

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
NOVEMBER 10, 2005-TOWNSHIP HALL-7:30 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF NOVEMBER 10, 2005 PLANNING COMMISSION AGENDA

Move to approve the Planning Commission agenda for November 10, 2005 as amended. Motion Newsom. Second Hopkins. Voice Vote. Motion Carried. 7-0-0. Corrections: Item #10 change the applicant to Fox Ridge Homes, LLC. Strike Item #5. Change Item #7 to MR (Multiple Family Residential).

5. APPROVAL OF OCTOBER 13, 2005 PLANNING COMMISSION MEETING MINUTES- Taken off the agenda.

6. CALL TO THE PUBLIC-

Scott Grey- He moved to Hartland for the small town feeling. He is concerned that there will be traffic problems if Hartland Crossings is constructed. If he wants to go to a big mall, he will drive to Novi. If the new development is built he would probably move from Hartland.

7. APPLICANT: JOSHUA STEIN/SD PROPERTY ADVISORS, LLC REZONING APPLICATION #322 REZONE CA (CONSERVATION AGRICULTURE) MR (MULTIPLE FAMILY RESIDENTIAL) SECTION 23

Dave Bittner was present to represent the applicant who requested the rezoning application to be tabled since there are internal issues that need to be worked out before moving forward. The applicant is willing to pay another application fee when the project is ready to move forward.

Amy from McKenna Associates suggested still moving forward with the Public Hearing since it was advertised and because the Planning Commission does not have to take action until the applicant requests it.

The Public Hearing was opened at 7:39 P.M. for applicant: SD Property Advisors, LLC Property Tax ID #08-23-300-025. The applicant is requesting the rezoning of 13.71 acres from CA (Conservation Agriculture) to MR (Multiple Family Residential).

For the record, at the Planning Commission meeting on October 13, 2005 a Public Hearing was scheduled for today, November 10, 2005. All public notice requirements for this Public Hearing have been met.

McKenna comments are discussed in their review letter dated October 25, 2005. The requested rezoning is consistent with the Comprehensive Plan. At an informal held in

September the applicant proposed a Senior Living Facility, which is not a Nursing Home, or a Medical facility. There are existing Single-family homes and offices adjacent to the property. The proposed development is appropriate for a rezoning not a text amendment. We recommend approval of the rezoning. A resolution has been prepared for reference for future approval.

Mr. Yaldo, Hartland Land Development- Suggested that there not be a duplication of services. There is a proposal adjacent to his property where the developer wants to include senior living.

Close the Public Hearing at 7:46 P.M.

Motion to table rezoning application #322 indefinitely per the applicant request. Motion Hopkins. Second Germane. Voice Vote. Motion Carried. 7-0-0.

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

Open the Public Hearing at 7:50 P.M. for Applicant: Hartland Township Planning Commission, Zoning Application #317, amending Hartland Township Zoning Ordinance #37, Articles 12, 13, 14, 15, 15A, 16, 17, 18, 19, 20, 22, 32 and the creation of a new zoning district in Article 13A. For the record, at the Planning Commission meeting on September 22, 2005 a Public Hearing was scheduled for today, November 10, 2005. All public notice requirements have been met. The proposed amendment to the Hartland Township Zoning Ordinance #37 was initiated by the Hartland Township Planning Commission. It is the intent and purpose of this amendment to provide better alignment between the Zoning Ordinance and Comprehensive Plan. Copies of the proposed amendment have been available at the Township Hall.

Amy from McKenna and Associates- The proposed text amendment changes are to be used as a guide for future development, a basis which to create zoning districts. The changes modify the intent of residential districts to coincide with the new Rural Residential District in the current Master Plan. The intent is to align the districts.

John Barrett, 11769 Hibner- He is concerned that by adding the RUR District it will place a burden on young people purchasing property with the intent of splitting the land and selling it.

Close the Public Hearing at 7:58 P.M.

Move to schedule action on November 17, 2005 for Zoning Amendment Application #317 for the Hartland Township Planning Commission for Text Amendment changes to the Zoning Ordinance for Comprehensive Alignment. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: JERRY STOCKMAN METES & BOUNDS APPLICATION #744 SECTION 22 ZONED CA (CONSERVATION AGRICULTURE)

Move to table indefinitely per the applicant's request. Motion Germane. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT: CROSSWINDS SIGN APPLICATION #549 SECTION 21 ZONED PDMR (PLANNED DEVELOPMENT MULTIPLE FAMILY RESIDENTIAL) PERMANENT GROUND/ MONUMENT SIGN "FOXRIDGE"

Nicole Andriani, from Crosswinds Development was present.

Commissioner Germane- The original sign application was incomplete because there was an unclear distinction between Old US23 right-of-way and the property boundaries. Planner Barb and myself worked with the applicant and have resolved the issue.

Nicole Andriani- We have made the sign smaller to meet ordinance standards, it is now 47.4 square feet. It is brick with a limestone color cap with etched black lettering. It also has decorative lighting.

Commissioner Hopkins requested that the applicant note on the plans that there will be writing and decorative lighting on both sides.

Move to approve Sign Application #549 for Fox Ridge, LLC with clarification to the plans that the sign will have lighting and writing on both sides. Motion Germane. Second Hill. Voice Vote. Motion Carried. 7-0-0.

11. CALL TO THE PUBLIC

Katie Schleuter- Attended the class held by The Livingston County Drain Commission called about avoiding flooding problems and managing stormwater along with growth. There are materials available for the Planning commission to view. The PowerPoint presentation will be mailed to the Township. She has suggested that the Planning Commission review the material. The one point that she will take with her is that the first project will not affect the drainage system but every project needs to be addressed. It is wise to look at every project as if it were the last, at full build out, to determine the potential impacts to the environment.

12. COMMITTEE REPORTS

Commissioner Hopkins- Asked if there has ever been discussion about video taping the classes that are attended by the staff. He would have liked to have gone, but had other obligations.

Chairman Fox- Would like to explain to the public and the Planning Commission about the proposal on the Oasis property. There are two people that will be working with the developers to come to the Board with a proposal for a development and a possible purchase of Township property. The proposal is not the size of Twelve Oaks as suggested by the newspaper. The developers have a desire to work with the Township to create something unique. He requested that the public as be patient and open minded. When there is a conceptual plan the information will all be public.

Chairman Fox also stated that the Ordinance amendments are moving slowly with the Township Attorney but he will keep the Planning Commission up to date.

13. ADJOURNMENT

Move to adjourn at 8:25 P.M. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

This is a draft until final approval.

Jennifer Rardon
Recording Secretary

Matt Germane
Planning Commission Secretary