

Keith Voight

NEXT MEETINGS:

OCTOBER 11, 2007	@ 7:00 PM
OCTOBER 25, 2007	@ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**SEPTEMBER 27, 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 Crouse, Commissioner Voight and Commissioner Rataj.  
**Absent:** \*\*Commissioner Newsom.

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

4. **APPROVAL OF SEPTEMBER 27, 2007 PLANNING COMMISSION MEETING AGENDA**

Move to approve the Planning Commission Meeting Agenda for September 27, 2007.  
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

*\*\*Commissioner Newsom arrived at 7:02 p.m.*

5. **APPROVAL OF SEPTEMBER 13, 2007 PLANNING COMMISSION MEETING MINUTES**

Move to approve the minutes of the September 13, 2007 Planning Commission Meeting.  
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

6. **APPROVAL OF SEPTEMBER 17, 2007 PLANNING COMMISSION SPECIAL MEETING MINUTES**

Move to approve the minutes of the September 17, 2007 Planning Commission Special Meeting.  
Motion Killinger. Second Voight. Voice Vote. Motion Carried. 7-0-0.

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

8. **SIGN PERMIT APPLICATION #636**

**APPLICANT: LINDA GIBBS / ADVANCE PHYSICAL THERAPY**

*Proposed ground sign for "Hartland Millennium Center" located at 11150 Highland Rd.*

**Present:** *Linda Gibbs, Applicant  
Jamie Elfstrom, Bill Carr Signs*

Move to approve Sign Permit Application #636 for Linda Gibbs of "Advance Physical Therapy" for a ground sign for "Hartland Millennium Center" located at 11150 Highland Rd.  
Motion Rataj. Second Voight. Voice Vote. Motion Carried. 7-0-0.

*It was brought to the PC's attention that the applicant might not have rights to place a sign on the easement. The PC discussed an easement over the property and who has rights to put a sign in the easement.*

Move to rescind prior motion for Sign Permit Application #636.  
Motion Rataj. Second Voight. Voice Vote. Motion Carried. 7-0-0.

Move to approve Sign Permit Application #636 for Linda Gibbs of "Advance Physical Therapy" for a ground sign for "Hartland Millennium Center" located at 11150 Highland Rd., with the condition that verification of ownership of the easement or easement rights are presented to the Township prior to the issuance of the sign permit.

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

**9. SITE PLAN #440 WITH SPECIAL USE APPLICATION #234**

**APPLICANT: RHODES & JOHNSON & DESINE INC. / WAYNE PERRY**

*Proposed child day care facility "Morgan's Early Learning Center" located south of M-59, east of Lakena on Progressive Dr.*

*Present: Wayne Perry, Desine Inc.*

*Jerry Tomczak, Rhoads & Johnson*

*Dan Callan, Real Estate Brokers, LLC.*

**Mr. Perry:** Outlined the remaining issues regarding the site plan application in regards to review comments. The biggest outstanding issue is storm drainage.

**Commissioner Crouse:** Asked how the request in the Drain Commissioner's letter should be interpreted.

**Manager Wickman:** Explained the final resolution conversations with the Drain Commissioner regarding a drainage district.

**Mr. Callan:** Explained his concerns with the proposed detention/retention pond. This will affect the ability to develop the neighboring six (6) acre parcel that he owns. He is allowing the detention/retention pond to go on his site so that this project can proceed. He would like to see the drainage district completed.

**Manager Wickman:** Stated that in conversations with the Drain Commissioner, drain districts can take time to be developed.

**Mr. Perry:** Explained the location of the layer of clay below the surface and that they have dug three holes in the proposed area of the basin and verified that the soils are desirable. He feels that most of the water will flow to the west as it is absorbed into the water table. Since water takes the path of least resistance, some will flow to the south.

**Commissioner Crouse:** Asked if Mr. Patrello was present during the test as requested in his letter.

**Mr. Perry:** No.

**Commissioner Crouse:** Asked if Mr. Patrello felt differently about the drainage system after Mr. Perry provided him with this new information.

