

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
NOVEMBER 17, 2005-TOWNSHIP HALL-7:30 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL- Members Present: Commissioner Newsom, Commissioner Hopkins, Chairman Fox, Commissioner Rataj and Commissioner Hill. Absent: Commissioner Bickel and Commissioner Germane. Also Present: Planner Barb.

4. APPROVAL OF NOVEMBER 17, 2005 PLANNING COMMISSION AGENDA
Move to approve the Hartland Township Planning Commission agenda for November 17, 2005 as amended. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.
Corrections: Change item # 9 to Item #8 and Item # 8 to Item #9.

5. APPROVAL OF OCTOBER 13, 2005 PLANNING COMMISSION MEETING MINUTES

Move to approve October 13, 2005 Planning Commission meeting minutes as amended. Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 5-0-2. Corrections: Item #5 change year to 2005, #14 add "from" before Desine Incorporated, #22 change "committee" to "subcommittee", #9 change zoning to MR (Multiple Family Residential), #16 Remove "A" from Article 2 in motion.

6. CALL TO THE PUBLIC- Katie Schlueter- She has talked to the DEQ and Ivanhoe Huntley has applied for permits to build their boardwalk in the wetland area. She urged the Township to be careful in the decision and weigh the aesthetic and utilitarian purposes that the wetlands serve. Katie asked the Planning Commission to have a Level 3 wetlands assessment done for Round Lake Woods.

7. PUBLIC HEARING FOR APPLICANT: METRO PCS/ R. C. RILEY & ASSOCIATES LLC SPECIAL USE APPLICATION #228 IN CONJUNCTION WITH SITE PLAN APPLICATION #402 SECTION 33 ZONED I (INDUSTRIAL) TO CO-LOCATE AN ADDITIONAL WIRELESS ANTENNA ON AN EXISTING TOWER (WITH AT&T, NEXTEL, AND T-MOBILE WIRELESS CARRIERS) AND TO INSTALL AN EQUIPMENT CABINET.

Open the Public Hearing at 7:43 P.M. for Applicant: Metro PCS and R.C. Riley & Associates, LLC, Parcel ID # 08-33-100-007. The applicant is requesting Special Use approval to co-locate an additional wireless antenna on an existing tower. For the record, at the Planning Commission meeting on October 27, 2005 a Public Hearing was scheduled for today, November 17, 2005. All public notice requirements have been met. Amy Chestnut, McKenna Associates- A Special Use approval is needed for the applicant. There are two specific standards and six general requirements that must be met by the applicant for special use approval. The applicant has not demonstrated need. We cannot

determine whether the proposal is harmonious with the purpose and intent because the information has not been provided. The screening and landscaping also needs to be addressed. The applicant must apply for a variance from the Zoning Board of Appeals (ZBA) in order to alter the existing structure. It does not meet the current standards for setbacks. We recommend that the Planning Commission table both the Site Plan Application and the Special Use Application.

Krysten Palko, Metro PCS- We will revise the landscape plans to show the landscaping on the North side of the property. The South side of the gate has no room for extra landscaping. We feel that there is adequate screening. The new tower will be located further away than the existing buildings. The revisions can be done as soon as possible to speed up the process.

Planner Barb- We can review the missing items in time to be put on the December 15, 2005 Planning Commission agenda. The next ZBA meeting is December 21, 2005, the applicant may apply simultaneously. The ZBA application must be submitted by next Wednesday in order to publicize the information properly for a meeting in late December. Close Public Hearing at 7:50 P.M.

Move to table Special Use Application #228 in conjunction with Site Plan Application #402 for Metro PCS. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

8. APPLICANT: MICHAEL YURICH/ Y&S DEVELOPMENT SITE PLAN APPLICATION #406 MAJOR/MINOR CHANGE TO SITE PLAN #261 SECTION 28 ZONED PDLI (PLANNED DEVELOPMENT LIGHT INDUSTRIAL)

Michael Yurich was present. Y & S Development is requesting the addition of a dumpster and a small screening wall between buildings A and B on the site. They would also like to use tonight as a forum to address the other issues on the site. The split face colored block will match the existing dumpster unit. The screening wall will match the building, which is a split face band with brick product surrounding.

The Planning Commission requested that the applicant change the prints to show the correct materials to be used. They will be changed to show the screening wall to be built using 12 inch wide, half height unit masonry block to match the existing building. Also, striking the half high on the prints for the dumpsters to match the existing enclosure.

Mr. Yurich is interested in making existing structures at the building site comply with the current Ordinance. The site uses 30 percent standing metal for the roof façade and he feels that the existing dumpster is aesthetically pleasing because it matches that standard. If there are issues he would like to come to the Commission with a set of plans that will make it a minor change.

Chairman Fox suggested that the Planning Commission look at the options to issue a façade waiver.

Commissioner Hopkins questioned whether the Pub was going to pursue outdoor dining next year.

Mr. Yurich- They may pursue the outdoor dining as a seasonal thing. There were issues with liquor control and the Fire Codes that need to be dealt with.

Commissioner Hopkins encouraged the Pub to come in and do it properly, with the correct permits if they were to pursue outdoor seating.

Move to rule Site Plan Application #406 a Minor Change to Site Plan Application #261 per Section 33.02K5A and H of the Hartland Township Zoning Ordinance with the amendment to the drawings signed and submitted by the applicant tonight. Motion Hopkins. Second Hill. Voice Vote. Motion Carried. 5-0-2.

9. APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION ZONING AMENDMENT APPLICATION #317 TEXT AMENDMENT CHANGES TO ZONING ORDINANCE FOR COMPREHENSIVE PLAN ALIGNMENT

Chairman Fox pointed out that the Planning Commission chose November 17, 2005 for the date of action at a prior public hearing.

Commissioner Rataj thanked McKenna for doing an outstanding job on the ordinance alignment.

Move to recommend approval of Zoning Amendment #317 for the Hartland Township Zoning Ordinance #37 amending Articles 12, 13, 14, 15, 15A, 16, 17, 18, 19, 20, 22, and 32, also adding Article 13A. Motion Rataj. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

10. CALL TO THE PUBLIC- No one came forward

11. COMMITTEE REPORTS

Chairman Fox- There was an informal with Glen Properties, Rezoning Application #321. They requested that the Planning Commission table the application to evaluate another acceptable route for a single-family residential development

Kathie Horning is the newest member of the Hartland Crossings Committee. The process is moving rather quickly. There should be a conceptual plan soon. Chairman Fox reminded the residents to be patient and open-minded until there is a conceptual plan submitted.

Chairman Fox remains is also in contact with the Township Attorney about revisions to the Ordinance for signs, private roads and Section 31. Unfortunately, the process is still moving very slowly.

12. ADJOURNMENT

Move to adjourn at 8:35 P.M. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

This is a draft until final approval.

Jennifer Rardon
Recording Secretary

Matthew Germane
Planning Commission Secretary