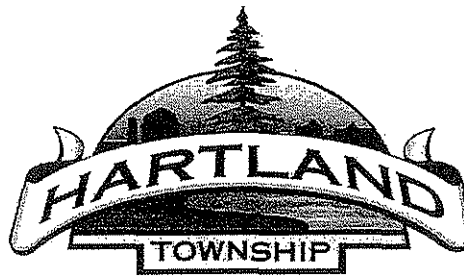


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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
	Alex Rataj
Laura Killinger Secretary	Keith Voight

PLANNING COMMISSION - REGULAR MEETING
JUNE 12, 2008 at 7:00 PM
AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JUNE 12, 2008 MEETING AGENDA
5. APPROVAL OF MAY 8, 2008 MEETING MINUTES
6. 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.

3-MINUTE TIME LIMIT

OLD AND NEW BUSINESS

7. SIGN PERMIT APPLICATIONS #663
APPLICANT: YURICK & SONS DEVELOPMENT LLC-MICHAEL YURICK
Proposed wall sign for "O'MALLEY'S IRISH PUB & RESTAURANT" located at 1774 Old US23.
8. SIGN PERMIT APPLICATION #664 APPLICANT: KELLY MCPHERSON / SIGNS & PROMOS-JULIE BANISH
Proposed replacement of a panel sign on an existing monument sign for "Animal Crackers Pet Salon" located at 9500 Highland Road.
9. SIGN APPLICATION #666
APPLICANT: MIDWAY SIGNS, INC.
Proposed temporary new business sign for "Chase Bank" located at the Northeast corner of Highland Road and Old US 23.
10. SITE PLAN APPLICATION #461
APPLICANT: HARTLAND TOWNE SQUARE- ROSS GALLENTINE
Request for a major/minor change determination to their Site Plan #439 and a 1st Amendment to the Ramco Gershenson / Hartland Towne Square Planned Development Agreement.
11. SITE PLAN APPLICATION #462
APPLICANT: MEIJER STORE
Request for a major/minor change determination to site plan and a 1st Amendment to the Ramco Gershenson / Hartland Towne Square Planned Development Agreement.
12. SITE PLAN APPLICATION # 463
APPLICANT: HARTLAND TOWNSHIP
Request to place extra fill from Ramco Property adjacent to detention basins.
13. CALL TO PUBLIC
3-MINUTE TIME LIMIT
14. PLANNER'S REPORT
15. COMMITTEE REPORTS
16. ADJOURNMENT

NEXT MEETINGS: JUNE 26, 2008 @ 7:00 PM
JULY 10, 2008 @ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
JUNE 12, 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 Voight and Commissioner Rataj.
Absent: Commissioner Crouse.

Also Present: Mardy Stirling, Township Planning Director
Heather McPhail, McKenna Associates
Mike Bernardin, Fire Marshal (Hartland Deerfield Fire Authority)
Leslie Sauerbrey, Recording Secretary
4. **APPROVAL OF JUNE 12, 2008 PLANNING COMMISSION MEETING AGENDA**
Move to approve the Planning Commission Meeting Agenda for June 12, 2008.
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF MAY 8, 2008 PLANNING COMMISSION MEETING MINUTES**
Move to approve the Planning Commission Meeting Minutes for May 8, 2008.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **SIGN PERMIT APPLICATION #663**
APPLICANT: YURICK & SONS DEVELOPMENT, LLC. / MICHAEL YURICK
Proposed wall sign for "O'Malley's Irish Pub & Restaurant" located at 1774 Old US 23.

Present: *No one representing the applicant was present.*

Move to approve Sign Permit Application #663.
Motion Newsom. Second Voight. Voice Vote. Motion Carried. 6-0-1.
8. **SIGN PERMIT APPLICATION #664**
APPLICANT: KELLY MCPHERSON / SIGNS & PROMOS / JULIE BANISH
Proposed replacement of a panel sign on an existing monument sign for "Animal Crackers Pet Salon" located at 9500 Highland Road.

Present: *Julie Banish, Signs & Promos*

Move to approve Sign Permit Application #664.
Motion Voight. Second Newsom. Voice Vote. Motion Carried. 6-0-1.
9. **SIGN PERMIT APPLICATION #666**
APPLICANT: MIDWAY SIGNS, INC.
Proposed temporary new business sign for "Chase Bank" located at the northeast corner of Highland Road and Old US 23.

Present: *Tiffany Silver, Midway Signs, Inc.*

Move to approve Sign Permit Application #666 for Midway Signs.
Motion Hopkins. Second Killinger. Voice Vote. Motion Carried. 6-0-1.

10. SITE PLAN APPLICATION #461

APPLICANT: HARTLAND TOWNE SQUARE / ROSS GALLENTINE

Request for a major / minor change determination to their Site Plan Application #439 and a First Amendment to the Ramco-Gershenson / Hartland Towne Square Planned Development Agreement.

