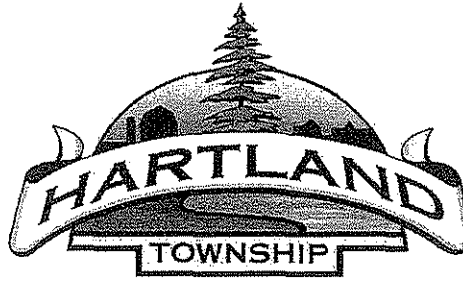


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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
Laura Killinger Secretary	Alex Rataj
	Keith Voight

**PLANNING COMMISSION - REGULAR MEETING
MARCH 8, 2007 at 7:00 PM
AGENDA**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MARCH 8, 2007 AGENDA**
5. **APPROVAL OF FEBRUARY 15, 2007 MEETING MINUTES**
6. **APPROVAL OF FEBRUARY 22, 2007 MEETING MINUTES**
7. **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

8. **SIGN PERMITS APPLICATION #601**
APPLICANT: MID MICHIGAN NEON
Proposed 2 wall signs for "Federal Credit Union" located 10002 Highland Road in Fountain Square
9. **ZONING MAP AMENDMENT APPLICATION # 333**
APPLICANT: HARTLAND TOWNSHIP
Proposed rezoning of land from PDSR (planned development suburban residential) to MR (multiple density residential) located on the south side of M-59 east of Autumn Woods development
10. **SITE PLAN APPLICATION #429**
APPLICANT: OLD US 23 LLC / JOSEPH ROTONDO
Construction of a "La Quinta Hotel" located on Old US 23, south of M59 – review revised access drive location
11. **PLANNED DEVELOPMENT / SITE PLAN APPLICATION #432C**
APPLICANT: DIAMOND HOLDINGS, LLC
Construction of a 14,490 square foot Walgreens and a 4,062 square foot Chase Bank-Conceptual Review
12. **CALL TO PUBLIC**
3-MINUTE TIME LIMIT
13. **PLANNER'S REPORT**
14. **COMMITTEE REPORTS**
15. **ADJOURNMENT**

NEXT MEETINGS

MARCH 22, 2007 @ 7:00 PM
APRIL 12, 2007 @ 7:00 PM
APRIL 26, 2007 @ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
MARCH 8, 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 8, 2007 PLANNING COMMISSION MEETING AGENDA**

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

5. **APPROVAL OF FEBRUARY 15, 2007 SPECIAL WORK SESSION MEETING MINUTES**

Move to approve the Minutes of the February 15, 2007 Planning Commission Special Work Session Meeting.
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

6. **APPROVAL OF THE FEBRUARY 22, 2007 PLANNING COMMISSION MEETING MINUTES**

Move to approve the Minutes of the February 22, 2007 Planning Commission Meeting.
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

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

8. **SIGN PERMIT APPLICATION #601**

APPLICANT: MID MICHIGAN NEON

Proposed two (2) wall signs for the "LOC Federal Credit Union" located 10002 Highland Rd. in Fountain Square.

Present: No one representing the applicant was present.

Move to approve Sign Permit Application #601 for "LOC Federal Credit Union", Tax ID #08-28-100-034. Motion Rataj. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

036

9. **ZONING MAP AMENDMENT APPLICATION #333**

APPLICANT: HARTLAND TOWNSHIP

Proposed rezoning of land from PDSR (Planned Development Suburban Residential) to MR (Multiple Density Residential) located on the south side of M-59 east of the Autumn Woods development.

Ms. Chesnut: Reviewed the Zoning Map Amendment Application and previous Public Hearing comments on this issue.

Move to recommend approval of Zoning Map Amendment Application #333 for Hartland Township, rezoning from PDSR to MR, Tax ID #08-29-100-014.

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

Ms. Chesnut: Briefed the PC on research completed in response to comments made by the residents of Hartland Woods subdivision regarding the expansion of the wetlands into their backyards. Frank Patrello has visited the site. There is a watercourse to the west of Autumn Woods that passes through the Mattioli site, Hartland Woods subdivision, Oakbrook Apartments and then to the east. Within the Oakbrook Apartments there appears to be a blockage in the watercourse that is currently covered with snow. Mr. Patrello will re-visit the site when the snow melts. He believes this is the cause of the higher water level in the wetlands. Also, the performance bond reduction requested by Oakbrook has not been granted and is on hold until a determination is made as to whether this site is creating the water/wetlands issue.

10. SITE PLAN APPLICATION #429

APPLICANT: OLD US 23 LLC. / JOSEPH ROTONDO

Construction of a "La Quinta Hotel" located on Old US 23, south of M-59. Review revised south access drive location.

Present: Chris Grzenkowicz, Desine, Inc.

Ms. Chesnut: Explained the south driveway location has been revised and the applicant is before the PC for approval of this revision.

Mr. Grzenkowicz: The driveway is the same size, but has not been approved by the Fire Marshall. He stated the current design allows for truck access from this location.

Commissioner Voight: Requested the Fire Marshall review and approve the new drive location.

Move to accept the revised location of the south access driveway provided that it is approved by the Fire Marshal and that the original conditions stated in the January 25, 2007 recommendation for approval remain in force.

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

11. PLANNED DEVELOPMENT / SITE PLAN APPLICATION #432C

APPLICANT: DIAMOND HOLDINGS, LLC.

Construction of a 14,490 square foot Walgreens and a 4,062 square foot Chase Bank - Conceptual Review.

Present: Scott Knapp, Dickinson Wright (Attorney)

John Hennessey, Hennessey Engineers

Shannon Shaya, Diamond Holdings, LLC.

