

1. Call to Order - THE MEETING WAS CALLED TO ORDER BY AT 7:00 PM

Vice-Chair Newsom called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Joe Colaianne, Thomas Murphy, Jeff Newsom, Sue Grissim, Michael Mitchell

ABSENT: Larry Fox, Keith Voight

4. Approval of Meeting Agenda

Motion to approve Agenda

A Motion to approve the Meeting Agenda was made by Commissioner Colaianne and seconded by Commissioner Murphy. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Thomas Murphy, Commissioner
AYES:	Colaianne, Murphy, Newsom, Grissim, Mitchell
ABSENT:	Fox, Voight

5. Approval of Meeting Minutes

a. Planning Commission - Regular Meeting - Feb 22, 2018 7:00 PM

A Motion to approve the Meeting Minutes of February 22, 2018 was made by Commissioner Mitchell and seconded by Commissioner Grissim. Motion carried unanimously.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Sue Grissim, Commissioner
AYES:	Colaianne, Murphy, Newsom, Grissim, Mitchell
ABSENT:	Fox, Voight

6. Old and New Business

a. Site Plan #17-017, KFC Office Building

a. request to re-approve site plans for an approximate 3,684 square foot office building adjacent to the Kentucky Fried Chicken (KFC) fast-food drive-through restaurant (11255 Highland Road).

Director Langer gave an overview of the location and the request, and stated the following:

- 2014 - 2015 Applicant received Site Plan Approval for the new store from the Planning Commission.
- 2015 Applicant came back to the Planning Commission for the office building which was approved.
- Large berm with a screen wall was proposed and approved in 2015 but the project did not progress and the site plan expired.
- Applicant is requesting a re-approval.

The Applicant, Glen Flewelling, requested re-approval.

Vice-Chair Newsom asked if the site plan was an as-built. Director Langer stated it is not; the plan shows the wall that would be built if the site plan is approved.

Buffering and Screening along the north property line

Vice-Chair Newsom asked about the Landscaping on the berm. Director Langer stated the Landscaping has not been installed. The restaurant has been constructed but that portion of the Landscaping and berm has been on hold in anticipation of this project.

Site Lighting

Director Langer stated the Applicant has submitted a revised photometric plan using LED fixtures which will produce less light trespass than the previously approved plan.

Commissioner Mitchell offered the following Motion.

Move to approve Site Plan Application #17-017, a request to construct an approximate 3,684 square foot office building. Approval is subject to the following conditions:

1. **The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated March 1, 2018 on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
2. **All conditions and comments that were made part of the record as part of the original Planning Commission approval of Site Plan Application #537, in October 2015, shall remain valid.**
3. **Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority.**

Seconded by Commissioner Murphy. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Thomas Murphy, Commissioner
AYES:	Colaianne, Murphy, Newsom, Grissim, Mitchell
ABSENT:	Fox, Voight

7. Call to Public

None

8. Planner's Report

Director Langer reminded the Planning Commission of the Joint Meeting with the Township Board Tuesday, March 13, 2018 beginning at 7:00 PM. There will be a guest speaker, Mr. Gibbs, speaking on retail trends and a short discussion about Green Infrastructure.

9. Committee Reports

None

10. Adjournment

Motion to Adjourn

A Motion to adjourn was made by Commissioner Colaianne and seconded by Commissioner Grissim. Motion carried unanimously. The meeting was adjourned at approximately 7:12 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Sue Grissim, Commissioner
AYES:	Colaianne, Murphy, Newsom, Grissim, Mitchell
ABSENT:	Fox, Voight

Submitted by,



Keith Voight
Planning Commission Secretary