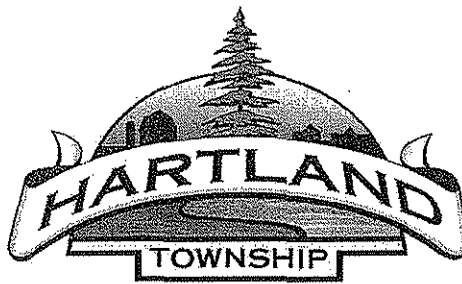


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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
Laura Hill Secretary	Alex Rataj
	Keith Voight

PLANNING COMMISSION - REGULAR MEETING

DECEMBER 7, 2006 at 7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF DECEMBER 7, 2006 PLANNING COMMISSION AGENDA
5. APPROVAL OF NOVEMBER 9, 2006 PLANNING COMMISSION MINUTES
6. APPROVAL OF NOVEMBER 16, 2006 PLANNING COMMISSION 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 APPLICATION # 588
APPLICANT: ASI MODULEX/ALLISON EMERSON
Proposed wall sign for "Specialist in Orthopedic Surgery" and a "DMC" wall sign located at 11182 Highland Road
9. PLANNED DEVELOPMENT SITE PLAN APPLICATION #423 P
APPLICANT: BRIAN CROUSE
Construction of a residential retirement building "Village Manor Retirement of Hartland" located on the north side of M-59, west of the former Hartland High School -Preliminary Review
10. APPROVAL OF 2007 PLANNING COMMISSION MEETING DATES
11. CALL TO PUBLIC
3-MINUTE TIME LIMIT
12. PLANNER'S REPORT
13. COMMITTEE REPORT
14. ADJOURNMENT

NEXT MEETING

DECEMBER 14, 2006

@7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION
DECEMBER 7, 2006
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 and Commissioner Rataj. **Absent:** Commissioner Hill (*Secretary*) and Commissioner Voight.

Also Present: Amy Chesnut & Heather McPhail, McKenna Associates
Leslie Sauerbrey, Recording Secretary
4. **APPROVAL OF DECEMBER 7, 2006 PLANNING COMMISSION AGENDA**
Move to approve the Planning Commission Meeting Agenda for December 7, 2006.
Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 5-0-2.
5. **APPROVAL OF THE NOVEMBER 9, 2006 PLANNING COMMISSION MINUTES**
Move to approve the November 9, 2006 Planning Commission Meeting Minutes.
Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 5-0-2.
6. **APPROVAL OF THE NOVEMBER 16, 2006 PLANNING COMMISSION MINUTES**
Move to approve the November 16, 2006 Planning Commission Meeting Minutes.
Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 5-0-2.
7. **CALL TO THE PUBLIC:** *No one came forward.*
8. **SIGN PERMIT APPLICATION #588**
APPLICANT: ASI MODULE/ALLISON EMERSON
Proposed wall sign for "Specialist in Orthopedic Surgery" and a "DMC" wall sign located at 11182 Highland Rd.

Present: Tige Reader, REMAX Property Brokers, Hartland Center LLC.
Dan Callan, REMAX Property Brokers, Hartland Center LLC.

Commissioner Rataj: This sign does not comply with the Ordinance.
Mr. Reader: Explained the sign application and the non-conformance.
Commissioner Rataj: Explained the non-conformance of the sign. They are allowed only one sign per the Ordinance due to the single entryway.
Commissioner Crouse: This matter should go to the ZBA.
Mr. Callan: Explained the problem with the interpretation of the Ordinance and unacceptability of having to pay the variance fees for each application.
Commissioner Hopkins: He originally voted against this sign application because it is not in conformance with the Sign Ordinance. However, due to the vote of the PC at a previous time, the applicant should not be burdened by this. The PC put this in motion with that earlier vote.
Chairman Fox: Explained that he voted against the original sign application because it was not in conformance with Section 9.07.E.4. Specifically, "In the case of a multi-tenant or shopping center, one wall sign shall be permitted for each tenant having an individual means of outdoor public access" and "Where several tenants use a common entrance in a multi-tenant structure, only one wall sign shall be permitted, but the total sign area should be allocated on an equal basis to all tenants". Stated he does not have a problem with the Ordinance as written.

