

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AUGUST 28, 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 AUGUST 28, 2008 PLANNING COMMISSION MEETING AGENDA**
Move to approve the Planning Commission Meeting Agenda for August 28, 2008.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF AUGUST 14, 2008 PLANNING COMMISSION MEETING MINUTES**
Move to approve the Planning Commission Meeting Minutes for August 14, 2008.
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 6-0-1.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **LAND DIVISION APPLICATION #792**
APPLICANT: RAMCO-GERSHENSON
Proposed land division located on the north side of Highland Road between Hartland Road and Clark Road.
Present: Joe Sutschek, Vice President, Ramco-Gershenson, Inc.
Ms. Stirling: *Explained the proposed land division and access restrictions.*
Move to approve Metes & Bounds Land Division Application #792, Tax ID #08-21-400-051, for Ramco-Gershenson, with the conditions stated in the Planning Director's memo date August 20, 2008 and Hartland Township Land Division Ordinance #57.
Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
8. **SITE PLAN APPLICATION #466**
APPLICANT: HARTLAND BIG BOY / REMI-KEITH CONSTRUCTION-RANDY COUTURE
Requesting a Major / Minor determination to their Site Plan #10 to permit façade renovations located at 10587 Highland Road.
Present: Randy Couture, Remi-Keith Construction (Contractor)
Ms. Stirling: *Reviewed the plan for the façade change as highlighted in her August 20, 2008 memo.*
Mr. Couture: *Stated that the copings will match the adjacent materials as requested. He prefers the clear anodized aluminum columns, window frames and front doors. He is willing to paint the roof top equipment and believes that the tree line at the rear of the site and the AT&T building will hide most of the equipment from the north and east view.*

The PC discussed various options regarding the anodized aluminum verses the dark bronze finishes for the entry doors, window trim and columns. It is a consensus of the PC to permit the clear anodized aluminum finish on the front doors, entry columns, and window frames located under the façade entry feature of the building. The dark bronze finish will remain on the trim of the atrium windows. The window frames on the east side of the building may be painted as presented.

Commissioner Killinger: Asked about the "Scope of Work" sheet included in the PC packet.

Mr. Couture: There have been many changes to that list since it was submitted.

Ms. Stirling: The PC is not approving the "Scope of Work" as presented.

The PC discussed various options for screening of the roof top equipment and came to the consensus that a parapet wall should be added to the north side (rear) of the building, east of the existing brick wall. This parapet wall will match the size and materials used on the parapet wall west of the north side (rear) brick wall. A metal screening wall should be added behind the brick wall on the north side (rear) of the building and along the entire east side of the building. This wall will be recessed back from the façade of the building with a height and setback distance to be worked out to the satisfaction of the Planning Director.

Move to determine Site Plan #466 for "Big Boy" to be a major change per Hartland Township Zoning Ordinance #37, Article 33.02.K.4.k.

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

Move to recommend approval of Site Plan Application #466 for "Big Boy" restaurant with the conditions that are mentioned in the Planning Director's review letter of August 20, 2008 with the following adjustments:

- Sheet "A8" is revised to remove any reference/notes pertaining to "red standing seam metal".
- The applicant shall submit a revised site plan showing the addition of a parapet wall along the north side of the building east of the existing brick wall matching materials and size with the parapet wall on the same side of the building west of the brick wall. In addition, a metal screening wall will be added behind the brick wall on the north side and the entire east side of the building. Details of materials used, setback location and height to be to the satisfaction of the Planning Director.
- All coping materials will match the adjacent materials.
- Clear anodized aluminum finish can be used on the front doors, entry columns, and window frames located under the entry feature of the building. The dark bronze finish will remain on the trim of the atrium windows. The window frames on the east side of the building may be painted as presented.

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

9. **SITE PLAN APPLICATION #467**

APPLICANT: DR. NASIR ALI

Requesting a Major / Minor determination to their Site Plan #447 to permit building modifications located at 11554 Highland Road.

Present: Dr. Nasir Ali, Applicant

Anthony Pucci, Anthony Pucci Associates, Architect

Dr. Ali: Reviewed the history of the project.

Ms. Stirling: Summarized the information in her August 20, 2008 memo.

Commissioner Hopkins: Requested that additional brick be installed in the gable areas on the east and west ends of the building.

Dr. Ali: We can do that.

Commissioner Newsom: Asked for clarification on the use of the metal roof material.

Mr. Pucci: We are requesting to use it on the roof of the two gables on the north end of the building as an accent. We would like to use a copper color finish on the metal.

Commissioner Hopkins: What is the material at the entry base and gables on the north (front) elevation; it is not noted on the plans?

Mr. Pucci: It is cast stone.

It was a consensus of the PC to permit the use of a copper color metal on the two roofs/gables on the north side of the building.

Move to determine Site Plan #467 for "Dr. Nasir Ali" to be a major change per Hartland Township Zoning Ordinance #37, Article 33.02.K.4.k.

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

Move to recommend approval of Site Plan Application #467 for "Dr. Nasir Ali" with the condition that the PC grants relief from the "Schedule of Regulations Façade Materials", finding that the overall intent of the Ordinance has been satisfied and the applicant adheres to the following conditions:

- Brick be added to the gables on the east and west ends of the building.
- Copper colored metal roof is permitted on the two gables located on the north end of the building.
- Material at the two gabled features and entry on the north (front) elevation is noted on the plans as "cast stone".

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

10. CAPITAL IMPROVEMENT PLAN

Ms. Stirling: Summarized the document included in the packet, and the process of sending it to the Board with a recommendation.

Chairman Fox: Stated that Manager Wickman has told him that recommending approval of this CIP does not necessarily mean that the PC is endorsing the spending recommendations included in the plan.

Move to recommend approval of the Hartland Township Capital Improvement Plan for 2008-2013 and forward it to the Hartland Township Board for consideration.

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

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

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

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

14. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 8:32 p.m.

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

This is a Draft until Final Approval.

Submitted by,

Leslie M. Sauerbrey
Recording Secretary

Laura J. Killinger
Planning Commission Secretary