

1/19/2006

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
AT THE TOWNSHIP HALL

JANUARY 26, 2006  
7:00 PM

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JANUARY 26, 2006 PLANNING COMMISSION AGENDA
5. CALL TO PUBLIC      **PLEASE APPROACH FRONT CENTER MICROPHONE**  
    **5-MINUTE TIME LIMIT**

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

6. APPLICANT: HARTLAND AUTOWASH / MICHIGAN      SIGN PERMIT APPLICATION #556      SECTION 21  
    ZONED GC (GENERAL COMMERCIAL)      "HARTLAND AUTO WASH"
7. APPLICANT: SIGN-A-RAMA      SIGN PERMIT APPLICATION # 557      SECTION 28      ZONED PDLI (PLANNED  
    DEVELOPMENT LIGHT INDUSTRIAL)      "CROMAINE LIBRARY CROSSROADS BRANCH"
8. APPLICANT: COLAUR DEVELOPMENT      SITE PLAN APPLICATION #400      SECTION 22      ZONED GC  
    (GENERAL COMMERCIAL)      "HARTLAND POINTE PLAZA"
9. CALL TO PUBLIC  
    **5-MINUTE TIME LIMIT**
10. COMMITTEE REPORT
11. ADJOURNMENT

NEXT MEETINGS

FEBRUARY 2, 2006      @ 7:00 PM  
FEBRUARY 9, 2006      @ 7:00 PM  
FEBRUARY 23, 2006      @ 7:00 PM

WORK SESSION

## HARTLAND TOWNSHIP PLANNING COMMISSION MEETING JANUARY 26, 2006

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

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

### 4. APPROVAL OF JANUARY 26, 2006 PLANNING COMMISSION AGENDA

Move to approve the Planning Commission Meeting agenda for January 26, 2006 as amended. Motion Hill. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

Corrections: Add Schedule a Public Hearing as Item# 5a.

### 5. CALL TO PUBLIC

Lorry Hess- Thanked the Planning Commission for addressing the need of the cable questionnaires. The Cable Commission has received the minimum number required.

Mike Bernardin, Hartland Township Fire Marshall- Drafted a letter addressing the Planning Commission in regard to the revisions to the Sign Ordinance. He would like the Planning Commission to consider making it mandatory that businesses within the Township have their address posted on a sign that is visible from the middle of the Right of Way to help emergency services better identify each location.

Katie Schlueter- Requested that the Planning Commission put Stormwater II on their priority list at their goal setting meeting scheduled for February 2, 2006.

### 5a. SET A PUBLIC HEARING

Move to set a Public Hearing on February 23, 2006 for Metro PCS / EllenTencer Special Use Application #229 in conjunction with Site Plan Application #408 for a co-location of an antenna on an existing Sprint tower. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

### 6. APPLICANT: HARTLAND AUTOWASH / MICHIGAN SIGN PERMIT APPLICATION #556 SECTION 21 ZONED GC (GENERAL COMMERCIAL) "HARTLAND AUTO WASH"

Frank Zouyras, Sign-Tronics present

Mr. Zouyras- stated that the sign his client is requesting is to advertise two businesses; the extra height they are asking for will allow them to advertise more effectively. The applicant is aware that the sign is above the required height and would like a variance. The business is not very visible from the road, and the business relies on passers-by. Commissioner Fox stated that the application was incomplete.

Mr. Zouyras- stated that the sign falls within the required frontage.

Alexis Marcarello- stated that the components are vertically aligned and it could be more effective if it was aligned horizontally.

Chairman Fox does not support granting a variance for the sign.

Commissioner Hopkins stated that there are ordinances that should be followed. The applicant chose to build and he agrees with Chairman Fox; he does not support a variance.

Planner Barb stated that the applicant was made aware of the ordinance requirements by the planning department and he chose to move forward with the request for a variance for height, size, and placement.

Mr. Zouyras requested to be tabled to move forward to the ZBA.

Move to table Sign Application # 556 for Hartland Auto Wash. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

**7. APPLICANT: SIGN-A-RAMA SIGN PERMIT APPLICATION # 557  
SECTION 28 ZONED PDLI (PLANNED DEVELOPMENT LIGHT  
INDUSTRIAL) "CROMAINE LIBRARY CROSSROADS BRANCH"**

Kayle Marcum-Sign-A-Rama and Shelly Huff-Cromaine Library were present  
Move to approve Sign Application #557 Sign-A-Rama for the Cromaine Library  
Crossroads Branch with the revisions making the sign 38.7 inches tall and 288 inches  
wide with the signed copy submitted to the Township. Motion Newsom. Second  
Rataj. Voice Vote. Motion Carried. 7-0-0.

**8. APPLICANT: COLAUR DEVELOPMENT SITE PLAN APPLICATION  
#400 SECTION 22 ZONED GC (GENERAL COMMERCIAL)  
"HARTLAND POINTE PLAZA"**

Charles Laurencelle-Colaur Development and Mark Drane-Rogvoy Architects were present.

