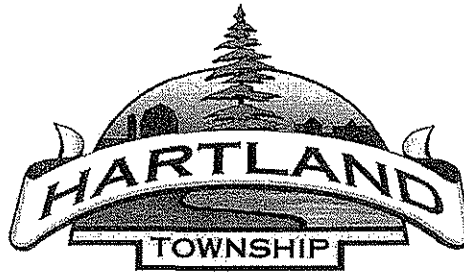


Hartland Township
2655 Clark Road
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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
	Alex Rataj
Laura Killinger Secretary	Keith Voight

**PLANNING COMMISSION - REGULAR MEETING
DECEMBER 13, 2007 at 7:00 PM
AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF DECEMBER 13, 2007 MEETING AGENDA
5. 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

6. **PLANNED DEVELOPMENT/SITE PLAN APPLICATION #439 P**
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. Planned Development application has been amended to incorporate an additional 6.7 acres into development area – Preliminary Review

OLD AND NEW BUSINESS

7. **SITE PLAN APPLICATION #453**
APPLICANT: AT & T WIRELESS / MARC DANEMAN
Request for a major / minor change determination to replace existing antennae on a telecommunication tower located at 11915 Commerce Road.
8. **SITE PLAN APPLICATION #452**
APPLICANT: VILLAGE MANOR RETIREMENT / DESINE – JASON WALLACE
Request for a major / minor change determination to Planned Development Application #423 to relocate bike path along the north side of Highland Road at the east side of the property.
9. **ZONING TEXT AMENDMENT #336**
APPLICANT: HARTLAND TOWNSHIP
Proposed Amendment to Article 9 Signs and Article 33.00 General Procedures and Related Standards.
10. **WATERSHED MANAGEMENT COMMITTEE STEP II REPORT—INTRODUCTION**
11. **CALL TO PUBLIC**
3-MINUTE TIME LIMIT
12. **PLANNER'S REPORT**
13. **COMMITTEE REPORTS**
14. **ADJOURNMENT**

NEXT MEETINGS: JANUARY 10, 2008 @ 7:00 PM
JANUARY 24, 2008 @ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
DECEMBER 13, 2007
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, Commissioner Voight and Commissioner Rataj.

*Also Present: Amy Chesnut & Heather McPhail, McKenna Associates
James Wickman, Township Manager
Denise Lutz, Deputy Zoning Administrator
Leslie Sauerbrey, Recording Secretary*

4. **APPROVAL OF DECEMBER 13, 2007 PLANNING COMMISSION MEETING AGENDA**

Move to approve the Planning Commission Meeting Agenda for December 13, 2007.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

5. **CALL TO THE PUBLIC:**

Danielle Langenbruch, 11012 Matthew Lane: She feels that she lives within the required distance for notification about the proposed Rovey Drive and was not notified in a timely manner. Asked if there is something wrong with the Public Hearing notification process?

Barbara Robinson, 10468 Fawn Ridge Trail: Wanted a greater setback than what is currently planned between Fawn Ridge Condominiums and the development, she feels the thirty (30) feet should be increased to at least fifty (50) feet. She also requested a five (5) to six (6) foot wall erected between the condos and the development in order to provide a sense of privacy and security for the Fawn Ridge residents. (*Ms. Robinson submitted a letter for the record.*)

PUBLIC HEARING:

6. **PLANNED DEVELOPMENT / SITE PLAN APPLICATION #439 P**

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. The Planned Development Application has been amended to incorporate an additional 6.7 acres into the development area.

Preliminary Review.

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

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

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

Scott Nowakowski, Meijer, Inc. (Director of Real Estate)

Phil Holmblade, SSOE, Inc.

Glen Sigsby, FTC&H (Fishbeck, Thompson, Carr & Huber, Inc. (Meijer Architect))

PUBLIC HEARING OPENED AT 7:06 P.M.

For Applicant: Ramco-Gershenson, Inc., for the Tax ID numbers presented at the previous Public Hearing held on October 11, 2007 and all or a portion of additional Tax ID numbers 08-21-400-022 through 025 and 08-21-400-014. The applicant is proposing to amend the plan presented at the previous Public Hearing by adding approximately 6.7 acres of land.

