

1. CALL TO ORDER – The meeting was called to order by Chairman Germane.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL – Members present: Chairman Germane, Vice Chairman Fox, Secretary Kalenauskas, Commissioner Bickel, Commissioner Hopkins, Commissioner Rataj and Commissioner Newsom. Also present: Sally Hodges and Alexis Marcarello of McKenna Associates and Planner Barb.

4. APPROVAL OF JANUARY 13, 2005 PLANNING COMMISSION AGENDA – Add as item # 12a. Fill Sign Specialist and other Vacancies.
Remove item # 10 Hovnanian Homes Sign Application.
Move to approve the January 13, 2005 Planning Commission agenda as amended. Motion Kalenauskas. Second Bickel. Voice Vote. Motion Carried. 7-0-0.

5. APPROVAL OF JANUARY 6, 2005 PLANNING COMMISSION WORK SHOP MINUTES – Add to Roll Call: Commissioner Newsom, Planner Barb and Deputy ZA Lutz.
Move to approve the January 6, 2005 Planning Commission Work Shop meeting minutes as amended. Motion Hopkins. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

6. APPROVAL OF DECEMBER 16, 2004 PLANNING COMMISSION MINUTES - Commissioner Hopkins added the following to item #5 – Add after first sentence – “Commissioner Bickel was placed on the site plan review committee and Commissioner Fox will act as an alternate to this committee.” Add after the last sentence – “It was stated by the Chair that these appointments were for the balance of the month and that the new Commission would need to deal with this in January.”

This would result in item #10 of the December 9, 2005 Planning Commission minutes reading-
10. SELECT VICE CHAIRMAN – Commissioner Germane – The site plan review committee needs to have members available for informal reviews. Commissioner Bickel was placed on the site plan review committee and Commissioner Fox will act as an alternate to this committee. Commissioner Germane was nominated for Vice Chairman And there was a consensus for him to assume that position. It was stated by the Chair that these appointments were for the balance of the month and that the new Commission would need to deal with this in January.

Move to approve the December 6, 2004 Planning Commission meeting minutes as amended. Motion Hopkins. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

7. CALL TO THE PUBLIC

Jacqueline Cwik – 1560 Shoreline Drive – Reiterated concerns for stormwater runoff during heavy rain and snow. The lake is full after the heavy rain of the last few days and erosion is an issue. Millions of gallons of runoff are produced by rain and snow.

PUBLIC HEARING

OLD AND NEW BUSINESS

8. APPROVAL OF PLANNING COMMISSION 2005 MEETING DATES – Dates with holiday conflicts have been adjusted. There may be dates added through the year for workshop meetings.

Move to approve the Planning Commission meeting schedule for 2005. Motion Kalenauskas.. Second Bickel. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: FOX RIDGE HOMES LLC SIGN APPLICATION #493 SECTION 21 ZONED PDMR (PLANNED DEVELOPMENT MEDIUM RESIDENTIAL) – Planner Barb reviewed the application. The applicant has now met the sign requirements with a photo and sketch provided. Sign Specialist Germane recommended approval.

Move to approve Sign Application #493 for Fox Ridge Homes LLC for a temporary real estate sign. Motion Fox. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

11. APPLICANT : TOM TENNANT METES AND BOUNS APPLICATION # 716 SECTION 30 ZONED CA (CONSERVATION AGRICULTURE) – Mr. Tennant was present. The revised drawing is dated December 27, 2004. A land use permit has been applied for but has not been granted. The pole barn is intended to be incorporated into the new home to be built on the site but if it is not used, it will be removed. The land use permit will not be issued until the shed is removed and the agreed portion of the driveway is vacated.

Move to approve Metes and Bounds Application for Tom Tennant 8125 Bergin Road. Tax Id. # 08-30-300-029 per the State Land Division Act. Motion Kalenauskas. Second Fox. Voice Vote. Motion Carried. 7-0-0.

12. APPLICANT: IVANHOE HUNTLEY HOMES LLC PLANNED DEVELOPMENT APPLICATION #368-312 CRESTWOOD SECTION 19 - Alan Greene and Brad Strader were present.

Mr. Greene reviewed the changes that have occurred to the plan over several years and several developers. The current plan is for 80 homes on about 82 acres. Mr. Greene received the latest planner and engineer reviews at this meeting but agreed that they could meet the requirements in those reviews. The reviews for both McKenna Associates and Williams and Works were dated January 13, 2005.

