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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  
SEPTEMBER 13, 2007 at 7:00 PM  
AGENDA**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF SEPTEMBER 13, 2007 AGENDA**
5. **APPROVAL OF AUGUST 23, 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**

**OLD AND NEW BUSINESS**

1. **SIGN PERMIT APPLICATION #631**  
APPLICANT: GEORGE ZERVOS CUSTOM HOMES / ROBERT ZAFARANA  
*Proposed temporary construction / real estate development sign for "Leo's Coney Island" located at 11020 Highland Road.*
2. **SIGN PERMIT APPLICATION #632**  
APPLICANT: THE SIGN WORKS, INC / DANIEL HABERL  
*Proposed wall signs for "F.A.O. Jewelers" located in the Fountain Square Plaza at 9996 Highland Road.*
3. **SIGN PERMIT APPLICATION #633**  
APPLICANT: THE SIGN WORKS, INC / DANIEL HABERL  
*Proposed wall sign for "H & R Block" located in the Fountain Square Plaza at 10004 Highland Road.*
4. **SIGN PERMIT APPLICATION #634**  
APPLICANT: SIGN-A-RAMA / KAYLEE PIERLE  
*Proposed wall sign for "Hartland Smilemakers" located at 11499 Highland Road*
5. **SITE PLAN APPLICATION #442 WITH SPECIAL USE APPLICATION #235**  
APPLICANT: LINDHOUT ASSOCIATES / DAVID A. RICHARDSON  
*Construction of a day care and charter school facility located at 11346 Highland Road – Set public hearing date for October 11, 2007.*
6. **SITE PLAN APPLICATION #434 WITH SPECIAL USE APPLICATION #233**  
APPLICANT: PNN, LLC / PAUL NAWROCKI  
*Construction of an office building "Nawrocki Office Center for Elder & Family Law" located on the east side of Hartland Road, north of Crouse Road.*



**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**SEPTEMBER 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 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 13, 2007 PLANNING COMMISSION MEETING AGENDA**  
Move to approve the Planning Commission Meeting Agenda for September 13, 2007.  
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF AUGUST 23, 2007 PLANNING COMMISSION MEETING MINUTES**  
Move to approve the August 23, 2007 Planning Commission Meeting Minutes.  
Motion Killinger. Second Voight. Voice Vote. Motion Carried. 6-0-1.
6. **CALL TO THE PUBLIC:**  
**Dr. Mark Christopher, 11526 Highland Rd.:** He was informed that his "Tooth" flag was in violation of the Sign Ordinance because it was considered a banner. He does not consider this is a banner. He would like a copy of the Ordinance.
7. **SIGN PERMIT APPLICATION #631**  
APPLICANT: GEORGE ZERVOS CUSTOM HOMES / ROBERT ZAFARANA  
*Proposed temporary construction / real estate development sign for "Leo's Coney Island" located at 11020 Highland Rd.*  
  
*Present: Robert Zafarana, Applicant*  
  
Move to approve Sign Permit Application #631 for a real estate development sign for "Leo's Coney Island" located on Highland Rd.  
Motion Rataj. Second Killinger. Voice Vote. Motion Carried. 6-0-1.
8. **SIGN PERMIT APPLICATION #632**  
APPLICANT: THE SIGN WORKS, INC. / DANIEL HABERL  
*Proposed two wall signs for "F.A.O. Jewelers" located in the Fountain Square Plaza at 9996 Highland Road.*  
  
*Present: Dan Haberl, The Sign Works, Inc.*  
  
Move to approve Sign Permit Application #632 for "F.A.O. Jewelers" in the Fountain Square Plaza located on Highland Rd.  
Motion Rataj. Second Voight. Voice Vote. Motion Carried. 6-0-1.

**9. SIGN PERMIT APPLICATION #633**

APPLICANT: THE SIGN WORKS, INC. / DANIEL HARBERL

*Proposed wall sign for "H & R Block" located in the Fountain Square Plaza at 10004 Highland Rd.*

*Present: Dan Haberl, The Sign Works, Inc.*

Move to approve Sign Permit Application #633 for "H & R Block" located in the Fountain Square Plaza on Highland Rd.

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

**10. SIGN PERMIT APPLICATION #634**

APPLICANT: SIGN-A-RAMA / KAYLEE PIERLE

*Proposed wall sign for "Hartland Smilemakers" located at 11499 Highland Rd.*

*Present: John Lockridge*

Move to approve Sign Permit Application #634 for "Hartland Smilemakers" located on Highland Rd.

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

**11. SITE PLAN APPLICATION #442 WITH SPECIAL USE APPLICATION #235**

APPLICANT: LINDHOUT ASSOCIATES / DAVID RICHARDSON

*Construction of a day care and charter school facility located at 11346 Highland Rd.*

*Set Public Hearing date for October 11, 2007.*

Move to set a Public Hearing on October 11, 2007 for Site Plan Application #422 with Special Use Application #235 for Lindhout Associates & David Richardson for the construction of a day care center and charter school facility at 11346 Highland Rd.

