

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
OCTOBER 26, 2000 AT 7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF OCTOBER 2, 2000 AGENDA
3. APPROVAL OF OCTOBER 05, 2000 MINUTES
4. APPROVAL OF OCTOBER 12, 2000 MINUTES
5. CALL TO THE PUBLIC
6. APPLICANT: JERRAD BEAUCHAMP TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #196 IN CONJUNCTION WITH SITE PLAN APPLICATION #300 FOR OUTDOOR STORAGE FOR HIS LANDSCAPE BUSINESS SECTION 33 EAST OF OLD US23
7. APPLICANT: NEXTEL COMMUNICATION TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #197 IN CONJUNCTION WITH SITE PLAN APPLICATION #297 FOR COLOCATION ON EXISTING TOWER AND TO CONSTRUCT A OUT BUILDING SECTION 34
8. APPLICANT: DAVID KORODY METES & BOUNDS APPLICATION # 584 SECTION 17
9. APPLICANT: THOMAS LASHBROOK JR. METES & BOUNDS APPLICATION #596 SECTION 16
10. APPLICANT: WILLIAM FEHLIG METES & BOUNDS APPLICATION #588 SECTION 27
11. APPLICANT: PARSHALLVILLE POND / STEWART OLDFORD SITE PLAN APPLICATION #272 FINAL APPROVAL TO CONSTRUCT RESIDENTIAL UNITS SECTION 5
12. APPLICANT: ROBERT BULLOCH SITE PLAN APPLICATION #298 MINOR CHANGE TO SITE PLAN APPLICATION # 196 ADDITION TO EXISTING BARN SECTION 15
13. APPLICANT: ROBERT BULLOCH SITE PLAN APPLICATION #299 CONSTRUCT A RESIDENTIAL POND SECTION 15
14. SAN MARINO HILLS / DAN CALLAN SIGN APPLICATION #369 TEMPORARY DEVELOPMENT SIGN SECTION 29 NORTH SIDE OF M59
15. SAN MARINO HILLS / DAN CALLAN SIGN APPLICATION #370 TEMPORARY DEVELOPMENT SIGN SECTION 30 NORTH SIDE OF BERGIN RD.
16. GLEN HAVEN / DAN CALLAN SIGN APPLICATION #371 TEMPORARY DEVELOPMENT SIGN SECTION 30 NORTH SIDE OF GLEN HAVEN DR.
17. CALL TO THE PUBLIC
18. COMMITTEE REPORTS
19. ADJOURNMENT

MEETING NOVEMBER 9, 2000

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
OCTOBER 26, 2000 - TOWNSHIP HALL - 7:30 P.M.**

**1. ROLL CALL** - The meeting was called to order by Chairman Fountain at 7:30 p.m. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Kuhn and Commissioner Germane. Absent: Vice Chairman Douglass and Commissioner Phillips. Also present: David Nicholson of McKenna Associates and ZA Christensen.

**2. APPROVAL OF OCTOBER 26, 2000 AGENDA** - Correct the date of the meeting on the agenda to October 26, 2000.

Motion to approve the October 26, 2000 Planning Commission agenda as amended.  
Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 5-0-2.

**3. APPROVAL OF OCTOBER 5, 2000 MINUTES** - Motion to approve the October 5, 2000 Planning Commission Work Session minutes as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

**4. APPROVAL OF OCTOBER 12, 2000 MINUTES** - Motion to approve the October 12, 2000 Planning Commission Regular Meeting minutes as presented. Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 5-0-2.

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

**6. APPLICANT: JERRAD BEAUCHAMP TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #196 IN CONJUNCTION WITH SITE PLAN APPLICATION #300 FOR OUTDOOR STORAGE FOR HIS LANDSCAPE BUSINESS SECTION 33 EAST OF OLD US23** - Motion to set a public hearing for Special Use Application # 196 for November 9, 2000. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

**7. APPLICANT: NEXTEL COMMUNICATION TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #197 IN CONJUNCTION WITH SITE PLAN APPLICATION #297 FOR COLOCATION ON EXISTING TOWER AND TO CONSTRUCT AN OUTBUILDING** - Motion to set a public hearing for Site Plan Application #197 for November 9, 2000. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

**8. APPLICANT: DAVID KORODY METES AND BOUNDS APPLICATION #584 SECTION 17** - Damon Zvoch was present. An application was approved July 13, 2000 but the applicant has made changes.

Motion to recommend approval of revised Site Plan Application #584 for David Korody with the stipulation that the drawing be revised to show a shared driveway to Parcel B

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
OCTOBER 26, 2000 - PAGE 2

greater than one foot from the south property line. A notation must be placed on the drawing showing all structures within 100 ft.. If no structures exist, it should be stated as such. This recommendation is made per the Hartland Township Zoning Ordinance #37 and the State Land Division Act. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

**9. APPLICANT: THOMAS LASHBROOK JR. METES AND BOUNDS APPLICATION # 596 SECTION 16** - Estelle Lashbrook was present. The applicant will retain parcels 2 and 4 as well as the one tap assigned to the property. The shed must be moved off the property line and Mrs. Lashbrook agreed to this.  
Motion to recommend approval of Metes and Bounds Application #596 for Thomas Lashbrook Jr. with the following corrections:

1. The shed on the east boundary of Parcel 1 must be moved to the proper setback per the Zoning Ordinance requirements.
2. Notation on sheet one of four shall state that Parcels 2 and 4 shall be owned in common rather than as stated.