Mr. Reader: Stated had he known, he would have put more entrances in so that he could have more signs for the users of the building.

Commissioner Hopkins: The Ordinance was written to prevent excessive signage. Commercial buildings will have more signs because they typically have separate entrances. The applicant could have a total of eighty (80) square feet of signage. He cannot agree to have the extra DMC sign because this would extend it past the eighty (80) square feet allowed for the entire building.

Mr. Callan: Maybe the Orthopedic Surgeons could add the DMC to their sign.

Commissioner Newsom: This was set in motion by the PC and it would be unfortunate to force the applicant to go before the ZBA.

Commissioner Hopkins: Suggested re-drawing the sign to include DMC within the Orthopedic Surgeons sign so that it fits within the remaining forty (40) square feet of sign space still available for the building.

The applicant will be placed on the Planning Commission agenda for the December 14, 2006 meeting if they can submit a revised drawing with a maximum square footage of 40 square feet. The Township staff will then e-mail the new submittal information to the PC members and include the item on the agenda.

Move to table Sign Permit Application #588 for Allison Emerson with ASI Module.

Motion Hopkins. Second Newsom. Voice Vote, Motion Carried. 5-0-2.

9. PLANNED DEVELOPMENT SITE PLAN APPLICATION #423 P

APPLICANT: BRIAN CROUSE

Construction of a residential retirement building "Village Manor Retirement of Hartland" located on the north side of M-59 west of the former Hartland High School – Preliminary Review.

Present: Wayne Perry, Desine Inc.

Josh Stein, SD Property Advisors, LLC.

Mr. Perry: Explained changes have been made to the Site Plan per PC comments made during the Preliminary Review.

Ms. Chesnut: McKenna Associates is recommending approval with minor changes. She explained the minor issues that need to be addressed.

Commissioner Hopkins: Questioned the environmental impact statement. The applicant previously said they would be discharging at half the permitted level. The environmental impact statement does not state this.

Mr. Perry: Explained that the Environmental Impact Statement is general in nature and it is still the applicant's intent to discharge at half of the permitted level.

Commissioner Hopkins: Questioned the location of the walkway from the retirement community to the senior center at the former high school.

Mr. Perry: Presented a drawing of the proposed walkway.

Commissioner Hopkins: He would like to see compliance with the landscaping requirements mentioned in the McKenna review letter.

Mr. Stein: We will comply.

Chairman Fox: Suggested if the applicant could not include the required trees in the Ordinance required location, that they be included elsewhere on the plan. Therefore, fulfilling the quantity requirement for plant material. Questioned the materials being proposed for the retaining wall.

Mr. Perry: Showed a sample of the material that will be used on the retaining wall and explained the long-term durability of the material.

Ms. Chesnut: Explained the Fire Marshall's request.

Mr. Perry: Stated his concerns with the curbing request include parking on the lawn and destruction of the landscaping. Any fire truck can run up a curb if necessary.

Commissioner Hopkins: Felt the PC should have a discussion regarding the curbing request of the Fire Marshall at a future meeting with the Fire Marshall.

It was a consensus of the PC to not require this applicant to meet the curbing request of the Fire Marshall. The Zoning Ordinance is specific in requiring a specific type of curb and the PC desires to follow the Ordinance.

Move to recommend preliminary approval of the Site Plan Application #423 Tax ID #08-20-300-003 for Village Manor Retirement of Hartland subject to compliance with the issues addressed in the McKenna letter dated November 29, 2006, the Williams & Works letter dated November 17, 2006 and that staff verify the issues are addressed before the applicant appears before the Township Board. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

10. APPROVAL OF 2007 PLANNING COMMISSION MEETING DATES

Move to approve the 2007 Planning Commission Meeting Dates as presented. Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 5-0-2.

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

12. PLANNER'S REPORT

Ms. Chesnut: The Township Board approved the cost estimate for revisions to the PD Ordinance.

13. COMMITTEE REPORTS: *None at this time.*

14. ADJOURNMENT

Move to adjourn the Planning Commission Meeting at 8:02 p.m. Motion Hopkins. Second Crouse. Voice Vote. Motion Carried. 5-0-2.

This is a Draft until Final Approval.

Submitted by,

Leslie M. Sauerbrey
Recording Secretary


Laura J. Hill
Planning Commission Secretary