

Keith Voight

NEXT MEETINGS: **MARCH 13, 2008 @ 7:00 PM**
MARCH 27, 2008 @ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
MARCH 10, 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: Amy Chesnut & Sally Hodges, McKenna Associates
James Wickman, Township Manager
Leslie Sauerbrey, Recording Secretary
4. **APPROVAL OF MARCH 10, 2008 PLANNING COMMISSION MEETING AGENDA**
Move to approve the Planning Commission Meeting Agenda for March 10, 2008.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF FEBRUARY 14, 2008 PLANNING COMMISSION MEETING MINUTES**
Move to approve the Planning Commission Meeting Minutes for February 14, 2008.
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 6-0-1.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **SITE PLAN APPLICATION #455**
APPLICANT: BIG BOY C/O J & G PROPERTIES, LLC. / ROSS GALLENTINE
Request for a major / minor change determination to relocate the driveway, modify the parking lot and landscaping improvements for Big Boy located at 10587 Highland Road.

Present: Ed Eickhoff, Ramco-Gershenson, Inc. (*Vice-President*)
Ross Gallentine, Ramco-Gershenson, Inc. (*Project Manager*)

Ms. Chesnut: Summarized the McKenna review letter dated March 4, 2008.
Mr. Gallentine: Presented a revised plan to the PC. He explained that the access from Hartland Road has been moved to the north due to a request from the LCRC. They requested the access drive enter the parking lot on an internal drive to reduce the possibility of traffic backing up onto the access drive and ultimately Hartland Road.
Mr. Eickhoff: Verified that the landscaping immediately north of the access drive has been relocated. The quantity, type and size of the plants in the original plan have stayed the same.

The PC agrees with the seventeen (17) foot front yard setback along M-59 as requested.

The PC requests the ZBA review the setback along Hartland Road and consider granting a variance for building setback and to allow parking in the required front yard. The PC supports the granting of the variance because of the existing building and parking requirements for the business in the building. The property is not large enough to relocate the parking to another location on the site. In addition, the relocation of Hartland Road provides a benefit to the community in dealing with increasing traffic in the area.

The PC supports granting a modification to the fifteen (15) foot greenbelt requirement because of the M-59 road improvement and existing site conditions.

Mr. Gallentine: We will paint the existing light fixtures and poles black to match those being used in the shopping center.

Ms. Chesnut: Suggested the applicant check with ITC to verify the light pole located in the southeast corner of the site is not in the ITC right-of-way.

Mr. Gallentine: The light poles are nineteen and a half (19 ½) feet high with lenses that extend below the light box. The bulb is enclosed within the metal box of the fixture.

Ms. Chesnut: The access easements have been provided. MDOT and LCRC approvals have been received.

Commissioner Hopkins: Questioned if the applicant has met the requirements of the Williams & Works letter of March 3, 2008.

Mr. Gallentine: We will comply with the letter before going to the Board.

Chairman Fox: Noted the Fire Marshall approves the site plan with conditions.

Mr. Gallentine: We have no problem complying with the Fire Marshall's conditions.

Commissioner Voight: Commended the applicant on the location of the handi-cap parking spaces and supports the location of the entrance from Hartland Road. He would like to see directional signs added at the Rovey Drive exit to guide traffic to "Hartland Road - turn left", "M-59 - turn right" and at the M-59 entrance and northeast corner of the building area a "no U-turn" sign.

Mr. Eickhoff: We can agree to add those signs.

Move to determine Site Plan #455 for "Big Boy c/o J & G Properties, LLC." 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. 6-0-1.

Move to recommend approval of Site Plan Application #455 for "Big Boy c/o J & G Properties, LLC.", Parcel ID #08-21-400-019, with the following conditions:

- Applicant complies with the McKenna letter of March 4, 2008.
- Applicant complies with the Williams & Works letter of March 3, 2008.
- Applicant complies with the Fire Marshall letter of March 3, 2008.
- PC agrees with the M-59 front yard setback reduction because there is no parking between M-59 and the building.
- PC agrees to the modification of the fifteen (15) foot greenbelt requirement.
- The applicant receives all of the necessary variances from the ZBA.

