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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

JANUARY 25, 2007 at 7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JANUARY 25, 2007 PLANNING COMMISSION AGENDA
5. APPROVAL OF JANUARY 11, 2007 PLANNING COMMISSION 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 #766.
APPLICANT: MIKE HOSKINS
Proposed land division and shared driveway for property located on the west side of Bullard Road, north of Clyde Road
8. SITE PLAN APPLICATION #430
APPLICANT: RAY SINKE
Construction of a pond located on the south side of Hibner Road, west of Round Elementary School at 3945 Raye Lane
9. SITE PLAN APPLICATION #401
APPLICANT: OAKLAND REALTY & DEVELOPMENT INC. / KEITH MOHR
Construction of an office building "Hartland Office Building" located on the west side of Hartland Road, south of Dunham Road
10. SITE PLAN APPLICATION #427
APPLICANT: M-59 CLARK DEVELOPMENT LLC / SAM YALDO
Construction of a retail building "Auto Zone" located north of M-59, east of Clark Road
11. 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
12. SIGN APPLICATION #585, #592, #593, #594
APPLICANT: OLD US 23 LLC / JOSEPH ROTONDO
Proposing 4 Signs for the project: 1 ground sign and 3 wall signs for "La Quinta Hotel" located on Old US 23, south of M59
13. CALL TO PUBLIC
3-MINUTE TIME LIMIT
14. PLANNER'S REPORT
15. COMMITTEE REPORTS
16. ADJOURNMENT

NEXT MEETINGS

FEBRUARY 8, 2007	@ 7:00 PM
FEBRUARY 22, 2007	@ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION
JANUARY 25, 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
Denise Lutz, Deputy Zoning Administrator
Leslie Sauerbrey, Recording Secretary
4. **APPROVAL OF JANUARY 25, 2007 PLANNING COMMISSION AGENDA**
Move to approve the Planning Commission Meeting Agenda for January 25, 2007.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF THE JANUARY 11, 2007 MEETING MINUTES**
Move to approve the Minutes of the January 11, 2007 Planning Commission Meeting.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **METES & BOUNDS APPLICATION #766**
APPLICANT: MIKE HOSKINS
Proposed land division and shared driveway for property located on the west side of Bullard Rd., north of Clyde Rd.

Present: Kevin Wilson, DDC Group, Inc.

Move to approve Metes & Bounds Application #766 for Mike Hoskins and Katherine Ballmer.
Tax ID #08-03-200-019, per Hartland Township Land Division Ordinance #57.
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.
8. **SITE PLAN APPLICATION #430**
APPLICANT: RAY SINKE
Construction of a pond located on the south side of Hibner Rd., west of Round Elementary School at 3945 Raye Lane.

Present: Ray and Laura Sinke, Applicants

Ms. Chesnut: Noted the pond is already constructed. The applicant was issued a violation. They have now submitted an application and are here for a site plan review.
Commissioner Killinger: Asked who did the calculations that were submitted and if they had been verified?
Mr. Sinke: Indicated he did the calculations. The slope has not been verified.
Chairman Fox: There are several locations where the plan does not meet the required setbacks. However, per Section 3.13 of the Ordinance, the PC has the discretion to deviate from the required one hundred foot (100') setback.

Ms. Chesnut: Spoke with the LCDC office. They do not review ponds, including setbacks. There are not soil types that would require a setback larger than one hundred feet (100') on a residential pond. The applicant has shown on their plan that the septic field is one hundred one feet (101') from the pond. The County provided a plot plan to verify the septic field location.

Commissioner Crouse: We should have this inspected to verify it was built to the drawings provided.

Ms. Chesnut: If the proper permitting process had been followed an inspection would have occurred.

Move to recommend approval of Site Plan Application #430 for Ray Sinke. Tax ID #4708-15-100-015, to construct a pond with the condition the applicant apply for all applicable permits and pay the costs for the Township Engineer to visit the site and verify the information submitted.

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

9. SITE PLAN APPLICATION #401

APPLICANT: OAKLAND REALTY & DEVELOPMENT INC. / KEITH MOHR

Construction of an office building "Hartland Office Building" located on the west side of Hartland Rd., south of Dunham Rd.