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

**12. SITE PLAN APPLICATION #434 WITH SPECIAL USE APPLICATION #233**

APPLICANT: PNN, LLC. / PAUL NAWROCKI

*Construction of an office building "Nawrocki Office Center for Elder & Family Law" located on the east side of Hartland Rd. north of Crouse Rd.*

*Present: Walter Coponen, Coponen Architects, P.C.*

*Ms. Chesnut:* Summarized the McKenna review letter dated August 29, 2007.

*Chairman Fox:* Asked the applicant to describe the screening wall.

*Mr. Coponen:* The screening wall will eventually be covered with ivy on both sides. We may replace the wall with landscaping to meet the intent of the Ordinance.

*Commissioner Killinger:* The applicant should have a maintenance agreement regarding the underground storm water system.

Move to recommend approval of Site Plan Application #434 for PNN, LLC., Tax ID #08-16-101-125 to construct an office building with the variances granted by the Hartland Township ZBA and per the plans received August 20, 2007 with the following statements and conditions:

- The PC agrees to the proposed front yard setback given that no parking is to be located in front of the building.
- The PC agrees to waive the required loading space due to the nature of the business.
- The PC accepts the landscaping plan as presented, finding that it is in keeping with the intent of the Ordinance.
- The PC agrees to the use of the copper roofing material as proposed, finding that it is in keeping with the intent of the Ordinance.

- That the applicant complies with the items addressed in the Fire Marshall's letter dated August 28, 2007.
- That the applicant complies with the items addressed in the Williams & Works letter dated August 31, 2007.
- That the screening requirement on the east end of the property can be accomplished by the installation of a concrete stained wall with ivy planted on both sides as agreed to here this evening.
- That the applicant agrees to enter into a "Maintenance Agreement" with the Township on their underground storm water detention system.
- The PC accepts the proposed screening of the air conditioning unit.
- That the material calculations be added to the drawings.
- And that all these items are to be verified by Township staff prior to being placed on the Township Board agenda.

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

Move to recommend approval of Special Use Application #233 for PNN, LLC., Tax ID #08-16-101-125, to construct an office building larger than three thousand (3,000) square feet but less than five thousand (5,000) square feet in a "LC" district, per the plans received August 20, 2007, finding that the requirements of "Special Use" in Hartland Township Zoning Ordinance #37 have been met as stated in the McKenna Associates letter dated August 29, 2007.

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

**13. SITE PLAN APPLICATION #436 WITH SPECIAL USE APPLICATION #232**

**APPLICANT: OUR SAVIOR EVANGELICAL LUTHERN CHURCH / DENNIS & DONNA GOERS**  
*Construction of a school "Child of Christ Our Savior Lutheran" located at 13667 Highland Rd.*

*Present: Dennis Goers, Applicant*  
*Bill Goodreau, Civil Design Services*

**Ms. Chesnut:** Summarized the current outstanding issues.

**Mr. Goodreau:** Described the location of the dumpster enclosure.

**Ms. Chesnut:** Stated her concerns regarding the reduced distance between the dumpster enclosure and the landscape island.

**Commissioner Hopkins:** Verified the applicant's intent to connect to municipal water in the future.

Move to recommend approval of Site Plan Application #436 for Our Savior Evangelical Lutheran Church, Tax ID #08-24-400-020, to construct a thirty-three thousand (33,000) square foot "K thru 8" grade school per the plans received August 16, 2007 with the following statements and conditions:

- The PC accepts the parking lot as proposed, finding that the collective parking use is beneficial and generally encouraged by the Township.
- The PC accepts the landscaping plan as proposed, finding that it is in keeping with the intent of the Ordinance.
- The PC hereby grants a waiver from the architectural portion of the Ordinance for the plan as presented, finding that it is beneficial to the esthetics of the building to match the existing design and material uses.
- That the applicant complies with the Fire Marshall's letter dated September 4, 2007.
- That the applicant agrees to sign a letter drafted by the Township Attorney stating that they will connect to the municipal water system within sixty (60) days of the system touching their property.
- That the applicant complies with the Williams & Works letter dated August 15, 2007.
- That the dumpster location be rotated counterclockwise.

- That the pathway along M-59 be extended property-to-property and return on the adjacent property. If not done at this time the applicant will connect when the adjacent properties are developed.
- And that all of these items are verified by Township staff prior to being placed on the Township Board agenda.

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

Move to recommend approval of Special Use Application #232 for Our Savior Evangelical Lutheran Church, Tax ID #08-24-400-020, to construct a thirty-three thousand (33,000) square foot "K thru 8" grade school in a "CA" district per the plans received August 16, 2007, finding that the requirements of "Special Use" in Hartland Township Zoning Ordinance #37 have been met as stated in the McKenna Associates letter dated August 13, 2007.

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

#### **14. SITE PLAN APPLICATION #446**

**APPLICANT: T.W. AMIGOS/ DINO TOMEI**

*Request for a major / minor change determination to Site Plan Application #342 "Fountain Square" located at 10016 Highland Rd.*

*Present: Dino Tomei, Applicant*

**Mr. Tomei:** Described the proposed changes to the site plan.

**Commissioner Hopkins:** The proposed changes appear to be a major change.

**Chairman Fox:** Reviewed the items that make the application a major change and those that would not be permitted per the Ordinance.

