

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED REGULAR MEETING
MINUTES

February 11, 2021 – 7:00 p.m.

This meeting was held via video conference in compliance with the Department of Health and Human Resources Emergency Order of February 4, 2021 under MCL 333.2253

1. **Call to Order:** Chair Fox called the meeting to order at approximately 7:03 p.m.

2. **Pledge of Allegiance:**

3. **Roll Call and Recognition of Visitors:**

Present – Commissioners Fox (via video from Deerfield Township, MI), Grissim (Hartland Township, MI), LaRose (Hartland Township, MI), McMullen (Hartland Township, MI), Mitchell (Hartland Township, MI), Murphy (Hartland Township, MI), Voight (Hartland Township, MI)
Absent – None

4. **Approval of the Agenda:**

A Motion to approve the February 11, 2021 Planning Commission Regular Meeting Agenda was made by Commissioner LaRose and seconded by Commissioner Mitchell. Motion carried unanimously.

5. **Approval of the Minutes:**

a. **Planning Commission Regular Meeting Minutes of January 28, 2021**

A Motion to approve the January 28, 2021 Planning Commission Special Meeting Minutes was made by Commissioner Grissim and seconded by Commissioner Voight. Motion carried unanimously.

6. **Call to Public:**

None

7. **Public Hearing:**

a. **ZA #20-001 Digital Menu Boards**

Chair Fox explained the Public Hearing process.

Chair Fox opened the Public Hearing at 7:07 p.m. stating all noticing requirements have been met.

Director Langer gave the history of this request and stated the following:

- Zoning Ordinance Text Amendment
- One of the Township's fast-food restaurants requested to install a digital menu board, but the Ordinance did not allow for that type of signage.
- Technology has changed and the Ordinance allows for updates such as this.

Commissioner Voight added the Ordinance Review Committee (ORC) was reluctant and had concerns about setting a precedence with this type of signage being allowed but after listening

to the Planning Commission and others, they came up with this amendment which he believes everyone will be happy with.

Call to Public:

None

Chair Fox closed the Public Hearing at 7:11 p.m.

Chair Fox asked Director Langer to give a more detailed description of the amendment.

Director Langer stated to following:

- New technology that the township has not seen
- Digital menu boards are essentially large television screens up to six feet tall, up to 40 square foot screen size.
- There could be flashing, blinking and other motion.
- Hard to determine all of the location where this type of menu board would end up; some will be fine, but others could create a distraction or concern for neighboring residents.
- ORC looked at several other communities' ordinances, did field visits to view some of the menu boards in other communities and were subsequently impressed with how they look stating they are an improvement over the existing style of menu board in Hartland Township.
- Proposed regulations attempt to restrict potential distraction or concerns for neighboring property.
- Limited to drive-through restaurants: other types of businesses present different issues, drive-through restaurants are a good starting point.

Chair Fox stated the Planning Commission has already met in other public meetings to discuss this Ordinance Amendment.

Commissioner Grissim asked about the change in the size limitation. Director Langer stated what is occurring is the businesses are putting the two 32 square foot signs next to each other essentially making one 64 square foot sign; they would prefer to have one sign. This amendment will allow them to have a digital menu board that is 64 square feet. Commissioner Grissim followed up stating if there are two drive-through lanes, they are now allowed to have two 64 square foot menu board signs where before they were permitted only two 32 square foot signs. She stated when she saw the digital menu boards, she thought they looked wonderful but had forgotten about the change in the size allowance.

Commissioner LaRose offered the following Motion:

Move to recommend approval of Zoning Ordinance Text Amendment #20-001, as outlined in the staff memorandum dated February 4, 2021.

Seconded by Commissioner Grissim. Motion carried unanimously.

8. Call to Public:

None

9. Planner's Report:

Director Langer reported the following:

- The State of Michigan DHHR order for virtual meetings only has been extended to March 29, 2021.

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- Email from Glenn Wilkinson regarding the Comprehensive Plan; request will be considered when the entire Master Plan is updated.
- ORC working on the Landscape Ordinance Amendment; a draft is forthcoming.

10. Committee Reports:

Commissioner Voight and the Director discussed the application form for Livingston County Planning Commission.

11. Adjournment:

A Motion to adjourn was made by Commissioner Voight and seconded by Commissioner LaRose. Motion carried unanimously. The meeting was adjourned at approximately 7:26 p.m.

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a large, stylized "V" at the end.

**Keith Voight,
Planning Commission Secretary**