Tom Moffit, Chase Bank

Stephen Deak, Deak Planning & Design, LLC. (Landscape Architect)

Kelly House-Seaman, Nudell Architects

Mr. Knapp: Described the proposal.

Mr. Hennessey: Explained the history of the project, why they are asking for a PD and the unusual characteristics of this property.

Ms. Chesnut: Summarized the McKenna Review Letter dated February 23, 2007.

Commissioner Newsom: Would like the applicant to consider a single building that could include multiple tenants.

Mr. Hennessey: The size of the site is too large for a single Walgreens or Chase Bank.

Chairman Fox: With a few modifications, the architecture of the Walgreens is acceptable. The Chase Bank style and building materials are not acceptable. He would like to see the two buildings compliment one another in style and materials.

Commissioner Killinger: Would prefer the Chase Bank be designed more like the one in Lyon Township. Agrees that both buildings architecture need to compliment one another.

Commissioner Newsom: Agrees that would add to the complimentary nature of the site.

Chairman Fox: Minor architectural adjustments to the proposed Walgreens store will be necessary, including the elimination of the colored glass below the windows.

Mr. Shaya: We can make those adjustments.

Mr. Moffit: We can look at a different design for the Chase building.

Chairman Fox: Would like to see the corner feature with a brick wall and black wrought iron fence.

Mr. Hennessey: We do not have a problem adding this feature. He reviewed the traffic management layout. We will put a deed restriction on the property to abandon the Old US 23 access when the Best Western access drive needs to be upgraded. The Township will need to require the Best Western to upgrade their drive and force the connection.

Chairman Fox: Can you describe the negotiation process for the access drive with the neighbors.

Mr. Shaya: We met in December. It was a short meeting. The owner of the Best Western had no interest in providing access.

Commissioner Newsom: Stated concerns regarding mandating the proposed restriction on a future re-development and would like to receive a professional opinion regarding this issue.

Commissioner Voight: Who owns the access drive off M-59?

Mr. Hennessey: Arby's.

Commissioner Voight: Have you made an effort to work with Arby's for a shared driveway from M-59?

Mr. Shaya: The owner of the Arby's has not returned our call. Our proposed access from M-59 will be a right in/right out.

Commissioner Newsom: Concerned with the proximity of the two drives off M-59.

Commissioner Crouse: Would like to see some of the curb cuts eliminated.

Chairman Fox: Recommended working further on this issue and having more discussions with surrounding property owners. Please give us an MDEQ update on this site.

Mr. Shaya: We are following the MDEQ Ordinance for this site. We currently are injecting the monitoring wells with oxygen and are conducting quarterly monitoring of the wells. We have an abandonment program in addition to the monitoring wells in place that has also been approved by the MDEQ. The contamination levels have been going down. It could be a five to seven (5-7) year process before the contamination is gone.

Chairman Fox: Do you have MDEQ documents supporting this that you can provide to the Township?

Mr. Shaya: Yes.

Commissioner Hopkins: Are there monitoring wells off-site?

Mr. Shaya: Yes.

Commissioner Hopkins: Asked whose responsibility it will be to monitor the wells and this site as time goes by.

Mr. Shaya: The property owner is responsible until the site is approved as clean by the MDEQ.

Commissioner Newsom: Two uses on this could be appropriate if we can deal with some of the issues brought up this evening.

Chairman Fox: Agree. The LED reader board will be an issue. Our Sign Ordinance is in the final stages of review and we do not permit them due to the health, safety and welfare of the public.

Mr. Hennessey: Questioned if they may be permitted to eliminate the berm requirement.

Chairman Fox: The brick and wrought iron fence could substitute for the berm requirement.

Commissioner Hopkins: As long as it extends across the entire frontage.

Mr. Hennessey: We can do that.

Mr. Deak: Questioned the landscaping requirement along the Best Western access drive.

Ms. Chesnut: Described the Ordinance requirement for the frontage landscaping on a shared driveway. The PC has the ability to work with the applicant with this issue.

Mr. Hennessey: There is a water main in that area.

Chairman Fox: If so, we can work with the situation.

Commissioner Newsom: Would like to see a sidewalk along Old US 23.

Mr. Hennessey: Explained the MDOT easement line and where the sidewalk could be located.

Ms. Chesnut: It would be beneficial to have a sidewalk connect to the park and ride. If the PC determines that a sidewalk is appropriate it should be located in the traditional location along the right-of-way.

Commissioner Newsom: Suggested the applicant could use some creativity in the design.

Commissioner Crouse: A sidewalk should be considered

Commissioner Rataj: The functionality of the sidewalk must be considered.

Commissioner Hopkins: The applicant should come back with a letter requesting a waiver of the minimum PD size requirements explaining the reason for the request. He suggested they check out the PD Ordinance for requirements of this request.

Commissioner Rataj: Asked how many underground water systems the applicant has used?

Mr. Hennessey: We have extensive experience with this system.

Commissioner Newsom: A maintenance agreement should be included in the plan.

It is a consensus of the PC that the applicant has not completed the Conceptual Phase of the PD process due to the request for a waiver from the minimum size requirement for a PD and the number of modifications necessary to the plan before the waiver can be considered.

Move to table Plan Development Application #432C for the construction of Walgreens and Chase Bank. Motion Newsom. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

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

13. **PLANNER'S REPORT:**

Ms. Chesnut: The PD Ordinance and Private Road Ordinance are being updated.

14. **COMITTE REPORTS:**

Chairman Fox: Several meetings have occurred with MDOT and developers regarding the traffic issues along M-59. They keep moving forward. We will keep you informed as plans are more clearly identified.

15. **ADJOURNMENT**

Move to adjourn the Planning Commission Meeting at 8:31 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