✓

For the record, at the Planning Commission Meeting on November 15, 2007, a Public Hearing was scheduled for today, December 13, 2007. All public notice requirements for this Public Hearing have been met.

Mr. Eickhoff: Presented the proposed addition of approximately 6.7 acres which includes four (4) additional outlots and Rovey Drive.

Ms. Chesnut: Provided an overview of the McKenna review letter dated December 6, 2007.

PUBLIC COMMENTS:

Dennis Mickel, 10460 Fawn Ridge Trail: Concerned with personal safety and financial loss. Would like to see a physical barrier between the development and "Fawn Ridge". *(Mr. Mickel submitted a letter for the record.)*

Lynn Dodson, 2376 Lorraina Lane: Concerned with the increase in traffic that the proposed Rovey Drive will bring onto Clark Road.

Danielle Langenbruch, 11012 Matthew Lane: Opposed to Rovey Drive and the four (4) additional outlots that are proposed. Has a problem with noise, traffic, personal safety and property values decreasing. *(Ms. Langenbruch submitted a signed petition from residents in her subdivision that are against this latest revision to the PD.)*

Amy Shinabarger, 11132 Matthew Lane: Concerned with Rovey Drive, the traffic and people using her subdivision for a turnaround. She does not want to live by this type of development.

Chairman Fox noted for the record that the Planning Commission received two letters and a petition regarding this application.

PUBLIC HEARING CLOSED AT 7:32 P.M.

PLANNING COMMISSION QUESTIONS & COMMENTS:

The McKenna review letter of December 6, 2007 was used as an outline. Item numbering below corresponds to the McKenna letter. Any item number not included in these minutes indicates that no additional comment was necessary from the PC or the applicant.

• **ELIGIBILITY CRITERIA: (Page 2)**

1. **Recognizable Benefits:**

Mr. Eickhoff: Distributed a revised list of "Recognizable Benefits". There have been conversations with MDOT regarding the elimination of the Park & Ride along Hartland Road. Ramco has no involvement with the Park & Ride on Old US-23.

It is a consensus of the PC that they are glad to see the Park & Ride on the east side of US-23 eliminated. The list of "Recognizable Benefits" is substantial and the PC is satisfied with them as presented this evening. The applicant is not required to deal with the Old US-23 Park & Ride.

• **PLANNED DEVELOPMENT DESIGN STANDARDS: (Page 3)**

1. **Permitted Uses:**

a. **Mr. Nowakowski:** All Meijer service stations have propane exchange centers and ice chests.

It is a consensus of the PC to permit one (1) propane exchange center and two (2) ice chests as presented on the plan shown this evening (installed up against the building). No other products may be displayed, sold or stored on the exterior of the building or service station site.

b. **Mr. Eickhoff:** This relates to the entire development. We want to be able to have sidewalk sales and for a bookstore to display books on a table outside of their front door. This would be different than having a home improvement center display items like play centers or sheds on the exterior of their building.

Commissioner Hopkins: Explained a "Temporary Accessory Endeavor" permit and the process used to obtain one. He does not believe the "TAE" permit was created for use all year long. His personal opinion is that he is not opposed to sidewalk sales. He does not support the display and sale of merchandise like equipment and yard supplies in the front of a store.

Mr. Eickhoff: We are trying to come up with language with Township Attorney, Mike Homier, in the PD Agreement to permit the limited sale of merchandise that we would like to have. He would like this item to remain open and be worked out to the PC's satisfaction in the PD Agreement.

- c. **Mr. Eickhoff:** We do not have a tenant for Major "A" at this time. We recognize once we have a tenant we will have to come back to the PC with a site plan for your approval.

Chairman Fox: Realize that the plan now with the relationship of the hotel location and "Fawn Ridge" may need to be increased if the use in that area of the development changes.

Ms. Chesnut: The details of this portion of the plan can be delayed but it will be open to further discussion and negotiations.

Mr. Eickhoff: I realize we are exposed if we handle it this way, but this is the way we want to do it.

2. **Design Detail and Requirements: (Page 4)**

a. **Pattern Book:**

1. **Mr. Eickhoff:** Agree.

2. **Mr. Eickhoff:** This is not practical until the tenants of the outparcels are known. The developer is willing to agree that M-59 will be landscaped per the plan by November 2010, if the outparcels are not developed and landscaped by that time.

