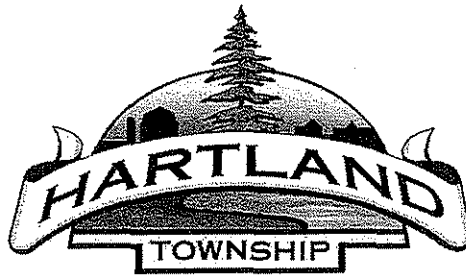


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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
Laura Killinger Secretary	Alex Rataj
	Keith Voight

**PLANNING COMMISSION - REGULAR MEETING  
JANUARY 8, 2009 at 7:00 PM**

**AGENDA**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF JANUARY 8, 2009 MEETING AGENDA**
5. **APPROVAL OF DECEMBER 4, 2008 MEETING MINUTES**
6. **ELECTION OF OFFICERS**
7. **CALL TO PUBLIC**

Call to the public participants should proceed to the front desk when addressing the Commission. The Commission will not debate or respond at this time. Please clearly state your name and address for the public record. **(Note: 3-MINUTE TIME LIMIT)**

**OLD AND NEW BUSINESS**

**8. SIGN PERMIT #685**

APPLICANT: Ultimate Signs  
OWNER: G and J Properties LLC, George Henney  
Proposed wall sign for Big Boy restaurant located at 10587 Highland Road.

**9. LAND DIVISION APPLICATION #796**

APPLICANT: Mariusz L. Lukowicz, Desine Engineering  
OWNER: Rick W. Themm  
Proposed land division of a 40.04 acre metes and bounds parcel into a 2.15 acre parcel (Parcel A) and a 37.89 acre parcel (Parcel B) located at 12500 Read Road and 12356 Read Road, Fenton and further described as Parcel Identification Number 08-02-300-006.

**10. SITE PLAN APPLICATION #476**

APPLICANT: Global Signal Acquisition II, LLC  
OWNER: Hartland Township  
Proposed relocation and modification of an existing wireless communication facility including the removal of the existing tower and installation of a 190-foot high monopole with associated equipment shelters located at the northwest corner of McCartney Lane (private road) at 2411 Clark Road further described as Parcel Identification Number 08-21-200-017.

**11. SITE PLAN APPLICATION #472**

APPLICANT/OWNER: Edward A. Eickhoff, Ramco RM Hartland SC, LLC,  
Proposed 12,000 square foot one-story commercial building located on Outlot 8, a part of the Hartland Towne Square Planned Development located on Hartland Square Drive and described as Parcel Identification Number 08-21-400-054.

**12. PRELIMINARY SITE CONDOMINIUM PLAN #477**

APPLICANT/OWNER: Ramco Hartland T.R.S., Inc.  
Proposed preliminary site condominium plan to permit four (4) commercial units (sites) as part of the Hartland Towne Square Planned Development with access from Highland Road and Rovey Drive (Private) located at the northwest corner of Clark Road and Highland Road and further described as Parcel Identification Number 08-21-400-043.

**13. CALL TO PUBLIC (Note: 3-MINUTE TIME LIMIT)**

**14. PLANNER'S REPORT**

A. Hidden Creek AFC Facility – PC postponed action on December 4, 2008. No further submittals have been received for consideration.

