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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 11, 2007 at 7:00 PM

### AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JANUARY 11, 2007 PLANNING COMMISSION AGENDA
5. APPROVAL OF DECEMBER 7, 2006 PLANNING COMMISSION MINUTES
6. APPROVAL OF DECEMBER 14, 2006 PLANNING COMMISSION MINUTES
7. ELECTION OF OFFICERS
8. CALL TO THE 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

9. PLANNED DEVELOPMENT APPLICATION #424 P  
APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT CO., LLC/WILLIAM EISENBERG  
*Construction of a new retail building and redevelopment of the Hartland Plaza shopping center - Set date for 2/8/07 public hearing*
10. ZONING 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- Set date for 2/8/07 public hearing*
11. SIGN APPLICATION # 586  
APPLICANT: ARANEA GROUP/JOHN CARROLL  
*Proposed wall sign for "Curves" located 1732 Old US 23 in the Hartland Town Center*
12. SIGN APPLICATION # 596  
APPLICANT: AVON LLC/GARY CORNILLAUD  
*Proposed freestanding sign at 3508 Avon*
13. METES AND BOUNDS APPLICATION #758  
APPLICANT: WALDENWOODS PROPERTIES, LLC/BRIAN CROUSE  
*Proposed land division of property located on the north side of M-59, west of the old Hartland High School, and east of Cullen Road*
14. METES AND BOUNDS APPLICATION #759  
APPLICANT: AARON AND PATRICIA GRAY  
*Proposed land division of property located on the northwest corner of the Lone Tree Road and Tipsico Lake Road intersection*

**15. 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*

**16. SITE PLAN APPLICATION #426**

APPLICANT: WILLIAM ENGLAND

*Proposed commercial/office buildings "England Commercial Center" located at 12316 Highland Road*

**17. SITE PLAN APPLICATION #404**

APPLICANT: GIACOMO MATTIOLI

*Proposed new retail building, storage building and additional parking at the Rock Hill Commercial development located on the south side of M-59, west of Rock Hill Drive*

**18. CALL TO PUBLIC**

3-MINUTE TIME LIMIT

**19. PLANNER'S REPORT**

**20. COMMITTEE REPORT**

**21. ADJOURNMENT**

NEXT MEETINGS

JANUARY 25, 2007 @ 7:00 PM

FEBRUARY 8, 2007 @ 7:00 PM

FEBRUARY 22, 2007 @ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION**  
**JANUARY 11, 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*
4. **APPROVAL OF JANUARY 11, 2007 PLANNING COMMISSION AGENDA**  
Move to approve the Planning Commission Meeting Agenda for January 11, 2007.  
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.
5. **APPROVAL OF THE DECEMBER 7, 2006 PLANNING COMMISSION MEETING MINUTES**  
Move to approve the Planning Commission Meeting Minutes for December 7, 2006.  
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.
6. **APPROVAL OF THE DECEMBER 14, 2006 PLANNING COMMISSION MEETING MINUTES**  
Move to approve the Planning Commission Meeting Minutes for December 14, 2006.  
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.
7. **ELECTION OF OFFICERS**  
Move to elect Larry Fox as Chairman of the Hartland Township Planning Commission for 2007.  
Motion Hopkins. Second Crouse. Voice Vote. Motion Carried. 7-0-0.  
Move to elect Larry Hopkins as Vice-Chair of the Hartland Township Planning Commission for 2007.  
Motion Newsom. Second Voight. Voice Vote. Motion Carried. 7-0-0.  
Move to elect Laura Killinger as Secretary of the Hartland Township Planning Commission for 2007.  
Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 7-0-0.
8. **CALL TO THE PUBLIC:** *None came forward.*
9. **PLANNED DEVELOPMENT APPLICATION #424P**  
**APPLICANT: HARTLAND 23 RETAIL DEVELOPMENT CO. LLC. / WILLIAM EISENBERG**  
*Construction of a new retail building and redevelopment of the Hartland Plaza shopping center.*  
*Set date for Public Hearing on February 8, 2007.*  
Move to set a Public Hearing on February 8, 2007 for Planned Development Application #424, Hartland 23 Retail Development Company.  
Motion Hopkins. Second Rataj Voice Vote. Motion Carried. 7-0-0.

**10. ZONING 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. Set date for Public Hearing on February 8, 2007.*

Move to schedule a Public Hearing on February 8, 2007 for applicant Hartland Township, Zoning Amendment Application #333.