Present: Ed Eickhoff, Ramco-Gershenson, Inc. (Vice-President)

Ross Gallentine, Ramco-Gershenson, Inc. (Project Manager)

Mike Rein, Bowers & Rein Associates, Inc. (Architect)

Mr. Gallentine: Reviewed the proposed changes that are required to meet the requirements of the LCRC. They include elimination of the access drive to Hartland Road between Retail "F" and "G" and the relocation of the access drive to Hartland Road between Retail "G" and "I" further to the north. Retail "G" has also been relocated north up against Retail "F". There are also minor adjustments to outlots #12 and #13.

Ms. McPhail: Summarized the McKenna letter dated May 28, 2008. The PC should discuss landscaping along Hartland Road and the screening behind Retail "F" and "G". We would also suggest a discussion on the roundabout lighting.

****Commissioner Crouse present at 7:19 pm.**

Mr. Rein: Showed a revised landscaping plan for the area behind Retail "F" and "G" that incorporates moving the dumpster from Retail "F" to the southeast end of Retail "G". Also, additional plant material has been added to the area around the dumpster and along the backside of Retail "G".

Commissioner Hopkins: Would like to see a variety of heights in the plants along the backside of Retail "F" and "G".

Mr. Rein: Suggested a mix of upright arborvitaes and yews along the backside of Retail "F" and "G".

It is a consensus of the PC that this would be acceptable.

Chairman Fox: Would like to see the screening between Retail "G" and "I" changed to incorporate some evergreen material to provide year round screening.

Mr. Rein: We can adjust the plant material to match the screening used on the west side of the same parking lot. This would mean incorporating yews into the screening.

It is a consensus of the PC that this would be acceptable.

The PC requested McKenna Associates discuss with the LCRC the possibility of adding deciduous trees in the clear vision area behind Retail "F" and "G".

Mr. Gallentine: Stated they have LCRC approval for roundabout lighting using the same light fixture as the ones at the Green Oak roundabouts. We have not been successful in meeting LCRC lighting requirements with decorative light fixtures. The fixture approved by the LCRC is entirely black and uses a thirty-five (35) foot pole.

Ms. Stirling: We have discussed using a single pole fixture centered in the roundabout. It appears to light the roundabout well but the LCRC has apparently rejected this type of concept.

Fire Marshal Bernardin: Stated the placing a light pole in the middle of the roundabout may provide a safe location unlikely to be hit by vehicles because of the channelized curbs that point cars away from the center of the roundabout as they enter the area.

Mr. Eickhoff: Would like to approach the County with the single light pole concept. If they approve it, Ramco will follow it. However, if they do not approve it, they will use the plan presented this evening as the back up since the County has already approved it.

Commissioner Hopkins: Would prefer to see the proposed light fixtures along the outside of the roundabout replaced with fixtures similar to those recently installed in the downtown Brighton area.

It is a consensus of the PC to have Planning Director Stirling and the applicant discuss with the LCRC the optional lighting preference for the roundabout and surrounding area using a single pole fixture centered in the roundabout and decorative light fixtures similar to those recently installed in Brighton for the area surrounding the roundabout.

Move to determine Site Plan Application #461, to be a major change per Hartland Township Zoning Ordinance #37, Article 33.02.K.4.j.

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

Move to recommend approval of Site Plan Application #461, for Ramco-Gershenson / Hartland Towne Square, Tax ID #08-21-400-032, with the following conditions:

- ♦ The landscaping behind Retail "F" and "G" is amended as discussed here tonight.
- ♦ The screening along Hartland Road between Retail "I" and "G" is revised to incorporate yews consistent with the screening provided on the west side of the same parking area.
- ♦ The applicant and McKenna Associates will contact the LCRC to see if deciduous trees may be placed in the clear vision area between the access drives on the west side of Hartland Road.
- ♦ An effort to modify the lighting of the roundabout will be undertaken by the applicant along with the assistance of the Hartland Township Planner as discussed here this evening.
- ♦ All to be verified by staff prior to being placed on the Board Agenda.

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

11. SITE PLAN APPLICATION #462

APPLICANT: MEIJER STORE

Request for a major / minor change determination to their site plan and a First Amendment to the Ramco-Gershenson / Hartland Towne Square Planned Development Agreement.

Present: Damon Garrett, SSOE, Inc.

Mr. Garrett: Explained the requested changes. They include adding employee parking by the garden center, phasing the gas station at a future date, removal of five (5) light poles on the backside of the building and replacing them with wall pack style fixtures over the doors, removing one (1) licensee sign and replacing it with a bottle return sign and adding a bottle return service door and creating a break in the cart screening wall on the front of the store.

