaced with nineteen (19) spruce trees.

Motion Rataj. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

D. SITE PLAN APPLICATION #484

APPLICANT: CHRISTOPHER ENRIGHT

OWNER: BARNES DEVELOPMENT CO. / RAMCO HARTLAND TRC, INC.

Request to construct a 9,660 square foot automotive service facility (Belle Tire) within the Hartland Towne Square development located north of M-59 and west of Clark Road (Parcel ID #08-21-400-058).

Present: Christopher Enright, Enright Architects

Ms. Stirling: Referred to her review letter dated May 6, 2009.

It is a consensus of the PC to have the sidewalk removed that is located in front of the handi-cap spaces and replace it with grass.

Commissioner Hopkins: Would like to see a modification to the awnings shown on the submittal. He is also okay if they would like to remove them.

It is a consensus of the PC that the applicant should modify the proposed awnings to more accurately match the knife-edge and steeper angle of the awnings shown in the picture on the materials board presented this evening.

Commissioner Hopkins: Questioned the comment regarding drinking water supply mentioned in the Fire Marshal's letter.

Ms. Stirling: That has been addressed.

Mr. Enright: Correct.

Ms. Stirling: Noted the Zoning Ordinance requires auto service centers to provide a PIP. The applicant has stated they will comply. Tire storage will be taken care of with a program they have. All used tires are stored inside the building and removed on a regular basis.

Chairman Fox: It is also covered in the PD. The PD does not permit outdoor storage, display or sale of materials.

Mr. Enright: Correct.

Move to recommend approval of Site Plan Application #484 to permit construction of a 9,660 square foot automotive service facility (Belle Tire) within the Hartland Towne Square development subject to the requirements contained in the Planning Director's memorandum dated May 6, 2009 (Parcel ID #08-21-400-058) as well as the following conditions:

- The awnings are adjusted to reflect the conversation here tonight.
- The sidewalk in front of the handi-cap spaces is removed and replaced with landscaping.

Motion Hopkins. Second Crouse. Voice Vote. Motion Carried. 7-0-0.

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

10. PLANNER'S REPORT:

- A. Starting the Master Plan process.
- B. Ordinance Review Committee had a meeting and she is working on those requirements.
- C. Draft of the Adult Entertainment Ordinance has been received from Mike Homier.

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

12. ADJOURNMENT:

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

Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 7-0-0.

This is a Draft until Final Approval.

Respectfully submitted by,

Laura J. Killinger
Hartland Township
Planning Commission Secretary