Chairman Fox: When do you anticipate the first cars will travel down the new Hartland Road?

Mr. Eickhoff: No later than August 2009. We would like to open most of the shopping center at that time.

Ms. Chesnut: By August 2009 what road frontage landscaping will be installed?

Mr. Gallentine: All of the new Hartland Road frontage and the sold and developed outparcel lots.

Mr. Eickhoff: Also, at the opening of the new Hartland Road, the clock tower, sidewalk lights and roundabout will be complete. We are having good activity with the original outparcels. The landscaping along M-59 is what the developer will install by November 2010 if the out parcels are not open.

3. **Mr. Eickhoff:** Agree.

4.

a. **Mr. Eickhoff:** Agree.

b. **Mr. Eickhoff:** Agree.

5. **Mr. Rein:** If we use the black traffic light arms the decorative base is not available. The sidewalk lights can also be done in black.

It is a consensus of the PC that the traffic light arms and sidewalk lights should be black.

6.

a. **Mr. Eickhoff:** Agree.

b. **Mr. Eickhoff:** We can show other samples.

7. **Mr. Eickhoff:** Agree.

8. **Mr. Eickhoff:** Agree.

9. **Mr. Eickhoff:** Agree.

10.

a. Mr. Eickhoff: Agree.b. Mr. Eickhoff: Some of the outparcels may want to sell alcohol outdoors later than you permit. Also, they may want to have their patio furniture out all year.

Commissioner Hopkins: Explained the limited season is to prevent furniture from sitting out covered with snow. The hours of operation limit is due to the potential noise factor if a restaurant is located next to a residential area. This development may be in an area where the hours of operation are not critical.

Mr. Eickhoff: We can prohibit outdoor dining on the two outparcels closest to Clark Road due to their proximity to the residential subdivision on Clark Road.

It is a consensus of the PC to keep the requirement that patio furniture must be stored inside during the winter months per the Township Zoning Ordinance (10.02.KK). The hours of operation for the patio area will be permitted per the State of Michigan Liquor Control Commission guidelines but will not be permitted at all on outparcel #14 and #15 (The two outparcels closest to Clark Road).

11. Mr. Eickhoff: Agree.

12.

a. Mr. Eickhoff: Our concern is that it may not be possible to provide foundation plantings on all four sides of a building.

Mr. Rein: If language could be designed to be flexible so it did not include loading areas of the building that could work. He would like to work with Ms. Chesnut to get that language together.

It is a consensus of the PC that Ms. Chesnut will work with the applicant to come up with language to require foundation plantings were appropriate.

b. Mr. Eickhoff: Agree.

13.

a. Mr. Eickhoff: We would like less parking than you require. This item needs to remain open. We will present ideas at the next meeting.

Ms. Chesnut: If you can include language in the Pattern Book that says the PC may permit less parking we should be okay because our current Ordinance does not give the PC permission to do this.

b. Mr. Eickhoff: We want to have two (2) curb cuts on M-59. MDOT has this plan for review. We have not received comments back yet.

It is a consensus of the PC to see what MDOT has to say. If MDOT is okay with the two (2) drives we may accept this option.

14.

a. Mr. Eickhoff: Clarified that he is requesting one (1) development sign at Hartland Road and M-59.

It is the opinion of the PC that outparcel lot #10 and #11 will share one (1) monument sign located on Hartland Square Drive. The sign will be the same size as the other outparcel signs.

b. Mr. Eickhoff: Explained how they intend to use wall signs with raceways on the small retail and individual letters mounted directly on the building for the mid and big box stores.

It is acceptable to the PC that raceways will be permitted on the small retail and individual letter signs will be mounted directly on the buildings for the mid and big box stores. The PC also agrees to permit the same wall sign sizing formula recently approved for the large retail center on the south side of M-59, with the following exception: Mid major retail "C", "D", "E", and "F" may divide their total wall sign square footage into two (2) signs, still totaling no more than the maximum square footage for their building size (total maximum of one hundred-fifty (150) square feet.)

b. Architecture and Building Materials:

1. Meijer Building:

- a. **Mr. Sigsby:** This has been done.
- b. **Mr. Sigsby:** Will be done.
- c. **Mr. Sigsby:** We feel the side elevations already have enough variation to them.
- d. **Mr. Sigsby:** The "RTU's" are five and a half (5 ½) feet high and are located more in the center of the building. The parapet wall is six (6) feet high at the rear of the store. The roof slopes to the rear of the store.

