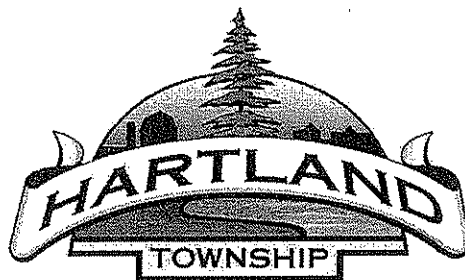


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Larry Fox
Chair

Roger Crouse

Larry Hopkins
Vice-Chair

Jeff Newsom

Laura Killinger
Secretary

Alex Rataj

Keith Voight

PLANNING COMMISSION - REGULAR MEETING
May 10, 2007 at 7:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MAY 10, 2007 AGENDA**
5. **APPROVAL OF APRIL 19, 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

7. **SIGN APPLICATION #597**
APPLICANT: LIVINGSTON CONCRETE INC. / MICHAEL HORAN
Proposed ground sign for "Livingston Concrete" located at 550 N. Old US 23.
8. **SITE PLAN APPLICATION #438**
APPLICANT: BRANDENBROOKE INVESTMENT CO. / LONNY MORGANROTH
Request for major / minor change determination for Site Plan Application # 342 "Fountain Square" located on south side of M59, west of Old US 23.
9. **ENGINEERING DESIGN STANDARDS**
Discussion on the Township's engineering design standards.
10. **CAPITAL IMPROVEMENT PLAN**
Discussion on capital improvement planning.
11. **CALL TO PUBLIC**
3-MINUTE TIME LIMIT
12. **PLANNER'S REPORT**
13. **COMMITTEE REPORTS**
14. **ADJOURNMENT**

NEXT MEETINGS

MAY 24, 2007 @ 7:00 PM
JUNE 14, 2007 @ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

MAY 10, 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, Commissioner Crouse, Commissioner Voight and Commissioner Rataj. **Absent:** Commissioner Killinger (*Secretary*).

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

4. **APPROVAL OF MAY 10, 2007 PLANNING COMMISSION MEETING AGENDA**

Move to approve the Planning Commission Meeting Agenda for May 10, 2007.
Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF THE APRIL 19, 2007 PLANNING COMMISSION SPECIAL MEETING MINUTES**

Move to approve the Planning Commission Special Meeting Minutes for April 19, 2007.
Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 6-0-1.

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

7. **SIGN PERMIT APPLICATION #597**

APPLICANT: LIVINGSTON CONCRETE, INC. / MICHAEL HORAN
Proposed ground sign for "Livingston Concrete" located at 550 N. Old US 23.

Present: Michael Horan, Livingston Concrete

Ms. Chesnut: Stated the PC needs to discuss whether this sign should be considered one or two signs. If it is one sign then it exceeds the area limitations of the Ordinance. They are not permitted to have two signs.

The PC and the applicant discussed several options. The applicant said he would consider the options discussed this evening and return with another proposal for the sign.

Move to have Sign Permit Application #597 for Livingston Concrete Inc. / Michael Horan,
Tax ID #08-33-200-010, tabled so the applicant can review the options presented by the Planning
Commission and return at a future date.
Motion Rataj. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

8. **SITE PLAN APPLICATION #438**

APPLICANT: BRANDENBROOKE INVESTMENT CO. / LONNY MORGANROTH
Request for major/minor change determination for Site Plan Application #342 "Fountain Square" located on south side of M-59, east of Old US 23.

Present: Lonny Morganroth, Applicant

Mr. Morganroth: Explained the request in his letter dated May 2, 2007.

Ms. Chesnut: A revised plan needs to be submitted before approval. The changes may be considered minor but action should be withheld until the Township receives the revised plan.

Commissioner Hopkins: The Planning Commission may verbally commit that this is a minor change however no formal approvals will take place this evening.

Ms. Chesnut: The proposed directional sign exceeds the height limits. The limit is three feet (3') high with a maximum of four (4) square feet. There can be no advertising of the shopping center name or the tenants. Words like "enter" or "exit" are permitted.

Chairman Fox: A monument sign may be possible if the pole sign on the site is removed. This would provide a much better sign for the entrance to the shopping center because it would be larger and could include the words "Fountain Square."

Mr. Morganroth: He cannot remove the sign because of the long-term leases that he has with tenants. The EIFS on the columns will be painted to match the grey color brick used on the columns.

It is a consensus of the PC that the replacement of the sidewalks with stamped concrete, installation of frost blocks, painting the EIFS on the bottom of the columns gray to match the gray brick, re-stripping of the parking lot and adding twelve (12) parking spaces by eliminating the "hatched" cross walk parking spaces is acceptable. The applicant has agreed to not add any additional lighting or signage except to propose the addition of a directional sign. Any directional sign will not include advertising of the shopping center name or tenants and may be approved by staff as long as it complies with all of the Ordinance requirements for directional signs. The storage shed will be eliminated from the proposal. The applicant stated he would go back and revise the plans to accurately reflect the conversation with the PC this evening. He will resubmit a revised plan for review and determination of the major/minor change at a future date.

Move to table Site Plan Application #438 for Brandenbrooke Investment Co. / Fountain Square.

Tax ID #08-28-100-036.

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

9. ENGINEERING DESIGN STANDARDS

Discussion on the Township's engineering design standards.

Present: Frank Patrello, Williams & Works

Mr. Patrello: Explained that some of Township's Engineering Standards are outdated and need to be updated.

Commissioner Newsom: Suggested a sub-committee look into this issue, review the changes with Mr. Patrello and return to the PC with a proposal.

Mr. Patrello: Will generate a list of recommended changes and the reason for the change.

Commissioner Crouse: Asked if the build sites are reviewed after construction to the as built drawings.

Mr. Patrello: We verify construction during and at completion of the project to the engineering standards. We do a visual verification to the as built drawings. We do not verify that the site has been built to the approved site plan.

10. CAPITAL IMPROVEMENT PLAN

Discussion on capital improvement planning.

Commissioner Newsom: Explained that a sub-committee was developed some time ago at the Board level. Surveys went out to the residents but a plan was never developed. A new committee has been formed. It consists of Manager Wickman, Commissioner Rataj, Commissioner Newsom, Treasurer Horning and Susan Dryden-Hogan. The Committee will get together to set a game plan and keep the PC informed.

11. CALL TO PUBLIC

Eric Parish, 1830 S. Old US 23 (Cyr 3 PC): They have trouble with the Sign Ordinance. Their location puts them at a disadvantage and believes that the Sign Ordinance should take the location into consideration.

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

13. COMMITTEE REPORTS:

Chairman Fox: Treasurer Horning provided information regarding a pedestrian safety seminar for designing roads if any one is interested. Reminded the Commissioners there is a work session next week.

14. ADJOURNMENT

Move to adjourn the Planning Commission meeting at 8:31 p.m.
Motion Hopkins. Second Newsom. 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