

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

JULY 27, 2006

7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JULY 27, 2006 PLANNING COMMISSION AGENDA
5. APPROVAL OF JULY 13, 2006 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC

THE COMMISSION REQUESTS THAT CALL TO PUBLIC PARTICIPANTS PROCEED TO THE MICROPHONE ON THE FRONT DESK WHEN ADDRESSING THE COMMISSION. THE PLANNING COMMISSION WILL NOT DEBATE OR RESPOND AT THIS TIME.
3-MINUTE TIME LIMIT

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: SIGNS & PROMOS / JULIE BONISH SIGN PERMIT APPLICATION #571 FREE STANDING
SIGN SECTION 21 ZONED GC "HARTLAND AUTOWASH / BIG RAY'S QUICK LUBE"
8. APPLICANT: DAVID BAIR / SUNNY LAKE LLC METES & BOUNDS APPLICATION #755 SECTION 10 ZONED CA
9. APPLICANT: HARTLAND ESTATES "MAJOR/MINOR" SITE PLAN APPLICATION #418 (CHANGE TO SITE
PLAN # 223) SECTION 19 ZONED PDSR STREET LIGHTING
10. APPLICANT: OAKLAND REALTY & DEVELOPMENT INC. / KEITH MOHR SITE PLAN APPLICATION # 401 SECTION
21 ZONED NSC MEDICAL & GENERAL OFFICE BUILDING
11. APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION ZONING AMENDMENT APPLICATION #325 B
AMENDING HARTLAND TOWNSHIP ZONING ORDINANCE #37
PROPOSING AMENDMENTS TO: ARTICLE 7 LANDSCAPING, LIGHTING, AND SIGNS
SECTION 7.09 LIGHTING
12. CALL TO PUBLIC
3-MINUTE TIME LIMIT
13. COMMITTEE REPORT
14. ADJOURNMENT

NEXT MEETINGS

AUGUST 10, 2006 @7:00 PM
AUGUST 24, 2006 @7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

JULY 27, 2006

7:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. **ROLL CALL:** Present: Commissioner Hill, Chairman Fox, Commissioner Voight, Commissioner Crouse, Commissioner Newsom, Commissioner Rataj. Absent: Commissioner Hopkins.

4. APPROVAL OF JULY 27, 2006 PLANNING COMMISSION AGENDA

Move to approve the Planning Commission Meeting Agenda for July 27, 2006.

Motion Hill. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

5. APPROVAL OF JULY 13, 2006 PLANNING COMMISSION MINUTES

Move to approve the Minutes of the July 13, 2006 Planning Commission Meeting.

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

6. CALL TO PUBLIC

Julie Banish, 2303 Arciero Ct: Stated she endorses Roberta Balon-Vaughn who is running for Livingston County Probate Judge. She noted Ms. Balon-Vaughn's credentials.

OLD AND NEW BUSINESS

7. SIGN PERMIT APPLICATION #571

APPLICANT: SIGNS & PROMOS/JULIE BANISH

RELOCATION OF FREESTANDING MONUMENT SIGN FOR "HARTLAND AUTOWASH"

Present: Julie Banish, Signs & Promos

Amy Chesnut, McKenna Associates

Commissioner Rataj: Commented that this is a new sign application. The sign currently installed is not constructed as originally approved.

Ms. Banish: Stated this is a new sign application to put the existing sign in a new location.

Ms. Chesnut: Raised issues regarding other signs that are on the property. These signs are illegal.

Suggested including a condition in the motion of approval that a new sign permit will not be issued until the signs on site comply with the Ordinance.

Commissioner Crouse: Asked why the dimensions of the sign are not on the sign documents submitted with the application?

Ms. Banish: Stated information should have been included.

Ms. Chesnut: Stated she visited the site and verified the dimensions of the sign at 10' wide and 5' high. The sign is installed on a 2' high pole for a total height of 7'.

Chairman Fox: Asked the Commission if they are comfortable with the applicant placing the dimensions on the application documents and signing them as the final Township file copy. It was the consensus of the PC that it would be acceptable.

Commissioner Hill: Asked if the brick base will match the brick on the building.

Ms. Banish: Yes.

Move to approve Sign Permit Application #571 for Julie Banish, Tax ID #08-21-400-031, to relocate an existing freestanding monument sign with the condition that the applicant must bring the property into compliance with the Sign Ordinance by removing all existing illegal signs before a sign permit will be issued for this application.

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

8. METES & BOUNDS APPLICATION #755

APPLICANT: DAVID BAIR/ SUNNY LAKE LLC.

Present: David Bair, Applicant

Amy Chesnut, McKenna Associates

Chairman Fox: Stated the memo from Amy Chesnut dated July 20, 2006 states this application meets the requirements of the State Land Division Act and Hartland Township's Land Division Ordinance.

Mr. Bair: Summarized the project.

Ms. Chesnut: Explained the requirements that have not been met and items that have PC discretion per her letter dated July 20, 2006.