The PC accepts the six (6) foot high parapet wall and the variations in the sidewall height as presented.

- e. **Mr. Sigsby:** This will be done.
- f. **Mr. Sigsby:** Explained the revised garden center on the plan.

The PC explained that they prefer a garden center visually more similar to the photo in the Pattern Book. Dark brick, full height, sixteen (16) foot columns with a cornice on the top of the columns and a full height black screening fence are desired. The garden center brick columns will need to be large enough to not appear like spindles. With the increased height of the screening wall, the brown pre-finished metal panels attempting to hide the "erector set" device can be eliminated.

- g. *The PC approves of the brick with cornice along the top, replacing the translucent panels. Translucent panels will only be used for the roof of this area.*
- h. **Mr. Sigsby:** We have replaced the blonde brick with "CMU" split face.
- i. **Mr. Sigsby:** We prefer the shorter pilasters on the building due to the strong architectural interest we have now created with the brick entry features.

The PC accepts the non-full height pilasters as drawn.

- j. **Mr. Sigsby:** Our entry features are a little different than the rest of the center. Our entry doors are set back further and if we install the metal canopy it will be hanging over the drive running along the front of the building.

The PC accepts not installing the metal canopy for the reasons stated above.

- k. **Mr. Sigsby:** We will correct this.
- l. **Mr. Sigsby and Mr. Rein:** Explained and reviewed the landscaping and elevations to persuade the PC that truck well screening walls are not necessary.

It is a consensus of the PC that truck well screening walls should be provided on both the north and south side of the loading dock.

- m. **Mr. Sigsby:** This has been done.
- n. **Mr. Sigsby:** We have added the decorative light fixtures to the non-full height pilasters on the front of the building.

The PC discussed the light color brick included behind the Meijer wall sign on the front of the building. It is consensus of the PC that the contrasting color brick behind the sign is acting like a sign box and will have to be included in the calculation of the actual sign if left a light color. The applicant was advised to replace that brick with the same one used on the rest of the building.

2. **Meijer Service Station:**

- a. **Mr. Sigsby:** Agree.
- b. **Mr. Sigsby:** We have reduced the height of the canopy from five (5) feet four (4) inches to four (4) feet.
- c. **Mr. Nowakowski:** We can make the building all one color with the darker brick used on the store.

3. **Development:**

- a. **Mr. Eickhoff:** We will label these.
- b. **Mr. Eickhoff:** The cornice will be the same size on all sides of the buildings.
- c. **Mr. Eickhoff:** Agree.
- d. **Mr. Eickhoff:** Agree.

c. **Parking and Loading:** *No comment necessary.*

d. **Landscaping and Screening:**

1. **Mr. Gallentine:** We have a new supplier for the proposed stamped asphalt. We will provide addresses so you can go see the product.

Chairman Fox: We are asking for stamped concrete to be installed at the major retailer's entrance doors to the parking lot.

Mr. Eickhoff: We can provide that for the major retail.

Mr. Gallentine: Main crosswalks at Major "F", Retail "H" and the sidewalks that cross the main entrance drives into the parking lots will have a colored stamped asphalt material.

The PC would like to review the proposed material before approving the installation in the project. The PC would also like to see colored stamped concrete in the raised curb areas in the road near the roundabout and in the raised concrete curb areas at the entrance drives leading into the parking lots.

Mr. Gallentine: We need to check and see what the LCRC will permit. We will provide it if they approve it. We would like to use stamped asphalt.

2. **Mr. Rein:** Clarified the area of the berm that needs to be raised. He will do that.

Mr. Eickhoff: We can put the ten (10) foot and twelve (12) foot evergreens in this area as requested.

3. **Mr. Eickhoff:** Done.

4. **Mr. Eickhoff:** Asked for clarification as to where this item is referring to on the plan.

Ms. Chesnut: Explained that it is the area around the clock tower/roundabout to the area behind Retail "I", Major "E" and the southern intersection of Hartland Square Drive and Hartland Road.

Mr. Eickhoff: We can do that.