This recommendation is made per the Hartland Township Zoning Ordinance #37 and the State Land Division Act. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

**10. APPLICANT: WILLIAM FEHLIG METES AND BOUNDS APPLICATION #588 SECTION 27** - John Roose was present. Applicant was reminded that there are no REU's available for this split and approval of the split in no way promises sewer capacity to the lots formed.  
Motion to recommend approval of Metes and Bounds Application #588 for William Fehlig in accordance with the State Land Division Act and the Hartland Township Zoning Ordinance #37. No taps are currently available for the parcel created. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

**11. APPLICANT: PARSHALLVILLE POND / STEWART OLDFORD SITE PLAN APPLICATION #272 FINAL APPROVAL TO CONSTRUCT RESIDENTIAL UNITS SECTION 5** - No one was present for this agenda item.  
Motion to table Site Plan Application # 272. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 5-0-2.

**12. APPLICANT: ROBERT BULLOCH SITE PLAN APPLICATION #298 MINOR CHANGE TO SITE PLAN APPLICATION #196 ADDITION TO EXISTING BARN SECTION 15** - Mr. Bulloch was present.  
Motion to recommend approval of Site Plan Application #298 as a minor change to Site Plan Application #196. Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 5-0-2.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
OCTOBER 26, 2000 - PAGE 3

**13. APPLICANT: ROBERT BULLOCH SITE PLAN APPLICATION #299 CONSTRUCT A RESIDENTIAL POND SECTION 15 - Mr. Bulloch was present. There was discussion of the spoils from the pond.**  
Motion to approve Site Plan Application #299 for Robert Bulloch to construct a residential pond. The Planning Commission determined that the spoils may be removed from the site since the pond excavation is under 5 acres and this is not a mining operation. This approval is made per the drawing submitted by the applicant with the application. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

**14. SAN MARINO HILLS / DAN CALLAN SIGN APPLICATION #369 TEMPORARY DEVELOPMENT SIGN SECTION 29 NORTH SIDE OF M59 - No one was present. Mr. Kuhn reviewed the sign.**  
Motion to approve Sign Application #369 for Dan Callan. Prior to the Zoning Administrator issuing a permit, Mr. Callan must provide a letter of credit or place \$500.00 in escrow. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

**15. SAN MARINO HILLS / DAN CALLAN SIGN APPLICATION # 370 TEMPORARY DEVELOPMENT SIGN SECTION 30 NORTH SIDE OF M59 - No one was present. Mr. Kuhn reviewed the sign.**  
Motion to approve Sign Application #370 for Dan Callan. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

**16. GLEN HAVEN / DAN CALLAN SIGN APPLICATION #371 TEMPORARY DEVELOPMENT SIGN SECTION 30 SOUTH SIDE OF GLEN HAVEN DRIVE - No one was present. Mr. Kuhn reviewed the sign.**  
Motion to approve Sign Application #371 for Dan Callan. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

**17. CALL TO THE PUBLIC - Mr. Bulloch questioned some development around old buildings.**

Mr. Crane came in at this point with Mr. Oldford and requested that the Commission reopen their agenda item. They were delayed at another meeting. The Commission declined.

**18. COMMITTEE REPORTS -**

*Kuhn* - The menu board for McDonald's conforms with the Ordinance and the ZA can issue the permit.

Mr. Kuhn received late notification of the M59 Corridor Committee meeting and could not attend.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
OCTOBER 26, 2000 - PAGE 4

*Kalenauskas* - McDonald's brickwork is not all he had hoped for.

*Germane* - The gas processing plant Emergency Preparedness Plan is in and available for comments. The Fire Department training session is scheduled for November 11, 2000.

Motion to have work sessions on November 16, 2000 and November 30, 2000. Motion Germane. Second Kuhn. Voice Vote. Motion Carried. 5-0-2.

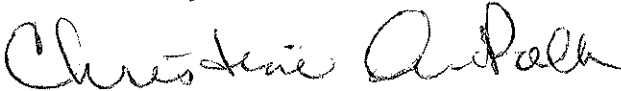
*Fountain* - According to information in Community Life, the Community Council is considering improvements in lighting and sidewalks in the village.

*Petrucci* - November 2, 2000 there is a public hearing on the Tyrone casino plan.

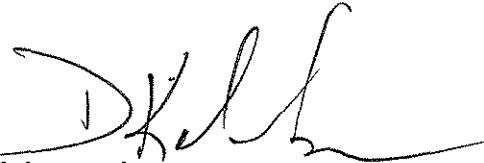
The meeting was adjourned at 8:50 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Next Meeting : November 9, 2000