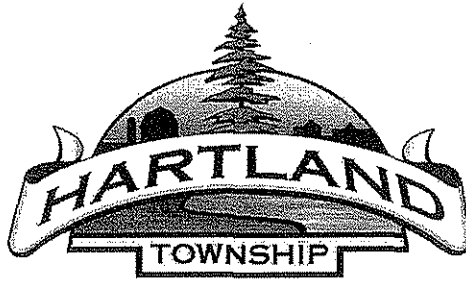


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Larry Fox  
Chair

Roger Crouse

Larry Hopkins  
Vice-Chair

Jeff Newsom

Laura Killinger  
Secretary

Alex Rataj

Keith Voight

**PLANNING COMMISSION - REGULAR MEETING  
MARCH 22, 2007 at 7:00 PM  
AGENDA**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MARCH 22, 2007 AGENDA**
5. **APPROVAL OF MARCH 8, 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. **METES & BOUNDS APPLICATION #756**  
APPLICANT: RICHARD REIMER  
Proposed land division of a 10-acre parcel on Arlen Drive.
8. **PLANNED DEVELOPMENT SITE PLAN APPLICATION #423F**  
APPLICANT: VILLAGE MANOR RETIREMENT OF HARTLAND/BRIAN CROUSE  
Construction of a 116-unit residential retirement building located on the north side of M-59, west of the former Hartland High School – Final Review

**CALL TO PUBLIC**

**3-MINUTE TIME LIMIT**

9. **PLANNER'S REPORT**
10. **COMMITTEE REPORTS**
11. **ADJOURNMENT**

NEXT MEETINGS

APRIL 5, 2007  
APRIL 26, 2007

@ 7:00 PM  
@ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**MARCH 22, 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 & Heather McPhail, McKenna Associates  
Denise Lutz, Deputy Zoning Administrator  
Leslie Sauerbrey, Recording Secretary*

4. **APPROVAL OF MARCH 22, 2007 PLANNING COMMISSION MEETING AGENDA**

Move to approve the Planning Commission Meeting Agenda for March 22, 2007.  
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

5. **APPROVAL OF MARCH 8, 2007 PLANNING COMMISSION MEETING MINUTES**

Move to approve the Minutes of the March 8, 2007 Planning Commission Meeting.  
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

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

7. **METES & BOUNDS APPLICATION #756**

APPLICANT: RICHARD REIMER

*Proposed land division of a 10-acre parcel on Arlen Dr.*

*Present: Richard Reimer*

Mr. Reimer: Provided the Planning Commission with an overview of the application process that he has been through.

Commissioner Newsom: What needs to be done for the driveway to meet the Ordinance requirements?

Ms. Chesnut: The hand drawn driveway on the surveyed print is not verifiable and is different on every copy. The driveway needs to be drawn by the person that performed the survey. In addition, by Ordinance the access to the site must come from the driveway easement shown on the plan not Arlen Dr. since the easement crosses the parcel. Discussed why the driveway has to be on the Metes & Bounds Application.

Move to table Metes & Bounds Application #756 for Richard Reimer to allow applicant time to complete the application.

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

8. **PLANNED DEVELOPMENT / SITE PLAN APPLICATION #423F**

APPLICANT: VILLAGE MANOR RETIREMENT OF HARTLAND / BRIAN CROUSE

*Construction of a 116-unit residential retirement building located on the north side of M-59, west of the former Hartland High School - Final Review.*

*Present: Wayne Perry, Desine, Inc.*

*Josh Stein, SD Property Advisors, LLC.*

Mr. Perry: Highlighted the recent changes that have been made to the project, noting the Livingston County Drain Commission and Fire Marshall have approved this plan.

**Ms. Chesnut:** Summarized McKenna's Final review letter dated March 14, 2007 recommending approval.

**Mr. Perry:** Described the canopy for the entryway and the flagpole lighting.

Move to recommend approval of Planned Development Application #423 for Village Manor Retirement of Hartland, Tax ID #08-20-300-003, with the condition that the plans are adjusted to reflect the comments made in the McKenna letter dated March 14, 2007.

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

**9. CALL TO PUBLIC:** *No one came forward.*

**10. PLANNER'S REPORT:**

**Ms. Chesnut:** Update regarding the storm water issue in Hartland Woods subdivision. Now that the snow has melted, Mr. Patrello will be out there within the next week or so to evaluate the situation. There were two informals held this week:

- Hartland Glen golf course development for 929 residential units with an 18-hole golf course. They will be here in the next couple of months for a conceptual review of the proposed PD.
- Hartland Towne Square, formerly known as Hartland Crossings. There are new owners looking at a retail development on a smaller scale than previously proposed. The proposal includes the relocating of Hartland Rd.

Also, updates regarding the PD Ordinance, signs and private roads are close to being returned to the PC for further consideration.

**11. COMMITTEE REPORTS:**

**Chairman Fox:** The traffic taskforce continues to meet with developers along the M-59 corridor. Progress is being made.

**12. ADJOURNMENT**

Move to adjourn the Planning Commission Meeting at 7:44 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