**15. COMMITTEE REPORTS**

**16. ADJOURNMENT**

**NEXT MEETINGS:      January 22, 2009  
                                 February 12, 2009**

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**JANUARY 8, 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:** **Present:** Chairman Fox, Commissioner Hopkins (*Vice-Chair*), Commissioner Killinger (*Secretary*), Commissioner Newsom, Commissioner Crouse and Commissioner Rataj.  
**Absent:** Commissioner Voight.  
*Also Present: Mardy Stirling, Township Planning Director*  
*Leslie Sauerbrey, Recording Secretary*
4. **APPROVAL OF JANUARY 8, 2009 PLANNING COMMISSION MEETING AGENDA**  
Move to approve the Planning Commission Meeting Agenda for January 8, 2009.  
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF DECEMBER 4, 2008 PLANNING COMMISSION MEETING MINUTES**  
Move to approve the Planning Commission Meeting Minutes for December 4, 2008.  
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 6-0-1.
6. **ELECTION OF OFFICERS**  
Move to retain the current Planning Commission officers Larry Fox (*Chairman*), Larry Hopkins (*Vice-Chair*) and Laura Killinger (*Secretary*) for 2009.  
Motion Crouse. Second Newsom. Voice Vote. Motion Carried. 6-0-1.
7. **CALL TO THE PUBLIC:** *No one came forward.*
8. **SIGN PERMIT APPLICATION #685**  
APPLICANT: ULTIMATE SIGNS  
OWNER: G & J PROPERTIES, LLC.-GEORGE HENNEY  
*Proposed wall sign for "Big Boy" restaurant located at 10587 Highland Road.*  
*Present: Jhada Alawie, Ultimate Signs*  
Move to approve the request for Sign Permit Application #685, to permit the installation of a 78.75 square foot wall mounted sign for "Big Boy" restaurant, located at 10587 Highland Road.  
Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
9. **LAND DIVISION APPLICATION #796**  
APPLICANT: MARIUSZ L. LUKOWICZ, DESINE, INC.  
OWNER: RICK W. THEMM  
*Proposed land division of a 40.04 acre metes and bounds parcel into a 2.15 acre parcel (Parcel A) and a 37.89 acre parcel (Parcel B) located at 12500 Read Road and 12356 Read Road, Fenton and further described as Parcel Identification Number 08-02-300-006.*  
*Present: Wayne Perry, Desine, Inc.*  
Mr. Perry: Explained the proposed land division.  
Chairman Fox: Departmental approvals from Assessing and the Treasurer have been signed off on.  
Commissioner Newsom: Asked what the unidentified structure shown crossing over the east lot line is.  
Mr. Perry: An existing shed or single car garage.

Move to approve the land division request, pursuant to Land Division Ordinance #57, as described in Exhibit "A", Certificate of Survey dated November 21, 2008 and Land Division Plan dated November 19, 2008 to permit a 40.04 acre parcel to be divided into Parcel "A" containing 2.15 acres and Parcel "B" containing 37.89 acres for property described as Parcel ID #08-02-300-006.  
Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

✓10. **SITE PLAN APPLICATION #476**

APPLICANT: GLOBAL SIGNAL ACQUISITION II, LLC.

OWNER: HARTLAND TOWNSHIP

*Proposed relocation and modification of an existing wireless communication facility including the removal of the existing tower and installation of a 190-foot high monopole with associated equipment shelters located at the northwest corner of McCartney Lane (private road) at 2411 Clark Road further described as Parcel Identification Number 08-21-200-017.*

*Present: Paul Prinz, Global Signal Acquisition, II, LLC.*

***Ms. Stirling:*** Reviewed the site plan request.

***Commissioner Newsom:*** Asked about the height of the chain link fence.

***Mr. Prinz:*** Typically they are eight (8) to ten (10) feet with three (3) strands of barbed wire along the top.

***Ms. Stirling:*** The Ordinance requires a minimum six (6) foot high chain link fence.

***Commissioner Hopkins:*** Noted that the secondary easement is not being constructed at this time.

Move to recommend conditional approval of Site Plan Application #476 for the relocation and modification of an existing wireless communication facility including the removal of the existing tower and installation of a one hundred ninety (190) foot monopole with associated equipment shelters, located at the northwest corner of McCartney Lane at 2411 Clark Road, further described as Parcel ID #08-21-200-017, with the following condition:

- The applicant shall submit a security, in compliance with Section 3.21.D.4 of the Hartland Township Zoning Ordinance, for review and acceptance by the Township Attorney.

Motion Hopkins. Second Killinger. Voice Vote. Motion Carried. 6-0-1.

✓11. **SITE PLAN APPLICATION #472**

APPLICANT / OWNER: EDWARD A. EICKHOFF, RAMCO RM HARTLAND SC, LLC.

*Proposed 12,000 square foot one-story commercial building located on Outlot #8, a part of the Hartland Towne Square Planned Development located on Hartland Square Drive and described as Parcel Identification Number 08-21-400-054.*

*Present: Ross Gallentine, Ramco-Gershenson (Project Manager)*

*Mike Rein, Bowers & Rein (Architect / Landscape Architect)*

***Ms. Stirling:*** Gave a brief description of the project.

***Mr. Rein:*** Presented an overview noting the differences from the original proposal. They have added an additional landscape island around the center light pole in the parking lot. The landscaping on the north side of the building has been rearranged to improve site lines and accommodate a utility easement along Hartland Square Drive. The end gables of the corner features of the building will have shingles on all four sides.

