

**PLANNING COMMISSION - REGULAR MEETING  
SEPTEMBER 11, 2008 at 7:00 PM  
AGENDA**

- 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. **3-MINUTE TIME LIMIT**

*Proposed amendment to Article 9, Sign Ordinance, Article 32, Schedule of Regulations and Article 33, General Procedures and Related Standards.*

**NEXT MEETINGS:**      SEPTEMBER 25, 2008 @ 7:00 PM  
                             OCTOBER 9, 2008 @ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
SEPTEMBER 11, 2008  
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 SEPTEMBER 11, 2008 PLANNING COMMISSION MEETING AGENDA**  
*Move to approve the Planning Commission Meeting Agenda for September 11, 2008.  
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.*
5. **APPROVAL OF AUGUST 28, 2008 PLANNING COMMISSION MEETING MINUTES**  
*Move to approve the Planning Commission Meeting Minutes for August 28, 2008.  
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.  
\*\*Commissioner Voight arrived at 7:02 p.m.*
6. **CALL TO THE PUBLIC:**  
***Katie Schlueter, 1575 Shoreline Drive:** She submitted a letter dated September 11, 2008 stating her concerns with the removal of thirty-four (34) trees on the southeast side of the Grand Sakwa site and she also had questions regarding several parcels of land in the area and their status of being given to a land conservancy.*

**PUBLIC HEARING:**

7. **ZONING TEXT AMENDMENT #340**  
APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION  
*Proposed amendments to Hartland Township Zoning Ordinance #37; Article 9 (Signs), Article 32 (Schedule of Regulations) and Article 33 (General Procedures and Related Standards).*

**PUBLIC HEARING OPENED AT 7:06 P.M.**

For Applicant: Hartland Township Planning Commission, Zoning Text Amendment Application #340, amending Hartland Township Zoning Ordinance #37; Article 9 (*Signs*), Article 32 (*Schedule of Regulations*) and Article 33 (*General Procedures and Related Standards*).

For the record, at the Planning Commission Meeting on August 14, 2008, a Public Hearing was scheduled for today, September 11, 2008. All public notice requirements for this Public Hearing have been met. Copies of the proposed amendments have been available at the Hartland Township Hall.

***Ms. Stirling:** Reviewed the proposed revisions to Ordinance #37; Article 9 (*Signs*), Article 32 (*Schedule of Regulations*) and Article 33 (*General Procedures and Related Standards*).*

**PUBLIC COMMENTS:** *No one came forward.*

**PUBLIC HEARING CLOSED AT 7:11 P.M.**

**PLANNING COMMISSION QUESTIONS & COMMENTS:**

*The Planning Commission offered comments for additional minor changes.*

*It is a consensus of the PC to add this item to the September 25, 2008 PC meeting agenda for action.*

Move to place Zoning Text Amendment #340, for Hartland Township, on the September 25, 2008 Planning Commission Meeting Agenda for action.  
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

**8. SIGN PERMIT APPLICATION #683**

APPLICANT: WALMART / PB2 ARCHITECTURE & ENGINEERING-JOHN FIELDS  
*Proposing four (4) wall signs for "Walmart" located at 10400 Highland Road.*

*Present: Chris Broshears, PB2 Architecture & Engineering*

Ms. Stirling: Reviewed the proposed signage that the applicant is requesting.

Chairman Fox: Explained if the illuminated sign is measured by the method used in the Ordinance, the sign is over the one hundred fifty (150) square feet maximum approved in the PD. This sign is actually one hundred ninety-three (193) square feet. However, if we measure this sign as we did the "Meijer" sign across the street, it could be approved as presented.

Commissioner Newsom: Asked if the sign letters were white as shown on the print?

Mr. Broshears: Yes.

Move to approve the request for Sign Permit #683, for Walmart/Grand Sakwa.  
Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 7-0-0.

**9. SITE PLAN APPLICATION #469**

APPLICANT: FLAGSTAR BANK / DENNIS MILLER

*Proposing a 2,812 square foot bank building with drive-through on Outlot #10 of the Hartland Towne Square Planned Development located at 10580 Hartland Square Drive.*

*Present: Robert Collins, representing Flagstar Bank*

*Ryan Johnson, Nowak & Fraus, PLLC, Project Engineer*

*Jason Covalle, Architect*

Ms. Stirling: Summarized her review letter dated September 2, 2008.

Mr. Johnson: We submitted a new plan this afternoon. We have addressed many of the comments brought up in the review letter.

*The Planning Director's review letter of September 2, 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.*

• **Item 8. Building and Site Layout:**

*A discussion and agreement between the PC and the applicant occurred. The agreement is the two (2) parking spaces closest to the transformer will be eliminated and the area will be replaced with lawn. The applicant may also slightly modify the landscape area located at the south end of this same row of parking, if necessary, to make the new parking arrangement and landscaping line up with existing parking spaces and landscaping.*

• **Item 9. Architectural Characteristics Pursuant to the Planned Development Agreement:**

*The PC supports granting of the façade waiver required therefore permitting the architectural style of the proposed building.*

• **Item 10. Landscaping and Screening:**

Mr. Johnson: We are providing all landscaping within the boundary of our property line. Changes have been made to the plan to reflect this.