Present: Charlie Percy, Group 3 Contractors

Larry Currin, Powell & Associates Engineers, Inc.

Mr. Currin: Reviewed the updated plan.

Ms. Chesnut: Summarized the McKenna Associates review letter dated January 12, 2007.

Chairman Fox: Inquired if there is wall lighting.

Mr. Currin: No.

Commissioner Hopkins: Inquired as to the color of the EIFS.

Mr. Percy: The EIFS color will match the siding and trim color.

Commissioner Killinger: Asked if the outstanding issues in the last Williams & Works letter have been resolved.

Mr. Percy: Those issues have been addressed.

Move to recommend approval of Site Plan Application #401 for Oakland Realty & Development Inc. Tax ID # 4078-21-100-012, to construct an office building subject to the following statements and conditions being met and verified by staff prior to being placed on the Township Board agenda:

- The Planning Commission accepts the modification regarding setback requirements along Hartland Rd. because there is no parking in the front yard.
- The Planning Commission accepts the landscaping modifications.
- The applicant complies with items two and three (2 & 3) under "Additional Comments" in the Williams & Works letter dated January 11, 2007.

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

10. SITE PLAN APPLICATION #427

APPLICANT: M-59 CLARK DEVELOPMENT LLC. / SAM YALDO

Construction of a retail building "Auto Zone" located on the north side of M-59, east of Clark Rd.

Present: Sam Yaldo, Applicant

J. Brian Devlin, Landscape Architect

John Kello, Landmark Commercial Real Estate Services (Broker)

Wade Davis, representing Auto Zone

Mr. Devlin: Updated the PC on the application.

Mr. Yaldo: Real clay brick will be used on the building and we have eliminated the red trim.

Ms. Chesnut: Summarized the McKenna review letter dated January 12, 2007.

Commissioner Hopkins: Does not see the architectural interest that he was looking for in the building with the new proposal.

Chairman Fox: Asked if the applicant could further enhance the elevation of the building.

Mr. Yaldo: He is willing to eliminate some EIFS and add more brick to enhance the building. He is willing to leave a small boxed in area of EIFS for the sign and the remainder of the building will be clay brick.

Chairman Fox: The EIFS area for the sign should only be slightly larger than the permitted square footage of the sign permitted by Ordinance.

It is a consensus of the PC to accept the modified building elevation, which contains a clay brick building with a small boxed in area of EIFS for the sign.

Ms. Chesnut: Discussed the landscaping issues.

Chairman Fox: Asked where the additional trees would be placed.

Mr. Devlin: There is no room for additional trees to the east.

Ms. Chesnut: There is room for additional trees in the front and along the back.

Mr. Devlin: May we use ornamental trees for the open space landscaping requirement.

Commissioner Crouse: He would like to see taller, faster growing trees.

Ms. Chesnut: Suggested an option of increasing the size of the trees as opposed to additional trees.

It is the consensus of the PC to accept the addition of eight (8) three inch (3") caliper Service Berry trees on the northeast side of the property and increase the height of the six (6) Serbian Spruce along M-59 to ten feet (10') as a modification to the landscape open space requirement.

Chairman Fox: He generally advocates for a smaller number of parking spaces. However, after further review regarding staffing levels at the store, the requested number of parking spaces seems reasonable.

It is a consensus of the PC to accept the forty-two (42) parking spaces as drawn on the plan.

Commissioner Crouse: Questioned the bike path referenced in the Williams & Works letter dated January 11, 2007.

Ms. Chesnut: The bike path is where it would normally be required.

It is a consensus of the PC to accept the bike path in the location drawn on the plan.

Commissioner Killinger: Asked about the issues in the Williams & Works letter dated January 11, 2007.

Mr. Yaldo: The issues have been resolved.