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

**11. SIGN PERMIT APPLICATION #586**

**APPLICANT: ARANEA SIGNGROUP / JOHN CAROLL**

*Proposed wall sign for "Curves" located at 1732 Old US 23 in the Hartland Town Center.*

*Present: John Carroll, Araneae Sign Group*

Move to approve Sign Permit Application #586 for Curves, Tax ID #08-28-100-029.

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

**12. SIGN PERMIT APPLICATION #596**

**APPLICANT: AVON LLC. / GARY CORNILLAUD**

*Proposed freestanding sign located at 3508 Avon.*

*Present: Gary Cornillaud, Avon LLC.*

Move to approve Sign Permit Application #596 for 3508 Avon LLC., for a two (2) sided ground sign.

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

**13. METES & BOUNDS APPLICATION #758**

**APPLICANT: WALDENWOODS PROPERTIES LLC. / BRIAN CROUSE**

*Proposed land division of property located on the north side of M-59 west of the old Hartland High School and east of Cullen Rd.*

*Present: Wayne Perry, Desine, Inc.*

Move to approve Metes & Bounds Application #758 for Waldenwoods Properties LLC. / Brian Crouse, Tax ID #08-20-300-003 per Hartland Township Land Division Ordinance #57.

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

**14. METES & BOUNDS APPLICATION #759**

**APPLICANT: AARON & PATRICIA GRAY**

*Proposed land division of property located on the northwest corner of Lone Tree Rd. and Tipsico Rd.*

*Present: Patricia Gray*

Move to approve Metes & Bounds Application #759 for Aaron & Patricia Gray, Tax ID #08-25-400-003 per Hartland Township Land Division Ordinance #57.

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

**15. SITE PLAN APPLICATION #430**

**APPLICANT: RAY SINKE**

*Construction of a pond located on the south side of Hibner Rd. west of Round Lake Elementary School at 3945 Raye Lane.*

*Present: No one representing the applicant was present.*

Move to table Site Plan Application #430 for Ray Sinke.

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

**16. SITE PLAN APPLICATION #426**

**APPLICANT: WILLIAM ENGLAND**

*Proposed commercial / office buildings "England Commercial Center" located at 12316 Highland Rd.*

*Present: William England, Applicant*

*Wayne Perry, Desine Inc.*

*Tony Pucci, Anthony Pucci Associates, pc*

Mr. Perry: Presented the revised development plan. The applicant does not want a detention pond in front of his building therefore an underground detention system is being proposed. We are over detaining the site and the fore bay is above ground. If any issues arise they will be visible. If the underground system were to fail the water would flow into the ditch along Bullard Rd. The location of the sewer line from the north side of M-59 has been done to accommodate the site to the east of this parcel. There is a manhole access cover on the south side of M-59, from that point to the buildings, the line is private.

Commissioner Hopkins: Asked if this line could serve any other properties other than what is presented here.

Mr. Perry: Indicated after the property to the immediate east, there is nothing all the way to Hartland Glen's entrance and there is already a bore there and the property to the west is a wetland.

Commissioner Hopkins: Is satisfied with the issues of underground detention and the sanitary system.

Chairman Fox: Asked about a maintenance agreement.

Mr. Perry: Indicated he doesn't think the Township wants to get involved in that, but would agree to put an agreement in writing. He indicated the system, including the flow rate, are in accordance with the County Drain Commissioner's standards. The sanitary profiles haven't been prepared because the system isn't approved yet. The open issues in the Williams & Works letter dated December 14, 2006 are items #22, 23, 24, and 26.

Ms. Chesnut: Summarized the McKenna review letter of December 13, 2006. There is an error on McKenna's letter and the landscaping requirements have been met.

*It is the consensus of the PC that the proposed setbacks are acceptable.*

The following landscaping issues were discussed and agreeable to the PC and the applicant: The landscaping between the loading area and Cundy Rd. will be rearranged so that it is not in the road right-of-way. Additional shrubs will be added to the northwest corner of the parking lot to improve screening of the parking lot from M-59 and Bullard Rd. One (1) evergreen will be relocated from somewhere on the site and installed along the south side of the loading area; in addition, shrubs will also be added to the south side of the loading area to enhance screening.

*It is the consensus of the PC that the fourteen (14) foot green space along Cundy Rd. is acceptable.*

Mr. Pucci: Reviewed the proposed architecture. The PC will need to select a preferred etching detail for the EIFS. The mechanical equipment will be in a "bath tub" like area inserted in the roof - hidden from view. The access to that area will be from inside.