Mark- We are proposing a 14,000 square feet retail building with 58 parking spaces. It is brick with traditional architectural detail. We have received all appropriate permits from the DEQ for the wetlands, and MDOT for curb cuts. We would like to discuss the sidewalk, the curb cuts, and the wetlands.

Alexis, McKenna Associates- Commented on the review letter dated January 12, 2006. This is a 14,000 square feet retail building that is intended for up to six retail establishments with the principle establishment being Sherwin Williams. There are 58 parking spaces and a shared driveway with the undeveloped site to the east. The site contains a wetland area in the southwest corner, a portion of which will be filled. There is a retaining wall proposed on the southwest curb topped with a decorative fence. A driveway with a boulevard entrance is proposed to serve the site and the site adjacent to the east. The applicant is proposing to seed the upper portions of the detention basin, which will not be permanently under water, with a prairie seed mix. The mix is comprised of native, non-invasive seeds, which are expected to survive nicely in this moist location. Given the amount of wetland fill proposed, we believe the proposed amount of and method of mitigation will result in a development that does not detrimentally effect or destroy natural features. The plantings should improve water quality within the basin, and ultimately the water released from the site. A separate sign approval is required and the existing path at M59 and Hartland Road east is not acceptable. We agree that providing a second path is unnecessary but we strongly disagree that the existing bike path is adequate. Our review of the proposed site plan has found that all minimum requirements have been met except the bike path that must be provided according to the Ordinance standards. We

recommend approval of the site plan, including the proposed modifications to the tree size and the driveway spacing requirements, subject to adding a note to the plan regarding separate sign approval and providing an 8 foot wide bike path 1 foot inside of the Right of Way line.

Planner Barb- Also recommends approval based on the same criteria, upon resolving the landscaping, bike path issues and driveway spacing requirements.

Commissioner Crouse- A boardwalk is not unreasonable. He is also concerned with the safety of the bike path being so close to the road.

Mr. Laurencelle- There will be a drop off if we put in a boardwalk.

Commissioner Hopkins suggested bringing the path back to the lot line.

Alexis Marcarello- If you talk to other Township's, they will tell you that they should have installed the sidewalks at time of site plan. It is an improvement to the site and if done later, Township funds will have to be used. There can be some modifications.

Chairman Fox- stated that there would be two major developments connected, and he can see the vision of the previous Planning Commission and would like to continue the philosophy.

Commissioner Rataj is concerned for the safety of children especially, when there is a path on M59.

Commissioner Newsom- feels that the retaining wall with a black aluminum fence will look nice. He also asked the applicants if there were any mass storage of paint on-site for the Sherwin Williams.

Mr. Laurancelle- There is no mix on-site, only tint.

Chairman Fox- spoke with Frank Patrello from Williams & Works and Frank reassured him that he would verify that the conditions and terms are met with a review letter before going to the Board. He also stated that the bike path seems unsafe, and now is the opportunity to do something to protect the health, safety, and welfare of the residents.

Move to recommend approval of Site Plan Application #400 Colaur Development South West Hartland Tax Id# 4708-22-300-048 with the following conditions: the pedestrian path location as noted on the plans be 20 feet from the curb and 18 feet from the wetland with a 90 degree turn to join the existing to eliminate building a boardwalk in the wetland, to allow the proposed entrance to be modified as proposed if approved by MDOT, to allow the change in landscape requirements noted in the McKenna letter dated January 12, 2006, and the applicant must meet the requirements set by Williams & Works in the letter dated January 13, 2006 with verification from Frank Patrello that all conditions are met prior to going before the Board. Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

## **9. CALL TO PUBLIC**

Bill England - stated that he has been in the area for 33 years and people do not ride bikes on the sidewalks, they ride in the road between the right line and the curb. He stated that he was surprised at the planners, he feels that it is important to look more at the wetlands and requested that the Planning Commission do so.

Katie Schlueter- Stated that the Planning Commission should ask certain questions during final approval of Site Plan Application #400 such as: will the ponding be created to take on extra storage, is an easement or covenant required and will the

proposed detention pond be adequate. She is concerned that the new development will cause drainage issues, especially on Handy and Round Lake.

#### **10. COMMITTEE REPORT**

Commissioner Hopkins told the Planning Commission members that there are some great educational opportunities that they should be getting notice of in their mailboxes soon. The MSU extension offers a citizen planner program that is very informative.

Commissioner Rataj congratulated Amy Chestnut from McKenna Associates on the birth of her son Colin James.

#### **11. ADJOURNMENT**

Move to adjourn at 9:05 P.M. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

This is a Draft Until Final Approval

Submitted By,

Jennifer Rardon  
Recording Secretary

  
Laura J. Hill  
Planning Commission Secretary