

Keith Voight

NEXT MEETINGS: SEPTEMBER 13, 2007 @ 7:00 PM  
SEPTEMBER 27, 2007 @ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**AUGUST 23, 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 Newsom and Commissioner Rataj. **Absent:** Commissioner Killinger (*Secretary*), \*\*Commissioner Crouse and Commissioner Voight.  
  
*Also Present: Amy Chesnut & Heather McPhail, McKenna Associates  
Denise Lutz, Deputy Zoning Administrator  
Leslie Sauerbrey, Recording Secretary*
4. **APPROVAL OF AUGUST 23, 2007 PLANNING COMMISSION MEETING AGENDA**  
Move to approve the Planning Commission Meeting Agenda for August 23, 2007.  
Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 4-0-3.
5. **APPROVAL OF AUGUST 9, 2007 PLANNING COMMISSION WORK SESSION MINUTES**  
Move to approve the August 9, 2007 Planning Commission Work Session Minutes.  
Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 4-0-3.
6. **APPROVAL OF AUGUST 9, 2007 PLANNING COMMISSION MEETING MINUTES**  
Move to approve the August 9, 2007 Planning Commission Meeting Minutes as amended.  
Correction: Item #10 (Page 4 in the last comment): Remove "vector pad" verbiage.  
Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 4-0-3.
7. **CALL TO THE PUBLIC:** *No one came forward.*  
  
*\*\*Commissioner Crouse arrived at 7:08 p.m.*
8. **SITE PLAN APPLICATION #444**  
APPLICANT: HARTLAND CONSOLIDATED SCHOOLS / JAN SIFFERNMAN  
*Request for a major/minor change determination to Site Plan #305 regarding the use of a traffic control gate between Creekside Elementary and Hartland High School.*  
  
*Present: George Waldrup, Hartland Consolidated Schools*  
  
*Mr. Waldrup:* Requesting to unlock the gate between Creekside Elementary and the High School. The gate would be unlocked only in the morning to accommodate students arriving for school.  
*Commissioner Crouse:* Asked for clarification regarding the purpose of keeping the gate closed now?  
*Mr. Waldrup:* Explained the concern regarding the volume of traffic that was thought to be created in town when the site plan was approved.  
*Commissioner Newsom:* Would like to see the gate between the High School and Ore Creek Middle School open more often.  
  
Move to determine that Site Plan Application #444 for Hartland Consolidated Schools, Parcel ID #08-16-300-013, is a minor change per Hartland Township Ordinance #37, Article 33.02.K.5.a.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.  
  
Move to approve Site Plan Application #444 for Hartland Consolidated Schools, Parcel ID #08-16-300-013.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

**9. SITE PLAN APPLICATION #445**

APPLICANT: WILLIAM ENGLAND

*Request for a major/minor change determination to Site Plan #426 "England Commercial Center" located at 12316 Highland Rd.*

*Present: Tony Pucci, Anthony Pucci Associates, pc  
William England, Applicant*

**Mr. Pucci:** Described the proposed changes to the site plan and noted there is a change in the roof shingles.

Move to determine that Site Plan Application #445 for William England, Parcel ID #23-300-019, 010 and 009 is a minor change per Hartland Township Ordinance #37, Article 33.02.K.5.a.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

Move to approve Site Plan Application #444 for William England, Parcel ID #23-300-019, 010 and 009 per the plans stamped received at the Township August 10, 2007.  
Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

**10. PLANNED DEVELOPMENT / SITE PLAN APPLICATION #432 P**

APPLICANT: DIAMOND HOLDINGS, LLC. / SHANNON SHAYA

*Construction of a 14,900 square foot Walgreens and a 4,062 square foot Chase Bank located at the northeast corner of Highland Rd. and Old US 23.*

*Present: John Hennessey, Hennessey Engineers  
Timothy Stoepker, Dickinson Wright (Attorney)  
Shannon Shaya, Diamond Holdings, LLC.  
Steve Deak, Deak Planning & Design, LLC. (Landscape Architect)*

**Ms Chesnut:** Summarized the McKenna review letter dated August 16, 2007.

**Mr. Hennessey:** Agreed to the following:

- Eliminate one (1) parking space in the northwest corner of the site and will designate them for employee parking only.
- Remove the limestone material shown behind the Walgreens wall sign and replace it with the same brick being used on the rest of the building.
- The Walgreens may contain "Photos" and "Open 24 Hours" wall signs if they are included in a single boxed in area not totaling more than eighty (80) square feet.
- The "Regal Privet" will be planted three (3) feet on center.
- The pole lighting will be brown and of the same design for the Walgreens and Chase Bank.
- The Walgreens will have one (1) wall sign on the M-59 side of the building and two (2) monument signs (*one on M-59 and the other on Old US-23*). The monument sign on Old US-23 may be shared with Chase Bank.
- The issues in the Williams & Works letter will be addressed at final approval. Most of the issues have to deal with detailed engineering that will come later in the process.

**Commissioner Hopkins:** Asked for verification that Arby's is allowed to give them permission to use the access drive.

**Mr. Shaya:** Will verify that Arby's owns the driveway and can give them permission to use the drive.

**Commissioner Hopkins:** Verification will be needed for final approval.

Move to recommend preliminary approval for Planned Development / Site Plan Application #432P for Diamond Holdings, LLC. for a Walgreens and Chase Bank, Parcel ID #08-21-300-002 per the plans received at Hartland Township dated August 14, 2007, subject to the following statements and conditions being met and verified by Township staff prior to being placed on the Township Board agenda:

- The items identified in the Williams & Works letter dated August 15, 2007 are addressed to the engineer's satisfaction.
- The items stated in the Fire Marshall letter dated August 15, 2007 are addressed.
- The issues noted in the McKenna review letter dated August 16, 2007 are addressed.
- The applicant eliminates one (1) parking space in the northwest corner, leaving three (3) spaces to be designated as employee parking.
- The applicant uses three (3) foot spacing in the planting of the "Regal Privet" hedge.
- The Chase Bank light pole will be used and lenses will be recessed, downward directed and shielded. The same fixture will be used on the Walgreens site and the fixture currently showing on the plans for the Walgreens site will be removed from the plans.
- Walgreens will have one (1) wall sign and two (2) monument signs.
- Drive thru signs will not be illuminated.
- Maximum coverage on the Walgreens wall sign is eighty (80) feet.
- The plan will include the future site design that will take place when access to the service drive on the north is obtained.

Motion Rataj. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

**11. CALL TO THE PUBLIC:**

James Oaks, 3534 East St.: Concerned that students stop at the stop sign when coming through town. The parents should encourage use of the bus.

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

**13. COMMITTEE REPORTS:**

Commissioner Crouse: Discussion of the "Parks & Recreation Visioning Session". The results will be on the Township website soon.

Commissioner Hopkins: A joint meeting of the PC and Board will be scheduled for September 25, 2007 at 6:00 p.m. Updated the PC on the latest meeting of the "Traffic Taskforce" regarding the M-59 improvements.

**14. ADJOURNMENT:**

Move to adjourn the Planning Commission meeting at 8:34 p.m.

Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

**This is a Draft until Final Approval.**

Submitted by,

Leslie M. Sauerbrey  
Recording Secretary

Laura J. Killinger  
Planning Commission Secretary