5. **Mr. Rein:** We are still working with the LCRC. The brick wall in the roundabout must be pulled further in to meet LCRC clear vision requirements. We are not going to irrigate the roundabout since it is owned by the LCRC. We are planning more stamped concrete between the curb and the brick wall. Ramco will have a maintenance agreement with the LCRC to maintain the roundabout and its plantings. We can bring a new drawing to the next meeting.

The PC discussed the new plan and raised concerns regarding the plant material in the roundabout and its appearance. The revised drawing presented at the next meeting will help the PC decide what is acceptable.

6. **Mr. Eickhoff:** Agree.

7. *After discussing this with the applicant, the PC will not require landscaping on the north side of Rovey Drive because the land is zoned "GC". It will be landscaped when it is developed.*
8. Mr. Eickhoff: Agree.
9. Mr. Eickhoff: Agree.
10. Mr. Eickhoff: We will use standard size brick on the brick wall in the roundabout and utility size brick on the clock tower since it is a larger structure. The utility size brick will look more in scale with the clock tower's size.
11. Mr. Eickhoff: Agree.
12. Mr. Eickhoff: Agree.
13. Mr. Eickhoff: Agree.
14. Mr. Eickhoff: We have shown a hedge in the cart corrals and thought we met the requirement.
Ms. Chesnut: If you can show me that it meets our requirement then it is okay.
Mr. Rein: We can also include it in the Pattern Book.
15. Mr. Rein: We can do that.
16. Mr. Gallentine: These areas will be designed to LCRC standards. If they permit stamped concrete or asphalt that is what we will do.
Chairman Fox: We have left this item open for the next PC meeting when we can discuss the materials for this area and the cross walks.
17. Mr. Eickhoff: Agree.

e. **Sidewalks and Pedestrian Access:**

1. *The PC explained the difference between the required bike path and the "ribbon" of concrete that currently exists along M-59. MDOT has not historically required the "ribbon" be replaced if removed when adding the asphalt bike path.*
Mr. Eickhoff: We will install the asphalt bike path across the detention basin area so that it meets up with the currently existing crosswalk area at the northbound US-23 ramp.
2. Mr. Eickhoff: We will install the concrete sidewalk along our property frontage on Clark Road.

f. **Outlot Layout:**

1. Mr. Eickhoff: Already done.
2. *See previous conversation of this topic in section 2.a.13.b. (Page 4) of these meeting minutes.*
3. Mr. Eickhoff: At closing of the property we agree to sign an agreement with the parcel to the north allowing them to access Rovey Drive.
4. *The PC agrees that this topic will be reviewed as each outparcel site plan is submitted for review.*
5. *The PC agrees that this topic will be reviewed as each outparcel site plan is submitted for review.*

• **PRELIMINARY REVIEW COMMENTS: (Page 11)**

1. **PD Agreement:**

- a. Mr. Eickhoff: Agree.
- b. *See comments in section 2.a.2.(Page 3) of these meeting minutes.*
- c. Mr. Eickhoff: Agree.

- d. **Mr. Nowakowski:** To meet Meijer produce freshness requirements, we need to have some deliveries between mid-night and 5 a.m. This would be a maximum of ten (10) trucks per week with no more than two (2) trucks per night.

Chairman Fox: Is concerned with the residential area to the north and the noise from the semi-trucks.

Commissioner Newsom: The addition of Rovey Drive is also going to exacerbate the situation.

Commissioner Voight: Could we require the night deliveries to use Hartland Road instead of Rovey Drive?

Mr. Nowakowski: We could agree to that.

Chairman Fox: Reminded the PC that Major "A" also has a loading dock. What will our position be when they want night deliveries?

Mr. Eickhoff: We could limit night deliveries to Meijer only.

Manager Wickman: Suggested a limit on the time the truck may be in the loading dock during these night deliveries.

Mr. Nowakowski: It is essential that we have the ability to deliver from mid-night to 5 a.m. with a maximum of ten (10) trucks per week for produce only. General merchandise can be delivered during the day. He can go back and talk with logistics to see if a reduced delivery schedule at night is possible. He will also check to see how long an average produce truck would be in the dock with its refrigeration unit running.

The PC will keep this item open for further discussion at the next meeting. Mr. Nowakowski will get the additional information mentioned above so further conversation can take place.

- e. **Mr. Eickhoff:** Agree.

