

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Petrucci, Commissioner Phillips and Commissioner Germane. Absent: Commissioner Colaianne and Secretary Kalenauskas. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz.

4. **APPROVAL OF FEBRUARY 26, 2004 PLANNING COMMISSION AGENDA** – Move to approve the February 26, 2004 Planning Commission agenda as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF FEBRUARY 12, 2004 PLANNING COMMISSION MINUTES** – Move to approve the February 12, 2004 Planning Commission meeting minutes as presented. Motion Germane. Second Douglass. Voice Vote. Motion Carried. 5-0-2.

6. **APPROVAL OF FEBRUARY 19, 2004 PLANNING COMMISSION JOINT MEETING MINUTES WITH HARTLAND TOWNSHIP BOARD** – Move to approve the February 12, 2004 Joint Planning Commission / Township Board meeting minutes as presented. Motion Douglass. Second Germane. Voice Vote. Motion Carried. 5-0-2.

7. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

### **PUBLIC HEARING**

### **OLD AND NEW BUSINESS**

8. **APPLICANT: FOLDENAUER FARMS / HARTLAND ASSOCIATES SITE PLAN APPLICATION #243 IN CONJUNCTION WITH SPECIAL USE APPLICATION #185** – Mike Kujala of Hartland Associates was present. Mr. Nicholson and Mr. Williams recommended approval.

Move to recommend approval of Site Plan Application #243 in conjunction with Special Use Application #185 for Foldenauer Farms / Hartland Associates. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 5-0-2.

### **Tabled 2/12/04**

9. **APPLICANT: CVS PHARMACY SIGN PERMIT APPLICATION #461 SECTION 21 ZONED PLANNED DEVELOPMENT GENERAL COMMERCIAL** – This item was tabled until an approval signature for the sign change was obtained from Jeff Thompson of Robert Aikens Inc.

Sign Specialist Germane – The larger sign is allowed because of the Planned Development designation of this development. The approval documentation from Mr. Thompson has been received. The sign addition would make the sign 15 sq. ft. over the limit in the ordinance.

Move to approve Sign Application # 461 for CVS and Allied Sign for additional wording to the existing sign. Motion Germane. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

**10. APPLICANT: VANESSA REINEKE / BROWNIES SIGNS SIGN PERMIT APPLICATION #463 SECTION 28 ZONED GC (GENERAL COMMERCIAL “DOODLES ICE CREAM”** – Vanessa Reinke was present. She will be leasing the south end of the new outbuilding at Fountain Square. She would like 3 signs if possible.

Sign Specialist Germane – The sign on the south (noted as #3 on the drawing) is acceptable for size, color, fonts and location. This is located over what the applicant designated as the main entrance. The ordinance allows 2 signs if the space occupied is a corner space.

There was lengthy discussion of the location of the 2 signs allowed. Ms. Reineke felt that her building was “unique” and should have signs on all three sides. The ordinance allows two signs for a corner space. The landlord at Fountain Square wants the signs on the east and west sides to keep the façade balanced when the middle tenant moves in with a sign. This would leave Ms. Reineke without a sign over her main entrance.

Ms. Reineke was advised that she could have a sign on the outside façade on two sides of the building and have a window sign on the interior of the third side. She stated that the exterior signs would be neon.

Move to deny Sign Application #463 for Vanessa Reineke / Brownies Signs as presented for Doodles Ice Cream with signs noted as #1, #2 and #3 (east, west and south). Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

Move to approve revised Sign Application \$463 for Vanessa Reineke / Brownies Signs for Doodles Ice Cream with signs #1 and #3 (east and south) of the corner building for the specifications in the application. Motion Germane. Second Phillips. Voice Vote. Motion carried. 5-0-2.

**11. APPLICANT : ROBERT MCMASTER METES AND BOUNDS APPLICATION #693 SECTION 10 ZONED CONSERVATION AGRICULTURE** – Mr. McMaster was present. Commissioners Colaianne and Germane did the on site review.

The split is creating parcels B-1 and B-2.

Move to recommend approval of Metes and Bounds Application #693 for Robert McMaster. Tax Id. # 08-10-200-022 per the State Land Division Act and Hartland Township Zoning Ordinance #37. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

Recessed 1/22/04

**12. CONTINUATION OF PUBLIC HEARING FOR APPLICANT: JOHN DARR LLC / JOHN MATOUK SPECIAL USE APPLICATION #222 IN CONJUNCTION WITH SITE PLAN #357 “HARTLAND BP GAS MART”** – No one was present for this item. Deputy ZA Lutz referred the Commission to the memo from Deputy Planner Scott Barb on the applicants request to have the recess continued to the March 11, 2004 meeting.

Mr. Nicholson advised that this should be the final recess on this item.

Move to recess the Public Hearing on Special Use Application #222 in conjunction with Site Plan Application #357 for John Darr LLC until March 11, 2004. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 4-1-2. Nay Germane.

**13. DISCUSSION ON ZONING AMENDMENT APPLICATION #302 ARTICLE 14 RESIDENTIAL RECREATIONAL (RR)** – The committee has not yet met on this item.

**14. CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

**15. COMMITTEE REPORTS**

*Fountain* – There is a meeting scheduled next week for the Township Attorney to discuss the checklist, application and site reviews for metes and bounds applications.

Move to set a Planning Commission meeting March 4, 2004 at 7:30 p.m. with Attorney Mike Homier for the purpose of discussing land divisions to include the planning consultant, David Nicholson. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

*Douglass* – Requested Mr. Nicholson to create a timeline for the application in agenda item #12.

*Germane* – The joint meeting was beneficial. A substantial work load was developed for the Planning Commission. What are the priority issues that need to be dealt with first? Some items can be addressed simultaneously with committee assignments. Chairman Fountain will develop a timeline/ priority list for the next meeting.

*Phillips* – The Planning Commission portion of the budget needs to be addressed.

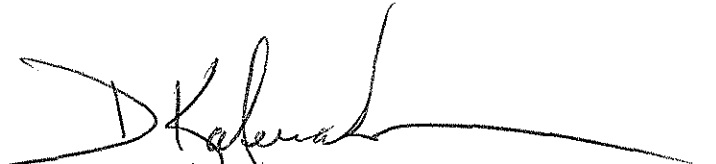
**16. ADJOURNMENT** – The meeting was adjourned at 9:03 p.m.

These minutes are a preliminary draft until final approval

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Meetings – March 4, 2004 @ 7:30 p.m.  
March 11, 2004 @ 7:30 p.m.  
March 25, 2004 @ 7:30 p.m.

## ACTIVE ISSUES LIST

1. 7-12-01 Review size allowed for wall signs based on linear feet.
2. 2-21-02 Review Temporary Accessory Endeavor Permits – operating on private property.
3. 3-14-02 Review and revise subdivision regulations
4. 10-24-02 Accessory structures on stacked lots
5. 11-4-02 Discussion on Lighting Ordinance
6. 3-13-03 Speed Limits
7. 9-11-03 Accessory Buildings on parcels created without a principal structure
8. 10-9-03 Review and revise Article. 9 of the Zoning Ordinance
9. 11-13-03 Review height of temporary signs (post height)
10. 11-13-03 Review LI including buffering requirements for adjacent residential
11. 1-8-04 Determine final inspection responsibility for site plan compliance