

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

JULY 14, 2005
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JULY 14, 2005 PLANNING COMMISSION AGENDA
5. APPROVAL OF JUNE 16, 2005 SPECIAL PLANNING COMMISSION MEETING MINUTES
6. APPROVAL OF JUNE 23, 2005 PLANNING COMMISSION MEETING MINUTES
7. APPROVAL OF JUNE 30, 2005 SPECIAL PLANNING COMMISSION MEETING MINUTES
8. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

SITE PLAN REVIEW

9. APPLICANT: CONSUMER ENERGY SITE PLAN APPLICATION #390 IN CONJUNCTION WITH SPECIAL USE APPLICATION #226 ZONED CA (CONSERVATION AGRICULTURE) SECTION 25

PUBLIC HEARING

10. APPLICANT: CONSUMER ENERGY SITE PLAN APPLICATION #390 IN CONJUNCTION WITH SPECIAL USE APPLICATION #226 ZONED CA (CONSERVATION AGRICULTURE) SECTION 25
Notice in Sunday July 3, 2005

SITE PLAN REVIEW

11. APPLICANT: MIKE HORAN SITE PLAN APPLICATION #391 IN CONJUNCTION WITH SPECIAL USE APPLICATION #227 ZONED LI SECTION 33

PUBLIC HEARING

12. APPLICANT: MIKE HORAN SITE PLAN APPLICATION #391 IN CONJUNCTION WITH SPECIAL USE APPLICATION #227 ZONED LI SECTION 33
Notice in Thursday, July 7, 2005

OLD AND NEW BUSINESS

13. APPLICANT: MICHAEL YURICK / ACTION PROMOTIONS & SIGNS LLC SIGN APPLICATION #530 SECTION 28
ZONED PDLI (PLANNED DEVELOPMENT LIGHT INDUSTRIAL) WALL SIGN "LITTLE ZOO PET SUPPLY"
14. APPLICANT: JUDY ELVY & NANCY MARTIN / GRAPHIC VISIONS INC. SIGN APPLICATION # 517 SECTION 16
ZONED LC (LIMITED COMMERCIAL) GROUND SIGN "TYME WELL SPENT"
15. APPLICANT: MARLENE A ROSENBERG SITE PLAN APPLICATION #393 SECTION 34 ZONED CA
(CONSERVATION AGRICULTURE) "POND"
16. DISCUSSION ON ZONING AMENDMENT APPLICATION #393 AMENDING ARTICLE 30, SECTION 30.0 PRIVATE ROADS AND ARTICLE 2, SECTION 2.02 DEFINITIONS "PRIVATE ROADS & SHARED DRIVEWAYS" AND "DEFINITIONS"
17. DISCUSSION ON SIGN ORDINANCE
18. CALL TO PUBLIC
19. COMMITTEE REPORT
20. ADJOURNMENT

NEXT MEETINGS

JULY 28, 2005 @ 7:30 PM
AUGUST 11, 2005 @ 7:30 PM
AUGUST 25, 2005 @7:30 PM

HARTLAND TOWNSHIP
Dept. of Township Services
3191 Hartland Road
Hartland, MI 48353
(810) 632-7498
FAX (810) 632-6950



Don Rhodes Supervisor	Joe Colaianne Trustee
Ann M. Ulrich Clerk	William Fountain Trustee
Kathleen Horning Treasurer	Larry Hopkins Trustee
	Joe Petrucci Trustee

**ATTENTION
HARTLAND TOWNSHIP RESIDENTS**

THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS SCHEDULED A PUBLIC HEARING:

**JULY 14, 2005
7:30 PM**

**IN HARTLAND TOWNSHIP HALL,
3191 HARTLAND ROAD,
HARTLAND, MI.**

**SUBJECT: APPLICANT CONSUMERS ENERGY / OWNER HARMON BEATY III
SPECIAL USE APPLICATION #226
FOR CONSUMERS ENERGY TO REPLACE A GAS PRESSURE
REGULATOR STATION
IN CONJUNCTION WITH SITE PLAN #390
TO ENLARGE THE EASEMENT AREA AND INSTALL TWO EQUIPMENT
BUILDINGS**

**THEY WILL BE CONSIDERING APPLICANTS' REQUEST FOR A NEW GAS PRESSURE
REGULATOR STATION TO REPLACE THE EXISTING FACILITY; ALSO TO ENLARGE
THE EASEMENT AREA AND INSTALL TWO EQUIPMENT BUILDINGS. THIS
FACILITY WILL BE LOCATED AT THE SOUTHWEST CORNER OF M-59 AND TIPSICO
LAKE ROAD, ON 0.1 ACRES, IN SECTION 25, ZONED CA (CONSERVATION
AGRICULTURE.**