Ms. McPhail: Summarized the McKenna letter of May 29, 2008. A new plan set will need to be submitted for the gas station to be constructed at a future date. By doing this, they will not have to return to the PC in the future as long as they build the gas station as originally approved. Items for discussion tonight include the applicant's request for metal cart corrals, light fixture changes and the proposed bottle return service door with corresponding split in the cart screening wall.

It is a consensus of the PC to not permit the addition of metal cart structures on the site. They traditionally do not remain in good repair and detract from the aesthetics of the site. The request will need to be removed from the site plan drawings. The cart corrals originally approved will be required.

Mr. Garrett: Described the new Meijer prototype store has a bottle return located at the front of the store. We have located a service door under the Meijer sign that is causing a break in the cart screening wall. The door also provides emergency egress for the building.

Chairman Fox: How does the break in the wall affect the purpose of the screening wall hiding the carts?

Commissioner Newsom: Would like to see a wrought iron fence along sides of the door to keep the carts in place and keep the isle clear for safety.

Mr. Garrett: Installation of gates within the fence would allow carts to be easily moved through the area when necessary, but keep the area clear for emergency access.

It is a consensus of the PC to accept the split in the cart screening wall with the addition of a wrought iron fence on both sides of the door extending out towards the cart screening wall. Installation of gates within the fence will be permitted if it helps with moving carts though the area but maintains clearance during other times. The PC also reiterated that storage of all carts outside of the building must be behind the cart screening wall or in the cart corrals within the parking lot.

Commissioner Hopkins: The new wall pack light fixtures should be bronze so they match the other fixtures in the center.

Mr. Garrett: Indicated they can comply with the requirements in the Fire Marshal's letter of May 28, 2008.

Chairman Fox: Staff has had conversations with the Fire Marshal regarding his request for paint striping and curb painting along the front of the building. The Fire Marshal has agreed he is willing to work with us to eliminate the paint along the front of the building.

Fire Marshal Bernardin: Agreed they can come up with a solution that will work for the PC.

Commissioner Hopkins: Asked for verification that the truss system located within the garden center will not be taller than the screening fence/wall of the garden center.

Mr. Garrett: It will not. We will correct the pages in the plan if it is shown in error.

Commissioner Hopkins: Would like to see the sidewalk on the west side of the Meijer property extend to the north and abut the Township property line so that easement agreements will not be necessary in the future.

Mr. Garrett: That can be done. (Mr. Eickhoff from Ramco concurred.)

Commissioner Hopkins: Sheet "DET 01" needs to be updated to accurately reflect the agreed wording regarding delivery hour language included in the PD Agreement.

Move to determine Site Plan Application #462, to be a major change per Hartland Township Zoning Ordinance #37, Article 33.02.K.4.j.

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

Move to recommend approval of Site Plan Application #462 for Meijer/Mike Kinstle, Tax ID #08-21-400-032, with the following conditions:

- ◆ The applicant must comply with the McKenna letter dated May 29, 2008 and they supply phase sheets.
- ◆ Extend the sidewalk on the west side of the building to the north property line.
- ◆ The wall pack light fixtures proposed at the rear of the building are bronze to match the other approved fixtures on the site.
- ◆ The cart corral detail is removed from the plans.
- ◆ Wrought iron fence to be added in the cart storage area at the front of the building for safety egress.
- ◆ The note regarding delivery hours on sheet "DET 01" is revised to match the PD Agreement.
- ◆ The applicant complies with the Fire Marshal's letter dated May 28, 2008, except the yellow paint along the front of the building will be removed and a solution without using paint will be worked out between Township staff, the applicant and the Fire Marshal.
- ◆ All to be verified by staff prior to being placed on the Board Agenda.

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

Move to recommend approval of the First Amendment of the Planned Development Agreement between Hartland Township and Ramco.

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

12. SITE PLAN APPLICATION #463

APPLICANT: HARTLAND TOWNSHIP

Request to place extra fill from the Ramco property to an area that is adjacent to the detention basin.

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

Ms. McPhail: Explained the request to use extra fill from the Ramco project along the east side of the detention area behind the Meijer store.

Commissioner Crouse: Is this fill dirt or topsoil?

Mr. Gallantine: It is topsoil.

Move to recommend approval of Site Plan Application #463 for Hartland Township.

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

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

14. PLANNER'S REPORT:

Ms. Stirling: It is a pleasure to be here and she is excited to continue with the projects that the Township has already started and help improve the processes and procedures in the Planning Department.

15. COMMITTEE REPORTS:

Commissioner Newsom: Update regarding the watershed sub-committee. He requested that Ms. Stirling review the Green Oak Township Ordinance. The watershed sub-committee believes that this Ordinance, with minor changes, could be adopted for Hartland Township. The PC members can get a copy of the Green Oak Township Ordinance on their website.

16. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 8:35 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