*The Planning Director's review letter of December 16, 2008 was used as an outline. Item numbering below corresponds with the review letter. Any item number not included in these minutes indicates that no additional comment was necessary from the PC or the applicant.*

**SITE PLAN REVIEW:****Item 9. Building and Site Layout:**

**Commissioner Newsom:** Asked if they could reduce the number of parking spaces by an additional four (4) spaces beyond the five (5) already requested in the Planner's letter.

**Mr. Gallentine:** We are hesitant to do that because we do not know the needs of our tenants since the space is not leased yet. We'll remove the five (5) spaces on the west side of the building and replace them with landscaping.

**Chairman Fox:** Asked about the height of the parapet wall as it relates to the site line sketch that was shown.

**Mr. Rein:** The lowest portion of the parapet wall was used in the sketch. The parapet wall is a minimum of two (2) feet high and goes to about four (4) feet at its maximum. We are using low profile RTU's and they will not be visible.

**Item 11. Landscaping and Screening:**

**Commissioner Hopkins:** Asked that the plant quantities drawn on the plan match the plant quantities listed in the chart.

**Ms. Stirling:** Asked for verification on which wall sconces will be used.

**Mr. Rein:** The one that they will be using is the same style but in an eighteen (18) inch version as what is currently in the Pattern Book.

Move to recommend conditional approval of Site Plan Application #472 to permit construction of a 12,000 square foot commercial building on Outlot #8 of the Hartland Towne Square Planned Development, located on Hartland Square Drive, subject to the following:

- Submit a revised site plan removing the five (5) parking spaces located to the west of the building and replacing same with landscaping that is consistent with the landscape plan for the remainder of the site to the Planning Department for review and approval.
- Submit a revised site plan showing the exterior wall mounted light fixtures as reviewed and approved by the Planning Commission to the Planning Department for review and approval.

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

**✓ 12. PRELIMINARY SITE CONDOMINIUM PLAN #477**

**APPLICANT / OWNER: RAMCO HARTLAND T.R.S., INC.**

*Proposed preliminary site condominium plan to permit four (4) commercial units (sites) as part of the Hartland Towne Square Planned Development with access from Highland Road and Rovey Drive (private) located at the northwest corner of Clark Road and Highland Road and further described as Parcel Identification Number 08-21-400-043.*

**Present:** Joe Sutschek, Ramco-Gershenson (Vice President of Development)

Alan Hurvitz, Hongiman, Miller, Schwartz & Cohn, LLP. (Attorney)

**Mr. Sutschek:** Described the proposed area and the four (4) units on the site. He discussed the easement along the south side of unit two (2) and three (3) along M-59 as well as access to the four (4) units.

**Ms. Stirling:** We are here to review the unit locations, unit area, access drives and utilities. The development of the units will require site plan review. This is the first step of the two-step approval process for Site Condominium Plans. Tonight we are here for preliminary approval; the second step will be for final approval.

Move to recommend conditional approval of Preliminary Site Condominium Plan Application #477 to permit four (4) commercial units (sites) as part of the Hartland Towne Square Planned Development with access from Highland Road and Rovey Drive, located at the northwest corner of Clark Road and Highland Road, Parcel ID #08-21-400-043, with the following condition:

- Applicant shall submit a revised site plan showing the sidewalk along Highland Road and Clark Road.

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

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

14. PLANNER'S REPORT:

- A. Hidden Creek AFC Facility-PC postponed action on December 4, 2008. No further submittals have been received. The next possible date they could be on the PC agenda would be February 12, 2009.

15. COMMITTEE REPORTS:

Commissioner Hopkins: The Board would like to have a Joint Meeting with the PC. The Master Plan is due for review this year and the Board has some items that they would like the PC to take into consideration while reviewing it. He suggested that the PC look at a possible February meeting date.

Chairman Fox: The January 22, 2009 regular PC meeting will be cancelled. He would like to schedule the PC Goal Setting work session for the same date and time. He also suggested that the PC tentatively schedule a Joint Meeting with the Board for February 26, 2009 in place of that regular PC meeting.

Ms. Stirling: We can verify the February 26, 2009 Joint Meeting date six weeks prior to that date.

Commissioner Newsom: Would like to add to the Goal Setting work session agenda a discussion on watershed management.

16. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 8:04 p.m.

Motion Hopkins. Second Rataj. 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

Leslie M. Sauerbrey  
Recording Secretary