**YOU MAY SUBMIT WRITTEN COMMENTS CONCERNING THE PROPOSED SPECIAL
USE TO THE TOWNSHIP ZONING AND PLANNING DEPARTMENT AT 3191 HARTLAND
ROAD, HARTLAND, MI 48353. ALSO THE PROPOSED SPECIAL USE APPLICATION
MAY BE VIEWED PRIOR TO THE HEARING, AT THE TOWNSHIP HALL, MONDAY
THROUGH FRIDAY, 8:00 AM TO 4:00 PM OR CALL 810-632-7498 BETWEEN THE
HOURS OF 8:00 AM AND 4:00 PM, MONDAY THROUGH FRIDAY.**

Posted 6/27/05

DENISE LUTZ
HARTLAND DEPUTY ZONING ADMINISTRATOR

HARTLAND TOWNSHIP
Dept. of Township Services
3191 Hartland Road
Hartland, MI 48353
(810) 632-7498
FAX (810) 632-6950



Don Rhodes Supervisor	Joe Colaianne Trustee
Ann M. Ulrich Clerk	William Fountain Trustee
Kathleen Horning Treasurer	Larry Hopkins Trustee
	Joe Petrucci Trustee

**Attention
Hartland Township Residents**

THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS SCHEDULED A PUBLIC HEARING:

**JULY 14, 2005
7:30 PM
HARTLAND TOWNSHIP HALL,
3191 HARTLAND ROAD,
HARTLAND, MI.**

**IT IS FOR THE PURPOSE OF HEARING COMMENTS FOR APPLICANT MIKE HORAN,
H & L PROPERTIES**

**SPECIAL USE APPLICATION #227
FOR OUTSIDE STORAGE OF RENTAL EQUIPMENT
IN CONJUNCTION WITH SITE PLAN APPLICATION #391
FOR A PROPOSED OFFICE AND WAREHOUSE FACILITY**

THEY WILL BE CONSIDERING APPLICANTS' REQUEST TO PERMIT OUTSIDE STORAGE OF RENTAL EQUIPMENT PERMITTED BY SPECIAL APPROVAL IN THE LI (LIGHT INDUSTRIAL) DISTRICT, PER ARTICLE 27, SECTION 27.03, WITH A SITE PLAN TO CONSTRUCT AN OFFICE AND WAREHOUSE FACILITY, IN THE SOUTHEAST QUADRANT OF SECTION 33, SOUTH OF M59, EAST SIDE OF OLD US23.

THE PROPOSED SPECIAL USE APPLICATION MAY BE VIEWED PRIOR TO THE HEARING, AT THE TOWNSHIP HALL, MONDAY THROUGH FRIDAY, 8:00 AM TO 4:00 PM. YOU MAY ALSO SUBMIT WRITTEN COMMENTS CONCERNING THE PROPOSED SPECIAL USE TO THE TOWNSHIP ZONING AND PLANNING DEPARTMENT AT 3191 HARTLAND ROAD, HARTLAND, MI 48353, OR CALL 810-632-7498 BETWEEN THE HOURS OF 8:00 AM AND 4:00 PM, MONDAY THROUGH FRIDAY.

HARTLAND TOWNSHIP PLANNING COMMISSION SPECIAL MEETING
JULY 14, 2005-TOWNSHIP HALL-7:30 P.M.

1. CALL TO ORDER- The meeting was called to order by Chairman Fox.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL- Members present: Chairman Fox, Commissioner Rataj, Commissioner Bickel, Commissioner Hopkins, Commissioner Germane and Commissioner Hill.
Absent: Commissioner Newsom.

4. APPROVAL OF JULY 14, 2005 PLANNING COMMISSION AGENDA

Move to approve the July 14, 2005 Planning Commission agenda. Motion Hopkins. Second Bickel. Voice Vote. Motion Carried. 6-0-1. Corrections: Items 9 will be item 13, item 10 will be item 12, item 11 will be item 15, item 12 will be item 14.

5. APPROVAL OF JUNE 16, 2005 SPECIAL PLANNING COMMISSION MEETING MINUTES

Move to approve the June 16, 2005 Special Planning Commission minutes as amended. Motion Bickel. Second Hopkins. Voice Vote. 6-0-1. Corrections: Add Commissioner Newsom to the roll call.

6. APPROVAL OF JUNE 23, 2005 PLANNING COMMISSION MINUTES

Move to approve the June 23, 2005 Planning Commission minutes as amended. Motion Bickel. Second Hopkins. Voice Vote. Motion Carried. 6-0-1. Corrections: change votes to 6-0-1. Change Mckenna statement to fear of review of the PD language. and we would review the site against the existing PD language. Item 12: agreed to address and consider the good points of both ordinances.