Commissioner Crouse: Asked how the Planning Commission has discretion with some of the requirements and asks whose responsibility it will be to maintain the road.

Ms. Chesnut: Explained that if the road was in poor condition, the application could be denied and the applicant would have to come up with a plan to improve the road. She also stated that a maintenance agreement cannot be required for an existing situation and if the Commission were inclined to approve the division that a condition should be included in the motion that the access for both parcel A & B come from Media Lane and the drive to Hibner Road be abandoned.

Move to approve Metes & Bounds Application #755 for David Bair/Sunny Lake LLC.,

Tax ID #08-10-400-002, with the condition that both driveways access Media Lane as opposed to Hibner Road per Hartland Township Land Division Ordinance #57.

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

9. SITE PLAN APPLICATION #418

APPLICANT: HARTLAND ESTATES

MAJOR/MINOR CHANGE TO SITE PLAN #223 (ADDING TWO STREET LIGHTS AT BUS STOPS)

Present: No one representing the applicant was present

Move to determine Site Plan Application #418 for Hartland Estates, Tax ID #08-19-401-087, to be a minor change per Hartland Township Zoning Ordinance #37 Section 33.02.K.5.a, for bus stop street lighting.

Motion Hill. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

10. SITE PLAN APPLICATION #401

APPLICANT: OAKLAND REALTY & DEVELOPMENT INC./KEITH MOHR

CONSTRUCTION OF MEDICAL & GENERAL OFFICE BUILDING

Move to table Application #401 for Oakland Realty & Development Inc./Keith Mohr to the next scheduled Planning Commission meeting per Pegi Eddy's letter dated July 27, 2006.

Motion Newsom. Second Hill. Voice Vote. Motion Carried. 6-0-1.

11. ZONING AMENDMENT APPLICATION #325B

APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION

AMENDING ARTICLE 7, SECTION 7.09 (LIGHTING)

Present: Amy Chesnut, McKenna Associates

Ms. Chesnut: Verified that all of the Commissioners had reviewed the IESNA book that she provided at the previous meeting and stated the Commission now needed to decide if the language referencing IESNA standards should be included in the Ordinance.

Commissioner Newsom: Stated he supported including a reference the IESNA standards. However, he does not fully understand foot-candles and how it related to the quantity of light and that he is concerned with light pollution.

Commissioner Rataj: Brought this up originally because he did not want to see the Township get a bad lighting job.

Commissioner Crouse: Is concerned with the difference between lighting for security and safety. Are there competing Associations or publications referencing lighting standards? How do lighting plans get reviewed now? Are we adding IESNA standards to cover items outside of the current Ordinance?

Ms. Chesnut: In the review of a site plan we could identify that an item is outside of the Ordinance but McKenna does not have a lighting expert who will be able to review the issues. If a situation like this occurred, it would have to be sent out for another review.

Chairman Fox: Stated his concerns are with what we don't know about IESNA standards and referencing them in our Ordinance. We do not typically reference other organizations in our Ordinance.

Commissioner Voight: Stated that he thought we started talking about lighting because we were concerned with over lighting, now tonight some are concerned with under lighting.

It was a consensus of the PC to have McKenna propose additional language to the Ordinance that would allow the PC the opportunity to reject a lighting plan that followed IESNA standards if it did not follow the intent of the Lighting Ordinance. This item will be placed on the next agenda for further discussion.

12. CALL TO PUBLIC - No one came forward

13. COMMITTEE REPORT

Ms. Chesnut, McKenna Associates: Newberry Place and Newberry West have submitted preliminary PD plans. They are at a point where they need to come before the Planning Commission. This meeting will also include a Public Hearing per the Ordinance. Given the scope of this project, this meeting should be scheduled on its own agenda.

Move to set a Public Hearing for Application #383, 385 & 386 for Newberry Place Development for a Special Planning Commission Meeting to be held on August 17, 2006 at 7:00 pm.

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

Chairman Fox: Would like to set a work session for one ½ hour prior to the next regular scheduled meeting to discuss private roads. A work session was set for August 10, 2006 at 6:30 pm.

Commissioner Newsom: Had a chance to review the population projection cost estimate. The cost is \$400 for a real time snapshot of the current population, demographics and five year projection. He believes this would be a good thing to purchase. It was a consensus of the PC to have Ms. Chesnut check with Mr. Olney on how to get the purchase approved.

Commissioner Rataj: Briefed the PC on an informal meeting with a potential developer for the old Farmer Jack site on the south side of M59.

14. ADJOURNMENT

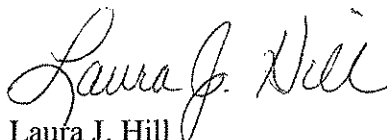
Move to adjourn meeting at 8:17 p.m.

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

This is a Draft until Final Approval.

Submitted by,

Leslie M. Sauerbrey
Recording Secretary


Laura J. Hill
Planning Commission Secretary