**Mr. Perry:** Frank has not been provided this information yet.

**Chairman Fox:** Explained that he spoke with Mr. Patrello regarding the comments in his review letter. The verification that Mr. Patrello is asking the applicant to provide could be a test involving holes being dug in the detention basin and water being placed in the holes and monitoring if it flowed to the next hole.

**Mr. Perry:** We cannot give Mr. Patrello the assurance that he is asking for because the test he has mentioned to him will not provide the assurance that he wants. It would require a hydrology test of the soil. We are being asked to provide more testing than any other applicant in Hartland Township has ever been asked to provide. He referenced the Drain Commissioner's letter.

**Commissioner Newsom:** The PC is looking for reasonable assurance that the system will not negatively impact others. He is satisfied that Mr. Perry has done so.

**Ms. Chesnut:** Described the other outstanding issues. They are landscaping, access drive and fencing. Typically we would not approve a chain link fence. A more appropriate material is suggested.

*The PC discussed the fence material and it was a consensus that a decorative black aluminum, wrought iron style fence would be required. The applicant agreed to comply with this and the other items noted in the McKenna letter.*

**Commissioner Voight:** Asked if the Fire Marshall has seen the final driveway plans?

**Mr. Perry:** They have seen the plans, made changes and have approved the revised plans. There is a plan in place regarding the address of the building.

Move to recommend approval of Site Plan Application #440 for Rhoads & Johnson, Parcel ID #4708-22-300-047, with the following statements and conditions:

- That reasonable assurance has been given to the PC that the plan will not negatively impact the residents to the south.
- That the applicant complies with the McKenna Associates review letter dated September 20, 2007.
- That the applicant complies with the Fire Marshall's letter dated September 19, 2007.
- That the fencing around the detention pond be of a decorative black aluminum, wrought iron style.
- That all these items are to be verified by Township staff prior to being placed on the Township Board agenda.

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

Move to recommend approval of Special Use Application #234, for a child day care facility for Rhoads & Johnson, Parcel ID #4708-22-300-047, finding that the requirements of a "Special Use" in Hartland Township Zoning Ordinance #37 have been met as stated in the McKenna Associates letter dated September 20, 2007.

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

#### **10. SITE PLAN APPLICATION #447**

**APPLICANT: NASIR ALI**

*Request for a major / minor change determination to permit renovation of site located at 11554 Highland Rd.*

***Present: Dr. Nasir Ali, Applicant  
Anthony Pucci, Architect***

**Mr. Pucci:** Explained the proposal for the building.

**Chairman Fox:** Asked if they are going to re-shingle the entire roof?

**Mr. Pucci:** They intend to re-shingle the entire roof if the PC permits this as a minor change.

**Chairman Fox:** Asked if they are improving the parking lot?

**Mr. Pucci:** The parking lot will be re-stripped.

**Chairman Fox:** It looks like it needs to be re-surfaced.

**Mr. Pucci:** The applicant will recap it if it doesn't force their changes into a major determination.

**Commissioner Killinger:** Asked what the applicant intends to do with landscaping.

**Mr. Pucci:** They will clean up the landscaping.

**Ms Chesnut:** Asked about the use of the building. An "Urgent Care" requires a Special Use permit which would be a major change.

**Dr. Ali:** This is not really an "Urgent Care". We will provide walk-in service but not provide ambulatory care.

**Mr. Pucci:** Asked if they could be approved for a minor change if they took away the words "Urgent Care" from their sign. We do not want to have the PC determine this to be a major change because there are too many issues that would be non-conforming to the Ordinance. This site is not useable if it has to meet the current Ordinance.

**Ms. Chesnut:** Stated that there is a non-conforming section in the Ordinance which would allow them to have a major change and not require all the set backs, etc. if the non-conformity is being exacerbated.

**Commissioner Hopkins:** Suggested that the applicant come in and talk to the planner to find a way for the PC to work with them and still follow the Ordinance.

Move to table Site Plan Application #447 for Nasir Ali per the applicant's request.

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

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

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

13. **COMMITTEE REPORTS:**

**Commissioner Hopkins:** The next Planning Commission meeting on October 11, 2007 will be held in the new Township Hall. The new Township Hall will be officially open for business on Monday October 15, 2007.

14. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:51 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