7. APPROVAL OF JUNE 30, 2005 SPECIAL PLANNING COMMISSION MEETING MINUTES

Move to approve the June 30, 2005 Planning Commission minutes. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 6-0-1. Suggestion: header on every page. Corrections: P2 closed call to the public changed to closed public hearing.

8. CALL TO THE PUBLIC

**9. APPLICANT: MICHAEL YURICK/ ACTION PROMOTIONS & SIGNS LLC
SIGN APPLICATION #530 SECTION 28 ZONED PDLI(PLANNED
DEVELOPMENT LIGHT INDUSTRIAL) WALL SIGN "LITTLE ZOO PET
SUPPLY"**

Brad Garrison from Garrison Signs was present.

The application is insufficient to make a decision. There is no clear definition of the width of the building.

Move to table sign application #530 "Little Zoo Pet Supply." Motion Germane. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.

**10. APPLICANT: JUDY ELVY & NANCY MARTIN/GRAPHIC VISIONS INC.
SIGN APPLICATION #517 SECTION 16 AONED LC(LIMITED
COMMERCIAL)GROUND SIGN "TYME WELL SPENT"**

Judy Elvy was present.

Dimensions were not clearly labeled.

Move to table sign application #517 "Tyme Well Spent". Motion Hopkins. Second Hill.
Voice Vote. Motion Carried. 6-0-1.

**11. APPLICANT: MARLENE A ROSENBERG SITE PLAN APPLICATION #393
SECTION 34 ZONED CA(CONSERVATION AGRICULTURE) "POND"**

Move to approve site plan application #393 for a pond with the condition that a revised
diagram be submitted to the Township that indicates the distance from the pond to the
property boundary. Motion Germane. Second Hopkins. Voice Vote. Motion Carried. 6-0-
1.

PUBLIC HEARING

**12. APPLICANT: CONSUMER ENERGY SITE PLAN APPLICATION #390 IN
CONJUNCTION WITH SPECIAL USE APPLICATION #226 ZONED
CA(CONSERVATION AGRICULTURE) SECTION 25**

Open public hearing at 8:13 P.M.

Planner Barb- The applicant is proposing to expand an easement area for the intended expansion of a gas regulator station. This easement will include underground piping and 2 all aluminum structures to enclose the regulator equipment. We recommend that alternative architectural materials be used to blend with existing development in the area. the plans submitted do not meet the architectural standards in use group #1. The applicant is proposing a 6 feet high chain link fence to enclose the easement area. This does comply with the ordinance but the Planning Commission must decide if they accept this alternative to the 8 foot high decorative fence. The architecture, set backs and screening need to be modified by the Planning Commission.

Greg Meyer- Area manager for Consumers Energy, Jeremy Willett-4536 Spinaker Rd. and Russ Farnum- Field leader for Consumers Energy were present.

Commissioner Bickel would like to see landscaping and screening for the area.

Commissioner Germane had safety concerns. Mr. Farnum stated that there are safety relief valves, by-pass valves and regulators that keep the pressure down. There are also eight feet stacks that keep the gas rising if there were a leak. *Commissioner Hill* questioned the necessity of barbed wire on the fence. Mr. Willet stated that if the Planning Commission does not want it, they would take it down but they prefer to have it there for safety reasons.

Close the Public Hearing at 8:30 P.M.

Move to place site plan application # 390 in conjunction with Special Use Appliaction
#226 on the August 11, 2005 for Site Plan review. Motion Bickel. Second Hopkins.
Voice Vote. Motion Carried. 6-0-1.

SITE PLAN REVIEW

13. APPLICANT: CONSUMER ENERGY SITE PLAN APPLICATION #390 IN CONJUNCTION WITH SPECIAL USE APPLICATION #226 ZONED CA(CONSERVATION AGRICULTURE) SECTION 25

Planner Barb- Screening and Architectural issues must be addressed before August 11, 2005.

Commissioner Germane- How much piping is above ground?

Mr. Farnum- The containment units are shoulder height.

Commissioner Bickel- If there is appropriate screening we can do away with the architectural standards.

Commissioner Hopkins- The fencing is consistent with the surrounding area but I would like to see additional screening and landscape plans.

Commissioner Germane- suggested a barrier in case a car goes off M59.

Mr. Willet said that he does not see the necessity but if the Township deemed it so, Consumers Energy would put up a barrier.

Mike Bernardin- Consumers Energy is training the fire department for emergency situations.

Mr. Meyer- Stated that he appreciated the help and cooperation of Planner Barb, Adam Carrol, and Mike Bernardin.

PUBLIC HEARING

14. APPLICANT: MIKE HORAN SITE PLAN APPLICATION #391 IN CONJUNCTION WITH SPECIAL USE APPLICATION # 227 ZONED LI(LIGHT INDUSTRIAL) SECTION 33

Open Public Hearing at 8:49 P.M.