The following items will need to be removed from the proposed change:

- *The two outside canopies shown on the angled portion of the building facade. (These canopies are not part of the frontage of this tenant space and therefore are not be permitted by Ordinance)*
- *The simulated terra-cotta clay tiles. (Their inclusion on the plan is not within four (4) color shades and is not keeping within the architectural style of the building)*
- *The awning /canopy shown under the sign. (This item is not permitted by Ordinance)*
- *The repainting of the building facade in light beige with terra-cotta accents. (Their inclusion on the plan is not within four (4) color shades and is not keeping within the architecture of the building.*

*The Planning Commission felt that while it is important to allow tenants the opportunity to identify themselves, when located in a multi-tenant building, it is also important that the cohesiveness of the whole project be maintained.*

Move to determine that Site Plan Application #446 for "TW Amigos" is a minor change per Hartland Township Ordinance #37, Article #33.02.K.5.a.

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

Move to approve Site Plan Application #446 for "T.W. Amigos", Tax ID. #08-28-100-036, provided that the minor changes are:

- The addition of three (3) canopies along the center portion of the building, not to project out more than twelve (12) inches from the building facade.
- The applicant is allowed a total of two (2) canopies over the two (2) entrance doors.
- The gooseneck lighting as shown is acceptable.

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

**15. PLANNED DEVELOPMENT / SITE PLAN APPLICATION #443C**

APPLICANT: FAIRWAY CONDOMINIUMS, LLC. / KEVIN WILSON

*Construction 145 residential units located on west side of Old US 23, north of Highland Rd.  
Conceptual Review*

*Present: Kevin Wilson, DDC Group, Inc.*

**Mr. Wilson:** Described the proposed development and responded to some of the issues in the McKenna review letter.

**Ms. Chesnut:** Clarified some comments made by the applicant regarding the "Fox Ridge" development. The perimeter setback was an option mentioned and was not a recommendation.

**Commissioner Hopkins:** Discussed concerns with the proposed road and compared it to the new Private Road Ordinance. This plan does not comply with the new requirements.

**Chairman Fox:** Would like to see the road comply with the Private Road Ordinance. He is concerned with the narrow road, no easements and small setbacks off from the road. He is willing to work with the applicant regarding setbacks however, the applicant is asking for very little space in the front and back of each unit. He is concerned about parking for visitors. The gate at the front entrance may be too close to Old US 23 and may cause backups on Old US 23.

**Commissioner Crouse:** He is not prepared to abandon the Private Road Ordinance. He is not convinced that the applicant has done everything possible to preserve the natural features of the site. Does not feel that just because a previous plan to develop the site as apartments did not proceed, the applicant should not state that their proposal for condos is a benefit.

**Commissioner Voight:** There are issues regarding the width of the roads. He would not like the first project in this large development to set the precedence for the other developments to follow.

**Commissioner Rataj:** Concurs with the PC regarding the road's width.

*It is a consensus of the Planning Commission that the applicant has not completed the "Conceptual Phase" of the Planned Development process due to the number of modifications necessary to the plan. The applicant will take the comments given this evening and modify their proposal. They may return to the Planning Commission after the revised plans are submitted and reviewed.*

**16. ZONING TEXT AMENDMENT #334**

APPLICANT: HARTLAND TOWNSHIP

*Proposed amendment to Article #29 Planned Development District and Article #33 General Procedures and Related Standards. (Review - 4th Draft)*

**Ms. Chesnut:** This is the fourth review by the PC on this amendment. Reviewed the modification that has been done since that last PC review.

**Commissioner Hopkins:** Asked how a "GC" district would be treated in regards to the open space requirement.

**Ms. Chesnut:** There is no minimum requirement for open space in "GC" district.

**Commissioner Fox:** Suggested that the PC look at placing a minimum open space requirement for the "GC" district at a future date.

Move to recommend approval of Zoning Text Amendment Application #334, amending Article #29 and Article #33.

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

**17. PLANNING COMMISSION BY-LAWS**

**Chairman Fox:** There were two items that needed to be addressed regarding the By-laws; the calendar and language when recording of votes in the minutes. The wording for both items has been revised and is in the draft that is presented tonight.

**Move to accept the Planning Commission By-laws as presented this evening.**  
**Motion Killinger. Second Crouse. Voice Vote. Motion Carried. 6-0-1.**

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

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

**20. COMMITTEE REPORTS:**

**Commissioner Hopkins:** Reminded the PC of the Joint Meeting with the Board on September 25, 2007 at 6 p.m.

**Chairman Fox:** Reminded the PC of the Special Meeting next Monday September 17, 2007 at 7 p.m.

**21. ADJOURNMENT:**

**Move to adjourn the Planning Commission meeting at 9:33 p.m.**  
**Motion Hopkins. Second Voight. 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