Move to recommend approval of Site Plan Application #427 for M-59 Clark Development LLC. / Sam Yaldo, Tax ID #4708-22-300-049, for construction of an "Auto Zone" store subject to the following statements and conditions being met and verified by staff prior to being placed on the Township Board agenda:

- The applicant modify the plan to comply with the new architectural elevations presented to the PC this evening. The EIFS is limited only to the backdrop of the sign and the applicant agrees to use one hundred percent (100%) clay brick.
- An additional eight (8) three inch (3") caliper Service Berry trees are to be added in the north east corner of the site.
- The Serbian Spruce along M-59 are increased in height from eight feet (8') to ten feet (10').
- Items four and twenty-one (4 & 21) in the William & Works letter dated January 11, 2007 are addressed to the Engineer's satisfaction.
- The applicant complies with the Fire Marshall's letter dated January 9, 2007.

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

Commissioner Hopkins: Does not see the architectural interest that he was looking for in the building with the new proposal.

Chairman Fox: Asked if the applicant could further enhance the elevation of the building.

Mr. Yaldo: He is willing to eliminate some EIFS and add more brick to enhance the building. He is willing to leave a small boxed in area of EIFS for the sign and the remainder of the building will be clay brick.

Chairman Fox: The EIFS area for the sign should only be slightly larger than the permitted square footage of the sign permitted by Ordinance.

It is a consensus of the PC to accept the modified building elevation, which contains a clay brick building with a small boxed in area of EIFS for the sign.

Ms. Chesnut: Discussed the landscaping issues.

Chairman Fox: Asked where the additional trees would be placed.

Mr. Devlin: There is no room for additional trees to the east.

Ms. Chesnut: There is room for additional trees in the front and along the back.

Mr. Devlin: May we use ornamental trees for the open space landscaping requirement.

Commissioner Crouse: He would like to see taller, faster growing trees.

Ms. Chesnut: Suggested an option of increasing the size of the trees as opposed to additional trees.

It is the consensus of the PC to accept the addition of eight (8) three inch (3") caliper Service Berry trees on the northeast side of the property and increase the height of the six (6) Serbian Spruce along M-59 to ten feet (10') as a modification to the landscape open space requirement.

Chairman Fox: He generally advocates for a smaller number of parking spaces. However, after further review regarding staffing levels at the store, the requested number of parking spaces seems reasonable.

It is a consensus of the PC to accept the forty-two (42) parking spaces as drawn on the plan.

Commissioner Crouse: Questioned the bike path referenced in the Williams & Works letter dated January 11, 2007.

Ms. Chesnut: The bike path is where it would normally be required.

It is a consensus of the PC to accept the bike path in the location drawn on the plan.

Commissioner Killinger: Asked about the issues in the Williams & Works letter dated January 11, 2007.

Mr. Yaldo: The issues have been resolved.

Move to recommend approval of Site Plan Application #427 for M-59 Clark Development LLC. / Sam Yaldo, Tax ID #4708-22-300-049, for construction of an "Auto Zone" store subject to the following statements and conditions being met and verified by staff prior to being placed on the Township Board agenda:

- The applicant modify the plan to comply with the new architectural elevations presented to the PC this evening. The EIFS is limited only to the backdrop of the sign and the applicant agrees to use one hundred percent (100%) clay brick.
- An additional eight (8) three inch (3") caliper Service Berry trees are to be added in the north east corner of the site.
- The Serbian Spruce along M-59 are increased in height from eight feet (8') to ten feet (10').
- Items four and twenty-one (4 & 21) in the William & Works letter dated January 11, 2007 are addressed to the Engineer's satisfaction.
- The applicant complies with the Fire Marshall's letter dated January 9, 2007.

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

11. 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.

Present: *Joseph Rotondo, Applicant*

Chris Grzenkowicz, Desine, Inc.

Mr. Grzenkowicz: Reviewed the proposed project.

Ms. Chesnut: Summarized the McKenna Associates review letter dated January 16, 2007. The following items were discussed from the McKenna letter:

LANDSCAPING (ITEM 3):

- a.) It is a consensus of the PC to accept the plan as presented for general landscaping requirements.*
- b.) It is a consensus of the PC to accept a modification and permit ten (10) deciduous trees and eleven (11) ornamental trees to fulfill the internal parking lot requirements of the Ordinance.*
- c.) Applicant agrees to correction.*
- d.) Identification is not required by Ordinance and therefore is not required.*
- e.) Applicant will comply.*
- f.) Applicant will comply.*

ARCHITECTURE (ITEM 4):

Mr. Grzenkowicz: Provided the PC a color rendering and samples of the proposed building materials.