*Ms. Marcarello-*This is a proposed Light Industrial Development. Section 33.03 F addresses general special use requirements. The types, size and quantities have not been provided. More information is needed to determine compliance. Site Plan revisions are necessary. We recommend tabling the application for Special Use. *Mr. Perry-* The intent is to develop a new location for Prime Time Rental. The outdoor storage is for use of contractor's rental equipment and supply. *Commissioner Hopkins-* Outdoor storage is not a permitted use in LI.

Ms. Neary- There are three options to consider if the Planning Commission feels that this use is appropriate for this site. The first is a PD, the second is a Text Amendment, and the third is Conditional Zoning, which needs to be discussed with the Township Attorney. The Planning Commission agreed that this is a good site for this type of use.

Commissioner Hopkins suggested proceeding with the site plan approval process and waiting on the special use approval to save time for the applicant.

Doug Kuhn-Reed Rd.- LI is the appropriate area for this type of use. He suggested checking the records to see if something has been overlooked.

Close the Public Hearing at 9:21 P.M.

Move to schedule a continuation of Special Use Application #227 for August 11, 2005.
Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

SITE PLAN REVIEW

15. APPLICANT: MIKE HORAN SITE PLAN APPLICATION #391 IN CONJUNCTION WITH SPECIAL USE APPLICATION # 227 ZONED LI(LIGHT INDUSTRIAL) SECTION 33

Wayne Perry from Desine Engineering and Gary Cornillaud, AIA was present.

Ms. Marcarello- This proposal is for a 10,285 square feet multi-tenant light industrial building, with 31 parking spaces and an outdoor storage area, to be constructed on the northern half of a 4.6 acre site. Outdoor storage is behind the north half of the building within a fenced area. The types, sizes and quantities of the materials to be stored have not been provided. The proposed driveway is only 220 feet north of the existing driveways to serve Livingston Concrete. Per Section 6.05c the minimum spacing between driveways along a road with a posted speed of 50 mph or higher is 330 feet. We believe the building could be redesigned and relocated so that all outdoor storage is located behind the building, and parking spaces and access aisles are limited to two sides of the building. The landscaping plan can be improved to showcase the proposed development Mckenna recommended that the plans be revised and resubmitted for further review.

Mr. Perry- The applicant is requesting a front yard set back variance in the north west corner. The spaces in the back are not within the outdoor storage area. They are merely within the fenced rear yard. It would be difficult to change the driveway location but can be done. There is 466 feet to the north drive and plenty of room. The location has been approved by the Livingston County Road Commission. It would be difficult to add more trees and take more out. *Mr. Cornillaud-* Presented the architectural materials to the Commission. A facade waiver is requested.

The Planning Commission agrees that with the driveway approval letter from Livingston County, the proposed driveway location is acceptable.

Move to table Site Plan Application #391 for applicant Mike Horan. Motion Hopkins. Second Bickel. VoiceVote. Motion Carried. 6-0-1.

16. DISCUSSION ON ZONING AMENDMENT APPLICATION #318 AMENDING ARTICLE 30, SECTION 30.0 PRIVATE ROADS AND ARTICLE 2, SECTION 2.02 DEFINITIONS

Move to send the private road and shared driveway ordinance as well as the proposed definition amendments for legal review. Motion Hopkins. Second. Voice Vote. Motion Carried. 6-0-1.

17. DISCUSSION ON SIGN ORDINANCE

Commissioner Germane- We have followed the format of Genoa but kept the majority of the content of the Hartland Township Sign Ordinance. The major change is the review of signs when an application comes in. Sections five and six. It is a list of exempt and prohibited signs. The sub-committee thinks it is a good idea to keep this a separate ordinance. Section 8.A3 is largely from Brighton Township.

Move to send the proposed Hartland Township Sign Ordinance to the Township Attorney for review. Motion Rataj. Second Germane. Voice Vote. Motion Carried. 6-0-1.

18. CALL TO THE PUBLIC

Ed Paw, 4455 Latourette- Would like to discuss private roads and driveways. He is speaking against the provision that would change the number of parcels served by a driveway from 4 to 2. It reduces property value. It would reduce the tax base by reducing the number of usable parcels.

19. COMMITTEE REPORT

Commissioner Germane- Is doing some consulting for Highland Township. He has a copy of.

Commissioner Bickel- The natural features committee is asking that the Planning Commission look at proposed changes to the ordinance for woodlands and natural features.

The informal committee had an informal with Trowbridge again. They have taken their site from 170 to 139 and are very considerate of natural features on the property.

20. ADJOURNMENT

Move to adjourn at Motion Hopkins. Second Bickel. Voice Vote. Motion Carried. 6-0-1.

This is a draft until final approval.

Submitted by,

Jennifer Rardon
Recording Secretary

Matt Germane
Planning Commission Secretary