

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

MARCH 9, 2006

7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MARCH 9, 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: FOX BROTHERS **SITE PLAN APPLICATION #413** MAJOR / MINOR
CHANGE TO SITE PLAN APPLICATION #371 SECTION 28 ZONED LI (LIGHT INDUSTRIAL)
7. CALL TO PUBLIC
5-MINUTE TIME LIMIT
8. COMMITTEE REPORT
9. ADJOURNMENT

NEXT MEETINGS	MARCH 23, 2006	@ 7:00 PM
	APRIL 13, 2006	@ 7:00 PM
	APRIL 27, 2006	@ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING MARCH 9, 2006

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF MARCH 9, 2006 PLANNING COMMISSION AGENDA

Move to approve the Planning Commission Meeting agenda for March 9, 2006 as amended. Motion Hopkins. Second Hill. Voice Vote. Motion Carried 7-0-0. Corrections: Add item #6a: Big Box Site Development Standards - Discussion and item #6b: February 9, 2006 meeting minutes.

5. CALL TO PUBLIC

No one came forward.

6. APPLICANT: FOX BROTHERS, SITE PLAN APPLICATION #413, MAJOR/MINOR CHANGE TO SITE PLAN APPLICATION #371, SECTION 28, ZONED LI (LIGHT INDUSTRIAL)

Steve Konieczny representing Fox Brothers Company was present.

Steve Konieczny - Explained that they had to make site plan adjustments because of conditions discovered during the building process. The primary issue is the fence along Bergin Road. The fence was not feasible as approved on the original site plan due to a future sewer connection and grade variations from the original plan and actual site conditions.

Planner Barb - Discussed four items that he discovered during his comparison of the original approved site plan and the plan submitted with this application. The four items are: #1) The existing sign was approved with the understanding that it would be removed and a new sign would be installed that met the sign ordinance. #2) A note on the print for the 6' high fence is improperly marked as the property line, not the fence that is set within the property lines. #3) The quantity of trees on the west and south side of the property have not changed between the original and this submittal, but the configuration of the trees is different. Also, some of the species on the west side of the property do not match the plan. Arborvitaes have been used instead of the ornamental trees on the original approved plan. #4) The fence around the sand filter is different. These are the four items for the major/minor change determination.

Steve Konieczny - Item #1 has not been completed due to the sewer construction in the sign area. We will comply when that area of sewer construction is complete.

Chairman Fox - Questioned that the note regarding the removal of the existing sign and replacement with a conforming sign from the approved original plan is not included on the plan submitted with this application.

Steve Konieczny - Showed the Commission that the original note was still part of the plan on a different page.

Commissioner Rataj - Do we need a sign application?

Steve Konieczny - Has a sign application with appropriate drawings and will submit them when the sewer construction is complete.

Chairman Fox - Item #2 is the designation of the property line with the note of the 6' fence.

Steve Konieczny - This is an error on the print.

Chairman Fox - Item #3 is the number of trees and shrubs on the print.

Planner Barb - The quantity of trees did not change between plans, only the configuration of the trees.

Chairman Fox - Visited the site and questioned whether the quantity of trees on the print would provide enough screening for the fence.

Steve Konieczny - Was concerned with the spacing of the trees, not the quantity. The trees will be planted 12-15 feet apart to provide adequate screening. They will be in a staggered pattern along the fence, excluding the sand filter area.

Commissioner Hopkins - Concerned because when the original plan was approved the fence was going to be obstructed from view by the berm with evergreens on top of the berm. There is no berm now. It would seem like more screening should be required because the berm is not there.

Steve Konieczny - We will space the evergreens 12-15 feet apart.

Commissioner Hopkins - Then the drawing submitted is not accurate. The letter accompanying the drawing is correct.

Steve Konieczny - The landscaper recommended 12-15 feet apart to provide adequate screening.

Chairman Fox - Item #4 is the location of the fence around the sand filter. The installed location makes sense.

Move to rule Site Plan Application #413 a minor change per the Township Zoning Ordinance, Article 33.02.K.5.a, provided the applicant submit a full set of drawings with the previously approved note requiring the existing sign to be removed, the correction of the arrows pointing to the chain link fence to actually identify the position of the fence and the provision that the Planning Commission accepts the spacing of 12' to 15' between evergreens along Bergin Road, south side of the chain link fence. Staff will verify the revised drawings. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried 7-0-0.

Steve Konieczny - Do you want a full set of plans at completion?

Commissioner Hopkins - Submit one set of plans now with the revisions discussed in the motion and then one set of as-built plans after completion of the project.

6a. BIG BOX SITE DEVELOPMENT STANDARDS - DISCUSSION

Commissioner Hopkins - Suggested that McKenna be used to develop the Special Use approval requirements for buildings over 60,000 square feet.

Move to seek a quote from McKenna Associates to prepare the criteria for the Special Use requirements of buildings over 60,000 square feet. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried 7-0-0.

6b. FEBRUARY 9, 2006 MEETING MINUTES – DISCUSSION

Chairman Fox - There is a typographical error in the header on pages 2-9.

Move to amend the approved Planning Commission meeting minutes of February 9, 2006 by striking out the date of January 26, 2006 located in the header on pages 2-9 and replacing it with February 9, 2006. Motion Hill. Second Rataj. Voice Vote. Motion Carried 7-0-0.

7. CALL TO THE PUBLIC

No one came forward.

8. COMMITTEE REPORTS

Commissioner Rataj - There was an informal yesterday. It was for a Sports Bar located between Bogie's Car Wash and Michigan Rehab. This applicant will be coming before the Planning Commission soon.

Commissioner Hopkins - Will go to the Board with April 6, 2006, 7:00 p.m. as a proposed date for a joint PC/Board meeting. He will report back to the PC if that date is acceptable.

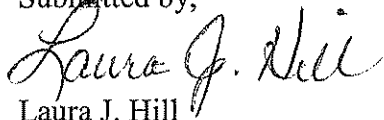
Chairman Fox - The Citizen Planner Program is being offered in Genesee County this spring for anyone interested. The Planning Commission has a page within the Township's web page. Commissioner Rataj will work with Chairman Fox on proposed content for the page and bring a proposal back to the Commission for their approval.

9. ADJOURNMENT

Move to adjourn at 7:40 p.m. Motion Rataj. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

This is a Draft until Final Approval.

Submitted by,



Laura J. Hill

Planning Commission Secretary