- f. **Mr. Eickhoff:** Agree.

2. **Big Boy and AT & T Sites:**

Commissioner Hopkins: Cautioned everyone about the need for this to be completed before final approval.

Ms. Chesnut: Will you have your road plan approved by MDOT and LCRC before final? If not, it will have to be a condition of final approval.

Mr. Eickhoff: No. We are willing to make it a condition. We hope it won't hold up the starting of the shopping center and the approved PD.

Ms. Chesnut: Are you going to start the shopping center without the approved road plan from MDOT?

Mr. Eickhoff: Yes, but we will not open the center. We will be taking a risk. The hook is, I cannot open the shopping center without all the roadwork completed.

Chairman Fox: We are going to need something in writing from MDOT and the LCRC stating that they are okay with the plan and the only open issues are very small in nature.

3. **Signs:**

- a. **Mr. Eickhoff:** Okay.

- b. *The PC is acceptable to the monument sign for outparcel #10 as discussed in section 2.a.14.a. (Page 4) of these meeting minutes.*

- c. **Mr. Eickhoff:** Explained the sign request.

Chairman Fox: What does it look like?

Mr. Gallentine: It is approximately two (2) foot by two (2) foot and will be constructed to match the other monument signs in the development.

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

- d. **Mr. Eickhoff:** The signs have been redesigned and are limited to ten (10) feet in height.

Commissioner Hopkins: This is similar to what was allowed across the street.

The square footage of the signs and their method of calculating the square footage is acceptable to the PC.

- e. *It is acceptable to the PC that the "Hartland Towne Square" name can remain on each of the monument signs if the address of each site can still be located attractively and meet the Fire Marshall's requirement.*
- f. *The PC is not satisfied with the proposal of this sign at this time. The applicant feels that the "PhotoShop" illustration is not representing the sign in the manner of which it will look after being constructed. They will have an artist do a rendering of the proposal and return for further discussion with the PC.*
- g. **Mr. Eickhoff:** There is no sign.
- h.
 - 1. *The PC explained the limitation of three hundred (300) square feet for the total of all wall signs on the Meijer store. No one sign may be greater than one hundred-fifty (150) square feet. The PC will allow the elimination of the dot of the "i" and "j" and the tail of the "j" from the calculation of the square footage. In addition, the applicant must remove the blonde color brick behind the wall sign or it will be used to determine the size of the sign permitted.*
 - 2. **Mr. Sigsby:** The only sign illuminated is the Meijer sign.
 - 3. **Mr. Sigsby:** We have eliminated this sign.
 - 4. *After an explanation of the opaque fuel price sign requirement it is now understood and agreed to by the applicant.*
- i. **Mr. Eickhoff:** Agree.
- 4. **Lighting:**
 - a. **Mr. Eickhoff:** Agree.
 - b. **Mr. Eickhoff:** We are getting the answer to this question and will have it for the next PC meeting.
 - c. **Mr. Eickhoff:** Agree.
 - d. **Mr. Eickhoff:** Okay.
 - e. **Mr. Eickhoff:** All lighting will be included on the plan.
 - f. **Mr. Holmblade:** We are proposing a single row of canopy lighting. The foot-candles are less than our competitors.
Ms. Chesnut: The current levels shown on the plan exceed the "IESNA" recommended light levels for gas canopies.
Mr. Holmblade: The White Lake Meijer gas canopy has the same lighting levels proposed here. They are using the same fixture and wattage.
The PC agreed to visit the White Lake Meijer gas station and discuss this topic at the next meeting.
- 5. **MDOT Stormwater Basin / Landscaping:**
Mr. Eickhoff: We will update our submittal to comply.
- 6. **Comments from Other Reviewers (Preliminary Stage):**
Mr. Eickhoff: We will get the appropriate sign-off's if we do not have them already.

• **MISCELLANEOUS COMMENTS:**

Ms. Chesnut: Will the Meijer site be fully irrigated?

Mr. Holmblade: Yes. Meijer is looking at high efficiency irrigation and possibly using run-off.

Commissioner Hopkins: Can you close in the triangular areas on the backside of the buildings in Development Area "D"?

Mr. Gallentine: Yes, but will you count that against us for parking and landscaping requirements? If not, we can.

It is a consensus of the PC that they will work with the applicant on this topic.

