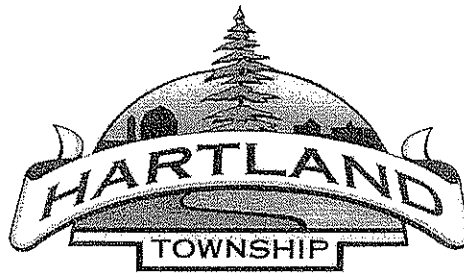


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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
Laura Killinger Secretary	Alex Rataj
	Keith Voight

**PLANNING COMMISSION - REGULAR MEETING  
MAY 8, 2008 at 7:00 PM  
AGENDA**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MAY 8, 2008 MEETING AGENDA**
5. **APPROVAL OF APRIL 10, 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**

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

7. **TEMPORARY MOBILE HOME PERMIT APPLICATION #34**  
APPLICANT: PATRICK & DONNA SCHUDLICH  
*Proposed temporary mobile home during construction of their modular home located at 4800 Fenton Road.*
8. **SIGN PERMIT APPLICATIONS #659 & #660**  
APPLICANT: LEO'S CONEY ISLAND  
*Proposed monument and wall sign for "Leo's Coney Island" located at 11020 Highland Road.*
9. **SITE PLAN APPLICATION #459**  
APPLICANT: MICK BLUNDEN / DETROIT EDISON  
*Proposing an expansion of their substation located at 1536 N. Old US-23.*
10. **SITE PLAN APPLICATION #458**  
APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT CO.  
*Request a major / minor change determination to their Site Plan Application #424.*
11. **SITE PLAN APPLICATION #460**  
APPLICANT: LINDHOUT ASSOCIATES ARCHITECTS  
*Request a major / minor change determination to their Site Plan Application #442.*
12. **CALL TO PUBLIC**  
**3-MINUTE TIME LIMIT**
13. **PLANNER'S REPORT**
14. **COMMITTEE REPORTS**
15. **ADJOURNMENT**

**NEXT MEETINGS:**

**MAY 22, 2008 @ 7:00 PM  
JUNE 12, 2008 @ 7:00 PM**

# HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

MAY 8, 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 Crouse, Commissioner Newsom and Commissioner Voight.  
**Absent:** Commissioner Killinger and Commissioner Rataj.  
**Also Present:** *Heather McPhail, McKenna Associates  
James Wickman, Township Manager  
Denise Lutz, Deputy Zoning Administrator  
Leah Forster (for Leslie Sauerbrey), Recording Secretary*
4. **APPROVAL OF MAY 8, 2008 PLANNING COMMISSION MEETING AGENDA**  
Move to approve the Planning Commission Meeting Agenda for May 8, 2008.  
Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 5-0-2.
5. **APPROVAL OF APRIL 10, 2008 PLANNING COMMISSION MEETING MINUTES**  
Move to approve the Planning Commission Meeting Minutes for April 10, 2008.  
Motion Newsom. Second Voight. Voice Vote. Motion Carried. 5-0-2.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **TEMPORARY MOBILE HOME PERMIT APPLICATION #34**  
**APPLICANT: PATRICK & DONNA SCHUDLICH**  
*Proposed temporary mobile home during construction of their modular home located at 4800 Fenton Road.*  
**Present:** *Patrick Schudlich, Property Owner  
Bill Rogers, EBI, Inc. (Builder)*  
**Mr. Rogers:** Would like to temporarily install a 5<sup>th</sup> wheel trailer on the site during construction of the permanent home. He anticipates it will be used for three (3) months. A septic system is installed and we will hook the trailer up to it. Water and electricity are available through the neighbor. The trailer will be removed once they have occupancy of the new home. He showed pictures of the 5<sup>th</sup> wheel trailer.  
Move to approve Temporary Mobile Home Permit Application #34 for Patrick & Donna Schudlich, Tax ID #08-12-100-048, for the use of a 5th wheel trailer on the property located at 4800 Fenton Road, for a period not to exceed six (6) months.  
Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 5-0-2.
8. **SIGN PERMIT APPLICATION #659 & #660**  
**APPLICANT: LEO'S CONEY ISLAND**  
*Proposed monument and wall sign for "Leo's Coney Island" located at 11020 Highland Road.*  
**Present:** *No one representing the applicant was present.*  
**Ms. McPhail:** The applicant will need to include the address on the monument sign or the building.  
Move to approve Sign Permit Application #659 for one monument sign for "Leo's Coney Island".  
Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 5-0-2.  
Move to approve Sign Permit Application #660 for one wall sign for "Leo's Coney Island".  
Motion Newsom. Second Voight. Voice Vote. Motion Carried. 5-0-2.

