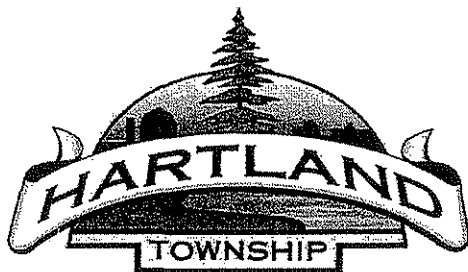


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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
Laura Killinger Secretary	Alex Rataj
	Keith Voight

**PLANNING COMMISSION - REGULAR MEETING
NOVEMBER 8, 2007 at 7:00 PM
AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF NOVEMBER 8, 2007 AGENDA
5. APPROVAL OF OCTOBER 25, 2007 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

7. ZONING TEXT AMENDMENT #339

APPLICANT: LINDHOUT ASSOCIATES / DAVID A. RICHARDSON

Proposed amendment to Article 10 Site Development Standards and Article 21, OS Office Service District to permit schools as a special use in the OS District.

OLD AND NEW BUSINESS

8. SIGN APPLICATION #639

APPLICANT: DANIEL HEILMAN / HEILMAN SIGNS

Proposed wall signs for "AT & T Wireless" located in the Shops at Waldenwoods Center at 10051 Highland Road

9. APPROVAL OF 2008 PLANNING COMMISSION MEETING DATES

10. CALL TO PUBLIC

3-MINUTE TIME LIMIT

11. PLANNER'S REPORT

12. COMMITTEE REPORTS

13. ADJOURNMENT

NEXT MEETINGS:	NOVEMBER 15, 2007	@ 7:00 PM
	DECEMBER 6, 2007	@ 7:00 PM
	DECEMBER 13, 2007	@ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
NOVEMBER 8, 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, McKenna Associates
James Wickman, Township Manager
Denise Lutz, Deputy Zoning Administrator
Leslie Sauerbrey, Recording Secretary*
4. **APPROVAL OF NOVEMBER 8, 2007 PLANNING COMMISSION MEETING AGENDA**
Move to approve the Planning Commission Meeting Agenda for November 8, 2007.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.
5. **APPROVAL OF OCTOBER 25, 2007 PLANNING COMMISSION MEETING MINUTES**
Move to approve the Planning Commission Meeting Minutes for October 25, 2007.
Motion Killinger. Second Voight. Voice Vote. Motion Carried. 7-0-0.
6. **CALL TO THE PUBLIC:**
Barbara Robinson, 10468 Fawn Ridge Trail: She is concerned with the impact the new development will have on the Fawn Ridge Condominiums. The trees in her back yard are going to be removed, she would like a barrier wall erected with large trees planted on their side of the wall to improve their view and alleviate the noise. She submitted for the record a letter from the Fawn Ridge Condominium Association.

PUBLIC HEARING:

7. **ZONING TEXT AMENDMENT #339**
APPLICANT: LINDHOUT ASSOCIATES / DAVID A. RICHARDSON
Proposed amendment to Article 10 "Site Development Standards" and Article 21, "OS - Office Service District" to permit schools.

Present: Steve Rabatin, Lindhout Associates

PUBLIC HEARING OPENED AT 7:06 P.M.

For Applicant: Lindhout Associates, Zoning Amendment Application #339, amending Hartland Township Zoning Ordinance #37, Article 10, "Site Development Standards" and Article 21, "OS - Office Service District".

For the record, at the Planning Commission Meeting on October 11, 2007, a Public Hearing was scheduled for today, November 8, 2007. All public notice requirements for this Public Hearing have been met.

Copies of the proposed amendments have been available at the Hartland Township Hall.

Ms. Chesnut: Described the proposed changes amendments to Article 10 and Article 21.

PUBLIC COMMENTS: *No one came forward.*

PUBLIC HEARING CLOSED AT 7:09 P.M.

PLANNING COMMISSION QUESTIONS & COMMENTS:

Commissioner Newsom: Asked if was typical to allow schools in the "OS" district?

Ms Chesnut: Indicated that it would not be inconsistent with the surrounding area.

Commissioner Hopkins: Asked questions regarding the State requirements and why they are not written into the Ordinance.

Ms. Chesnut: Explained the State requirements and that these requirements will still be required even though it is not stated in our Ordinance.

Move to recommend approval of Zoning Text Amendment Application #339, for Lindhout Associates, amending Article 10, "Site Development Standards" and Article 21, "OS - Office Service District".

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

8. SIGN PERMIT APPLICATION #639

APPLICANT: DANIEL HEILMAN / HEILMAN SIGNS

Proposed wall sign for "AT & T Wireless" located in the Shops at Waldenwoods Center at 10051 Highland Road.

Present: Tim Heilman, Heilman Signs

Move to approve Sign Permit Application #639, for "AT & T Wireless", at the Shops at Waldenwoods.

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

9. APPROVAL OF 2008 PLANNING COMMISSION MEETING DATES

Move to approve the 2008 Planning Commission Meeting Dates as presented.

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

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

11. PLANNER'S REPORT:

Ms. Chesnut: The Williams & Works review letter for Site Plan Application #439P is not in your packet for the November 15th PC meeting, it will be e-mailed to you tomorrow.

12. COMMITTEE REPORTS:

Manager Wickman: The Board has adopted the "Strategic Plan", you will receive periodic updates.

13. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 7:20 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