- a.) Applicant will comply.*
- b.) The brick will be clay.*
- c.) Applicant will comply.*

Chairman Fox: Does not like the use of teal as an accent on the building. Teal does not comply with the architectural requirements of the Ordinance.

Mr. Rotondo: He will go back to the franchise and tell them that the teal is not acceptable. He will change the teal to beige.

- d.) It is a consensus of the PC to accept the Slate Line shingle and removal of all of the teal on the building. The teal will be replaced with a beige earth-tone color matching the building.*

LIGHTING (ITEM 5):

The applicant will modify the lighting detail to include the wall sconces.

RETAINING WALL & FENCE (ITEM 8):

Mr. Grzenkowicz: The bronze aluminum fence is a medium brown color. It will coordinate with the building. A color sample will be provided for the Board to review. The retaining wall on the north side of the building does not exist. It will be removed from the drawing before going to the Board.

The following items were discussed from the Williams & Works letter dated January 17, 2007:

- Item 4: It is a consensus of the PC to accept the proposed slopes presented in the plans.*
- Item 15: Applicant will make the correction.*
- Item 16: Applicant will make the correction.*
- Item 17: Applicant will make the correction.*

Move to recommend approval of Site Plan Application #429 for Old US 23 LLC. / Joseph Rotondo. Tax ID #4708-28-100-035, Zoned "GC", for the construction of a "La Quinta Hotel" subject to the following statements and conditions being met and verified by staff prior to being placed on Township Board agenda:

- The PC agrees to modification of the landscaping requirements strict standard interpretation.*
- The applicant adjusts the internal parking lot landscaping to ten (10) deciduous trees and eleven (11) ornamental trees.*
- The drawings are revised to reflect the architecture discussed here this evening with beige-brown (earth tone) accents, eliminating all of the teal color on the building.*

- The items stated in the William & Works letter dated January 17, 2007 are addressed to the Engineer's satisfaction.
- The PC agrees to the three to one (3:1) slope modification in three (3) locations on the site.
- The minor issues in the McKenna review letter of January 16, 2007 are addressed.
- The cross access agreements are addressed.
- The applicant supply a color sample of the proposed aluminum fence.

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

12. SIGN APPLICATION #585, #592, #593, #594

APPLICANT: OLD US 23 LLC. / JOSEPH ROTONDO

Proposing four signs, one ground sign and three wall signs, for "La Quinta Hotel" located on Old US 23, south of M-59.

Present: Joe Rotondo, Applicant

Chris Grzenkiewicz, Desine, Inc.

Commissioner Rataj: With the revised ground sign information distributed this evening, the applications meet all the requirements of the Sign Ordinance.

Commissioner Killinger: Reminded the applicant they only get one (1) ground sign for this entire site, which includes the retail and restaurant proposed for phase two, as stipulated under item three (3) in the "Conditional Rezoning Agreement".

Mr. Rotondo: Understands he is only permitted one ground sign for the entire property but would like to know if he will be able to change the face of the sign in the future to reflect multiple businesses on the site?

Ms. Chesnut: Yes, but the total size of the sign may not exceed the Ordinance.

Move to approve Sign Applications #585, 592, 593 and 594 for "La Quinta Hotel".

Tax ID #4708-28-100-035, for one ground sign and three wall signs.

This approval is per the Conditional Rezoning Agreement recorded on November 7, 2006.

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

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

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

15. COMMITTEE REPORTS

Chairman Fox: 1) Discussed setting a Planning Commission Goal Setting Session for February 15, 2007, contingent upon Commissioner Newsom agreeing to this date. This will be confirmed at the February 8, 2007 PC meeting. 2) A task force meeting was held yesterday with the developer on the south side of M-59. The applicant is now more aware of what is expected of them regarding traffic mitigation. The applicant left with the understanding that the Township will support the position of the County and the State.

16. ADJOURNMENT

Move to adjourn the Planning Commission meeting at 9:28 p.m.

Motion Hopkins. Second Crouse 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