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

8. SITE PLAN APPLICATION #456

APPLICANT: AT & T - MICHIGAN BELL TELEPHONE CO. / ROSS GALLENTINE

Request for a major / minor change determination to relocate the driveway for the site located at 10625 Highland Road.

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

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

Mike Bernardin, Hartland Deerfield Fire Authority (Fire Marshall)

Ms. Chesnut: Summarized the McKenna letter of March 4, 2008. The applicant is requesting to relocate the access drive from the west to the east side of the building due to the M-59 road improvements. MDOT has accepted the new driveway location. Item #6 in the Williams & Works letter of March 3, 2008 will need to be discussed this evening.

Mr. Gallentine: Explained the existing conditions and showed a photograph demonstrating the reason why they would like to leave the site as it exists today.

Fire Marshall Bernardin: Explained the fire department would like to keep the existing pavement to provide easy access in case of an emergency. The fire department is fine with the grade.

Move to determine Site Plan Application #456 for "AT & T - Michigan" 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. 6-0-1.

Move to approve Site Plan Application #456 for "AT & T - Michigan", Parcel ID #08-21-400-021, provided they:

- Comply with issues #4 and #11 of the Williams & Works letter dated March 3, 2008.
- Due to the Fire Marshall's concerns regarding emergency access, the PC requests that the portion pavement on the west side of the building remain as it exists today.

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

9. PLANNED DEVELOPMENT / SITE PLAN APPLICATION #439F

APPLICANT: RAMCO-GERSHENSON INC. / EDWARD EICKHOFF

Construction of a proposed retail shopping center "Hartland Towne Square" located on the northeast corner of the Hartland Road and Highland Road intersection - Final Review.

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

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

The McKenna review letter of March 4, 2008 was used as an outline. Item numbering below corresponds to the McKenna letter.

1. Pattern Book:

Mr. Eickhoff: Agree.

2. Site Plans:

Mr. Eickhoff: Agree.

3. Water Feature Sign:

Mr. Gallentine: The sign has been relocated to be one sided and faces the intersection (southwest). It is back dropped by eight (8), ten (10) and twelve (12) foot evergreens. Total height is still eighteen (18) feet and it is integrated into the berm running along M-59 and US-23.

The PC accepts the proposed water feature sign as presented this evening.

4. Roundabout:

Mr. Eickhoff: The LCRC has requested that the brick knee wall be removed for safety reasons. We have replaced the wall with additional plant material and irrigation. We will install the landscaping, provide regular watering through irrigation and winterize the system annually. There will be a maintenance agreement between the LCRC, the Township and Ramco regarding the regular maintenance of the plant material and sprinkler heads. He noted that the grass has been replaced with ground cover to lessen the maintenance required.

Mr. Gallentine: Showed a picture of the proposed decorative light fixture to be installed around the roundabout. They estimate that there will be four (4) fixtures located at each access point going into the roundabout.

Mr. Eickhoff: It is our goal to locate the light fixtures on our property, provide the electricity and the maintenance for these fixtures.

The PC accepts the new roundabout landscape design as presented this evening.

5. Access Easements:

Ms. Chesnut: They have been provided.

6. Big Boy and AT & T Site:

Chairman Fox: These site plans were reviewed previously this evening.

7. Sealed/Sign Plans:

Mr. Eickhoff: Agree.

8. Roads:

Mr. Eickhoff: We have received MDOT and LCRC letters supporting the proposed traffic plans.

Commissioner Hopkins: There will be additional language added to the PD Agreement regarding the future evaluation of the two intersections mentioned in the LCRC letter and the remedies if there is a problem.

Chairman Fox: Reminded the PC that the initial goal of the Traffic Task Force was to mitigate future traffic to today's background levels. After numerous models, extensive studies involving traffic consultants, the LCRC and MDOT, they determined that it was not possible. Given overall development; including growth in Hartland and neighboring communities all coming to access the interchange, the fact remains that we are going to have more traffic. However, as the MDOT letter states, the plan they have proposed is the best solution to mitigate the increase in traffic. As Township representatives to the Task Force, we facilitated meetings and gave input on local issues and allowed the experts to determine the best way to deal with the issues.

The PC accepts the traffic solution as proposed.