**9. SITE PLAN APPLICATION #459**

APPLICANT: MICK BLUNDEN / DETROIT EDISON

*Proposing an expansion of DTE substation located at 1536 N. Old US-23.*

**Present:** *Mick Blunden, M.J. Blunden Consulting (Representing DTE)*

*Paul Gantz, DTE, Regional Public Relations*

*Adrian Raducea, DTE, Engineer*

**Mr. Gantz:** This expansion is for the "Hurst" substation located on Old US-23. We have combined several features on this site to reduce the footprint of what we thought we needed. We have been working on this for two years. We will be adding two (2) circuits to deal with growth in the Township.

**Chairman Fox:** Asked about the fifteen (15) foot setback.

**Mr. Gantz:** Explained that the neighbors are okay with the setback. This is an industrial area. We are going to install ITC and DTE equipment on this site. Originally we were going to add a second site to the area across the street from this site. We need relief from the setback requirements to keep everything on this site.

**Chairman Fox:** Supports the reduced setback for the reasons mentioned by Mr. Gantz.

**Commissioner Newsom:** Asked what the expected time frame for the next upgrade would be.

**Mr. Raducea:** This upgrade should last for five to ten years, but growth in the Township can affect it.

**Mr. Blunden:** There are currently four (4) circuits with the ability to add two (2) more in the future. We want to add one (1) new transformer now with room for another in the future. This upgrade will improve the reliability of the system.

*The PC accepts the reduced setbacks as proposed.*

*The PC would like the applicant to relocate the four (4) trees currently located in the compound area, if it is possible to do so without disturbing the root system of the existing trees that already provide screening for the site.*

**Ms. McPhail:** Requested the applicant show on the next submittal the condition of the existing trees and the measures they will take to protect them during construction.

**Chairman Fox:** Asked if the applicant can comply with the HRC letter of April 30, 2008.

**Mr. Blunden:** Yes, but we need more information on the existing detention/retention basin. The LCDC has not been able to help.

**Ms. McPhail:** Provided the applicant with the contact information on the neighboring properties. Staff can look at the site plan for the property with the detention in question for additional information. She also verified that the Fire Marshall is asking for a lock box to be installed on the gate.

Move to recommend approval of Site Plan Application #459 for "Detroit Edison",

Tax ID #08-28-100-023, with the condition that they comply with the McKenna letter dated

April 30, 2008, the HRC letter dated April 30, 2008, the Fire Marshall's letter dated April 29, 2008

and staff verifies compliance with those letters before being placed on the Township Board agenda.

Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

**10. SITE PLAN APPLICATION #458**

APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT CO.

*Request for a major / minor change determination to their Site Plan Application #424.*

**Present:** *Bill Eisenberg, Grand Sakwa Properties*

*Mark Landis, Atwell Hicks (Project Manager)*

**Mr. Landis:** Is looking for approval of the second amendment to the PD Agreement. They have been getting permits and approvals from other agencies and have been required to do minor modifications to the plan.

**Ms. McPhail:** Verified the applicant has complied with the comments in the McKenna letter with the revised plan that they submitted yesterday. The only open issue is the location of the monument sign on page "LS1". Attorney Mike Homier has reviewed the second amendment.

Move to determine Site Plan Application #458 for "Hartland 23 Retail Development Co.", Tax ID #08-28-100-005, 08-28-200-021 and 08-28-200-019, to be a minor change per Hartland Township Zoning Ordinance #37, Article 33.02.K.5.a.  
Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 5-0-2.

Move to approve Site Plan Application #458 for "Hartland 23 Retail Development Co.", Tax ID #08-28-100-005, 08-28-200-021 and 08-28-200-019, with the condition they submit a new sheet "LS1" showing the correct location of the monument sign.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

Move to recommend approval of the Second Amendment to the Hartland Marketplace Planned Development Agreement between Hartland Township, Hartland 23 Retail Development Co., LLC, and Wal-Mart Real Estate Business Trust.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

**11. SITE PLAN APPLICATION #460**

**APPLICANT: LINDHOUT ASSOCIATES ARCHITECTS**

*Request for a major / minor change determination to their Site Plan Application #442.*

***Present:*** David Richardson, Lindhout Associates Architects, Inc.

**Mr. Richardson:** Explained they would like to delay construction of the back 2,000 square feet of the approved site plan. They want to relocate the playground and will install brick on the entire south wall of the "Phase One" building. They will return for another site plan review when they build the remaining 2,000 square feet. They can comply with the McKenna letter.

Move to determine Site Plan Application #460 for "Lindhout Associates Architects", Tax ID #08-22-300-036, to be a minor change per Hartland Township Zoning Ordinance #37, Article 33.02.K.5.a.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

Move to approve Site Plan Application #460 for "Lindhout Associates Architects", Tax ID #08-22-300-036, with the condition that they comply with the McKenna letter dated April 30, 2008.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

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

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

**14. COMMITTEE REPORTS:**

**Mr. Wickman:** The Board hired Margaret Stirling as the new Planning Director for the Township. She will begin work on June 2, 2008.

**15. ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:43 p.m.  
Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 5-0-2.

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

Submitted by,

Leah Forster  
Recording Secretary

Laura J. Killinger  
Planning Commission Secretary