*It is the consensus of the PC that "Option One (1)" of the EIFS pattern and the architecture materials and renderings presented are acceptable.*

*It is the consensus of the PC that the proposed lighting plan is acceptable.*

**Commissioner Hopkins:** The design of the building does impact the signage that is permitted. Please review the Ordinance and understand what types of signs will be permitted with this building.

**Ms. Chesnut:** The dumpster slab needs to be extended to ten (10) feet.

**Mr. Perry:** No problem.

Move to recommend approval of Site Plan Application #426, Tax ID #08-23-300-019, 010 and 009, subject to:

(A) The Planning Commission agrees with the modifications to the front yard setbacks on M-59 and Cundy Rd., the modifications of landscaping requirements, and the applicant agrees to the planting of additional bushes to address concerns from McKenna's letter of December 13, 2006 and add to the plans the additional architectural materials and details discussed here tonight:

(B) That applicant addresses clarifications to the plans in the letter from Williams & Works dated December 14, 2006 specifically item #22, 23, 24 and 26;

(C) That applicant complies with the requirements in the Fire Marshall's letter dated December 13, 2006, except for the drive off style curb; and

(D) That the above items be verified by planning staff prior to proceeding to the Board.

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

#### 17. SITE PLAN APPLICATION #404

**APPLICANT: GIACOMO MATTIOLI**

*Proposed new retail building, storage building and additional parking at the "Rock Hill" commercial development located on the south side of M-59 west of Rock Hill Dr.*

***Present: Giacomo & Al Mattioli, Applicant***

*Dan Munzel, Washtenaw Engineering*

**Mr. Munzel:** Reviewed the proposed site plan.

**Ms. Chesnut:** Summarized the McKenna review letter of November 3, 2006. The applicant is here because they would like to go to the ZBA. Because this proposal involves a site plan, the applicant must go to the PC first.

**Chairman Fox:** Indicated the applicant should clearly understand the requirements for the ZBA to grant a variance. He suggested the applicant review section 33.04.C.4 of the Ordinance. There cannot be a self-created hardship. He inquired if the applicant has attempted to attach the accessory structure to the main building? If this were done, there would no longer be an accessory structure.

**Commissioner Hopkins:** Asked if this request would be a use variance.

**Ms. Chesnut:** Indicated she doesn't believe it is a use variance. She would have to put more thought into it.

**Commissioner Newsom:** Have you considered an alternative design for the site? Possibly building an addition onto the existing facility? This would solve many of your issues. This may allow you to rearrange the parking and attach your accessory structure to the main building.

**Commissioner Hopkins:** Indicated that would cure a lot of problems he sees with this application. That would also provide a better opportunity for screening between this site and Autumn Woods and provide for a better parking situation.

**Ms. Chesnut:** The Ordinance requires that the PC review the site plan for overall design and features before going the ZBA. The PC is stating here that they want to see revisions or an alternate layout. Therefore, the appropriate action would be to direct the applicant to redo the plan and re-submit it to the Township.

*It is the consensus of the PC that the applicant revise and re-submit a new site plan.*

Mr. Munzel: Asked for feedback regarding any other issues the PC sees with the proposal.

Chairman Fox: Is not in favor of boulders being used for landscape protection along the drives and parking lot. Would like to see the revised site plan include detention that does not require a fence; or if that is not possible, the fence will need to be decorative, such as aluminum wrought iron.

Commissioner Hopkins: Landscaping issues need to be addressed. He would not view shrubbery as an acceptable screening material. The Ordinance requires trees.

Move to table Site Plan Application #404.

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

**18. CALL TO PUBLIC:**

Katie Schleuter, 1575 Shoreline Dr.: Stated she will not be at the meeting next week and requests the Commission to place importance on storm water and water quality in the upcoming year.

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

**20. COMMITTEE REPORTS:**

Commissioner Voight: Addressed the Commissioner about curbs and feels that the Ordinance or engineering reviews need to be more specific regarding curb requirements.

Commissioner Hopkins: The Board has approved the standards for Outdoor Dining and Fitness Centers.

Chairman Fox: Asked for a motion to set a Special Planning Commission Meeting for January 18, 2007.

Move to set a Special Planning Commission Meeting for January 18, 2007 at 7 p.m.

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

**21. ADJOURNMENT**

Move to adjourn the Planning Commission Meeting at 9:20 p.m.

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

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

Submitted by,

Laura J. Killinger  
Planning Commission Secretary