*Additional landscape items were discussed and noted as follows:*

- *"Joe-Pye Weed" has been eliminated from the plan and replaced with "Coreopsis".*
- *Yews have been added as an additional foundation plant along the east side of the building.*
- *The evergreens along the west property line need to be identified.*
- *Identification needs to be added to the unidentified tree along the south side of the site.*

**Mr. Johnson:** "Skyrocket Junipers" are proposed around the transformer and the condenser units. They will be maintained at a five (5) foot height.

**Mr. Collins:** We like to keep the shrubs trimmed at five (5) feet or less for security reasons.

**Chairman Fox:** Would prefer to see yews trimmed to a three (3) to four (4) foot height around the condenser units and another type of shrub that grows to a shorter height around the transformer. The junipers may grow too tall.

**Commissioner Hopkins:** Where is the parking lot lighting plan?

**Mr. Johnson:** It was not done at time of submittal.

**Commissioner Newsom:** Can you comply with the requirements of the HRC letter dated August 28, 2008?

**Mr. Johnson:** Most of the issues have already been addressed. The remainder will be completed at final engineering.

*The applicant will modify the plans to reflect comments made this evening and re-submit for further review.*

#### **10. SITE PLAN APPLICATION #468**

**APPLICANT: GRAND SAKWA**

*Requesting a Major / Minor determination to revise their Site Plan #424 located at 10490 Highland Road (Hartland Marketplace) and at 10400 Highland Road (Walmart).*

**Present:** Mark Drane, Rogvov Architects

Mark Landis, Atwell-Hicks (Project Manager)

**Ms. Stirling:** Summarized her September 2, 2008 review letter.

**Mr. Drane:** Explained why the modifications were necessary.

**Mr. Landis:** Described Walmart's new corporate landscaping concept of "xeriscape".

*The Planning Director's review letter of September 2, 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.*

##### • **Item 7. Site Development / Layout:**

- a. This is acceptable to the PC.*
- b. Applicant to remove from the plan sixteen (16) land-banked parking spaces in the southwest corner of the Walmart site (along Blaine Road) in exchange, additional concrete required to create the truck turn-around in the south east corner of the building will be permitted.*
- c. This is acceptable to the PC.*
- d. This is acceptable to the PC.*
- e. This is acceptable to the PC.*
- f. This is acceptable to the PC.*

##### • **Item 8. Building Architectural Characteristics:**

**Mr. Drane:** Explained that they are saving the slab and foundation of "Retail F". Everything else will be demolished and a new structure will be built.

*It is a consensus of the PC to accept the modified front elevation of the building that eliminates the covered walkway. In exchange, the applicant will work with Ms. Stirling to create a plan that will enhance the sidewalk area in front of "Retail F". This will include enlarging the planters within the sidewalk and incorporating trees into the design.*

*It is a consensus of the PC to require a parapet wall along the entire rear (east side) of the building and remove the screening hats from the top of each roof top unit.*

*It is a consensus of the PC to accept the EIFS as shown on the plans even though it exceeds the Ordinance maximums. The amount of EIFS has not materially increased from the originally approved plan.*

• **Item 9. Landscaping and Other Site Changes:**

*a. This is acceptable to the PC.*

*b. It is a consensus of the PC that the "Low Pro EZ Prairie Seed Mix" may be used along the south side of the site as proposed. The "Prairie Wildflower Seed Mix" may be used on the east side of the site behind "Retail F" as long as it does not extend north of the northern front of the "Retail F" building. All other proposed "Economy Prairie Seed Mix", "Low Pro Prairie Seed Mix", "Perennial Seed Mix", "Prairie Wildflower Seed Mix" and other naturalizing seed mixes are to be removed from the plan.*

*c. This is acceptable to the PC.*

Move to determine Site Plan #468 for "Grand Sakwa" to be a major change per Hartland Township Zoning Ordinance #37, Article 33.02.K.4.j. & k.

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

Move to recommend approval of Site Plan Application #468 as a modification to Site Plan #424 to permit revisions to the site layout, building construction materials and landscaping located at 10490 Highland Road (Hartland Marketplace) and at 10400 Highland Road (Walmart), Parcel ID # 08-28-200-041 / 042 and #08-28-200-022 / 023 / 024, and the 3<sup>rd</sup> Amendment to the Planned Development Agreement (Hartland Marketplace) with the conditions as stated in the Planning Director's memo dated September 2, 2008 and with the following modifications:

- Strike out condition #1 regarding EIFS.
- Remove the sixteen (16) land-banked parking spaces at the southwest area of the site, along Blaine Road.
- Work with the Planning Director to enlarge the planting areas in front of "Retail F" and add some trees.
- Remove the "Prairie Wildflower Seed Mix", "Perennial Seed Mix" and all others from the parking areas as discussed here this evening.
- All conditions must be completed and verified by the Planning Department prior to being place on the Board agenda.

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

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

12. **PLANNER'S REPORT:** *None at this time.*

13. **COMMITTEE REPORTS:**

**Commissioner Newsom:** Reminded the PC of the SEMCOG "LID" conference.

**Commissioner Hopkins:** Questioned the "Chase Bank" landscaping and the timing of the final site inspection by McKenna Associates.

**14. ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 9:24 p.m.  
Motion Hopkins. Second Crouse. Voice Vote. Motion Carried. 7-0-0.

**This is a Draft until Final Approval.**

Submitted by,

Leslie M. Sauerbrey  
Recording Secretary

Laura J. Killinger  
Planning Commission Secretary