Ms. Chesnut: Is the PC agreeable to the monument sign at the intersection of Hartland Road and M-59?

This sign is acceptable to the PC.

Ms. Chesnut: What will this sign advertise?

Mr. Eickhoff: Major "A" and Major "B".

Chairman Fox: As discussed at previous meetings, we will not permit the advertising of gas prices on this sign.

It is a consensus of the PC to not permit gas prices to be advertised on any sign other than the fuel price sign located in front of the gas station.

Commissioner Crouse: What improvements to Clark Road are included?

Mr. Eickhoff: We will be paving Clark Road to the north and the Dunham Road intersection. We will add a decel lane for southbound Clark Road traffic at Rovey Drive and any other improvements necessary at Clark and M-59.

Commissioner Crouse: Why did you add Rovey Drive?

Mr. Eickhoff: This topic came up with the Traffic Task Force group. It provides a benefit to the traffic on Blaine Road and Hartland Road.

Commissioner Hopkins: How much "GC" land is there north of Rovey Drive?

Ms. Chesnut: Reviewed the zoning on the land to the north of Rovey Drive. It extends just south of the existing house. It also lines up with the south side of "Heritage Meadows" on the east side of Clark Road. The land between M-59 and "Heritage Meadows" is also zoned "GC".

7. SITE PLAN APPLICATION #453

APPLICANT: AT & T WIRELESS / MARC DANEMAN

Request for a major / minor change determination to replace an existing antennae on a telecommunication tower located at 11915 Commerce Road.

Present: Mark Daneman, Velocitel, Inc. (Agent for AT & T)

Mr. Daneman: Explained and presented pictures showing the revision to the antennae.

Move to rule Site Plan Application #453 for "AT & T Wireless" to be a minor change per Hartland Township Ordinance #37, Article 33.02.K.5.a.

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

Move to approve Site Plan Application #453 for "AT & T Wireless", Parcel ID #4708-34-400-012.

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

8. SITE PLAN APPLICATION #452

APPLICANT: VILLAGE MANOR RETIREMENT / DESINE, INC. - JASON WALLACE

Request for a major / minor change determination to Planned Development Application #423 to relocate the bike path along the north side of Highland Road at the east side of the property.

Present: Jason Wallace, Desine, Inc.

Move to rule Site Plan Application #452 for "Village Manor Retirement" to be a minor change per Hartland Township Ordinance #37, Article 33.02.K.5.a.

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

Move to approve Site Plan Application #452 for "Village Manor Retirement",

Parcel ID #08-20-300-005.

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

9. ZONING TEXT AMENDMENT #336

APPLICANT: HARTLAND TOWNSHIP

Proposed Amendment to Article 9 "Signs" and Article 33 "General Procedures and Related Standards".

Ms. Chesnut distributed the revised amendment clarifying the language used in monument sign section 2.d. (Page 9-21). The revised language was acceptable to the PC.

Move to recommend approval of Zoning Text Amendment #336 for "Hartland Township", amending Article 9 "Signs" and Article 33 "General Procedures and Related Standards".

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

10. WATERSHED MANAGEMENT COMMITTEE STEP II REPORT – INTRODUCTION

Commissioner Newsom: Verified that the Commissioners received the documents provided by the "Watershed Management Committee". He requested the Commissioners review the material and be prepared to discuss it at our January 2008 Work Session.

11. CALL TO THE PUBLIC:

Steve Drahozal, 11217 Anya Lane: Lives in "Heritage Meadows" subdivision. With the addition of Rovey Drive he has concerns with his property values and increase in traffic on Clark Road. He likes a lot of what was shown tonight. He would like the noise ordinance followed in regards to outdoor dining and supports the Township's Ordinance requiring outdoor furniture not being stored outside during the off-season.

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

13. COMMITTEE REPORTS:

Chairman Fox: We need to move the January 10, 2008 regular PC meeting to January 3, 2008.

It is a consensus of the PC that the January 10, 2008 regular PC meeting be moved to January 3, 2008.

The PC discussed potential dates for our 2008 goals and to review the "Watershed Management Committee" material.

Move to schedule a "PC Work Session" for January 17, 2008 at 7:00 p.m.

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

14. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 11:05 p.m.

Motion Hopkins. Second Newsom. 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