9. PD Agreement:

Ms. Chesnut: The draft PD Agreement you currently have is still being worked on. She suggested the PC accept the current draft, allow work to continue and have Larry Hopkins review the document before it is sent to the Board.

The PC accepts the draft PD Agreement and the comments made above.

10. Recognizable Benefits:

Chairman Fox: Explained that the applicant is providing \$7,800,000 in recognizable benefits.

Commissioner Newsom: Wanted to verify that the bike path continues across the entire site from Clark Road to the US-23 interchange.

Mr. Eickhoff: Correct.

The PC accepts the Recognizable Benefits as presented.

11. Comments from Other Reviewers (Final Stage):

Chairman Fox: The Fire Marshall letter of March 3, 2008 approves of the site plan. The Williams & Works letter of March 3, 2008 recommends approval. The McKenna letter of March 4, 2008 recommends approval.

Additional Comments:

Ms. Chesnut: Presented a modified plan for the LCDC maintenance building. They have revised the access, parking and added a fence with barbed wire.

Commissioner Hopkins: Prefers black fencing.

Mr. Gallentine: Will provide black fence with black barbed wire if it is available. If not, the standard grey color is acceptable.

Chairman Fox: Requested a few changes be made to the pattern Book and Site Plan. They are:

- **Pattern Book (Page 45)** - Should be reworded to clarify that the total sign area permitted for the entire building will be calculated using one side (front) of the building. The total sign area permitted may be divided into two (2) signs at the desire of the building owner. Also, the term "building frontage" should replace the current language of "frontage".
- **Pattern Book (Page 28)** - Items #2, #3, #4, #5 and #6 should have the term "building frontage" replace the current language of "frontage".
- **Pattern Book (Page 27)** - A statement should be added that clarifies that fuel prices are to only be displayed on the monument sign located in front of the convenience store.
- **Prints (LP 1.02 and LP 1.03)** - The notation requiring irrigation in the entire Hartland Road ROW should be added to all pages were appropriate.
- **Prints (LP 1.05, LP 1.06, LP 1.07 and LP 1.08)** - The general notes should be added to these pages.
- **Prints (LP 1.11 and LP 1.12)** - The notation requiring irrigation in the entire M-59 ROW should be added.

Mr. Eickhoff: Agreed and will correct all of the items you have mentioned.

Commission Hopkins: Requested a notation be added to the pages for the convenience store, stating that no other items may be sold, stored or displayed outside of the building except from the propane gas cage and ice cabinets as approved on the plans.

Move Resolution to recommend final approval of the "Hartland Towne Square" Planned Development Project and Plan. Planned Development Application #439, with the additional conditions starting at #3:

3. The plans are revised to show the new layout for the County maintenance building.
4. Page #45 of the Pattern Book is revised to clarify the allowed signage.
5. The term "building frontage" will replace the word "frontage" as it applies to wall sign calculations throughout the Pattern Book.
6. Fuel prices are only allowed to be displayed on the convenience store monument sign as shown on the final plan.
7. Add notes regarding M-59 ROW irrigation to prints LP 1.11 and LP 1.12.
8. Add general landscaping notes to prints LP 1.05, LP 1.06, LP 1.07 and LP 1.08.
9. Add note to the Meijer convenience store site plan regarding no outside sale, storage or display of materials other than from the propane gas cage and ice chests as shown on the final plan.
10. The submittal is reviewed and verified by the Township Planner before being placed on the Board agenda.
11. The PD Agreement is reviewed by Larry Hopkins before being placed on the Board agenda.

Motion Hopkins. Second Newsom.

Roll Call Vote:

Commissioner Voight – Yes.

Commissioner Rataj – Yes.

Commissioner Killinger – Yes.

Chairman Fox – Yes.

Commissioner Hopkins – Yes.

Commissioner Newsom – Yes.

Commissioner Crouse – Absent.

Motion Carried. 6-0-1.

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

11. **PLANNER'S REPORT:**

Ms. Chesnut: There will be a revised Resolution for "CS Partners" for Thursday's PC meeting. It will be e-mailed out to the Commissioners before Thursday.

12. **COMMITTEE REPORTS:**

Commissioner Hopkins: The Board has approved advertising for a Township Staff Planner Director.

13. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:11 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