Ms. Hodges – Recommended that the applicant put together a new, updated planned development package incorporating all the review items and updating documents for the Planning Commission to recommend to the Board. All documents should have the same numbers and updated information. This should include an alert to prospective owners that there are restrictions on some lots concerning installing decks and other issues listed in the review. The items in the Williams and Works review also have to be addressed. Any engineering changes causing a change in layout should come back to the Commission for review and recommendation to the Board for action.

Ms. Marcarello – Being a PD, the Commission can recommend preliminary approval at this point.

Dan Leclair – Alpine Engineering – Setbacks shown are minimum setbacks. There will be at least 30 ft. between buildings. As recommended by the Livingston County Drain Commission, the developer has agreed to replace the culvert by the cemetery at Hacker Road as part of the development. Several other culverts to the north will be evaluated for upgrading as part of the development. The applicant has been working with the Drain Commission to reduce discharge

which may result in larger detention ponds. Item # 4 in the engineering review has been addressed.

Commissioner Hopkins – The landowner to the west on Hacker Road has requested sewer and suggested Crestwood put a stub road to his property for future access. Commissioner Hopkins is a resident of Hartland Estates and knows the access from Hartland Estates at Cullen and M59 is very busy. It would be helpful to have a connection to Hacker through the Rotondo property. Mr. Strader – Private road to private road hook ups are complicated. The design of the main access as a boulevard addresses access issues. Commissioner Hopkins did not favor accessing Crestwood through Hartland Estates as an alternative.

Ms. Hodges – There are 2 resolutions for the Commission to consider for their recommendation to the Board.

Commissioner Kalenauskas – If the detention ponds are increased in size, will it reduce the number of lots? Ms. Hodges – The applicant is more likely to request some reductions in lot sizes to compensate.

Commissioner Germane – The Commission was supposed to receive plans showing more building footprints of the various models available on more lots. Mr. Leclair – There are several versions of each model available. Mr. Leclair will assure Ivanhoe Huntley that all models with variations will fit on each lot.

Commissioner Fox – How will the prospective owners be made aware that certain sites are not sized to allow such additions as a deck? Mr. Greene – It will be in the master documents and the development agreement. Ms. Hodges advised noting on the plan that the envelope shown is for buildings and decks so everyone is aware. Mr. Greene agreed to this so everyone would be aware of the situation.

Commissioner Fox – How will conservation easements be enforced? Ms. Hodges – Ivanhoe Huntley posts restrictions on their properties concerning mowing or tree cutting on the conservation easements. Mr. Greene – The association will control the easements and deed restrictions can also be included. The residents usually police this themselves and are aware if someone does something to violate the easements. Commissioner Kalenauskas – The original owners are not usually the problem, subsequent owners may be unaware.

Commissioner Hopkins – Did calculations of surrounding lot sizes. Found San Marino Meadows to have the largest average lot at .98 acre per lot and Crestwood having the smallest at .40 acre per lot. Included in descending order of lot size were San Marino Glens, San Marino Hills, San Marino Woods, Hartland Estates East #1 and Hartland Estates East #2.

Mr. Strader – The open space creation made for smaller, clustered lot sizes in order to preserve the environmental amenities.

Commissioner Newsom – Meaning of “unified control” in PD language? Ms. Hodges – Refers to single ownership or multiple owners who join together as a single entity so the Township is not dealing with numerous parties. Traffic impact study? Ms. Hodges – It is dated about July 2004 and will be in the final document.

Commissioner Bickel – The land on this site is saturated in many areas due to the recent rain and snow. A walk of the site shows much impervious soil in the area. The wetlands may increase in size during such conditions as well as an increase in the size of the detention ponds. Commissioner Bickel had pictures of the Ivanhoe Huntley development Woodland Springs showing inadequate erosions controls at the site. These pictures were given to Mr. Greene. He pledged to investigate because his company is committed to good environmental practices.

Commissioner Germane – If sewer was not being considered, the density would automatically be reduced with the need for well and septic. Not comfortable with the sewer driving density. 60 – 65 homes would be more acceptable on this site.

Move Ivanhoe Huntley LLC Planned Development # 386-312 Crestwood, A Resolution to Recommend Approval of Preliminary Planned Development Project and Plan, Site Plan Application No. 386, Rezoning Application No. 312.

At a regular meeting of the Planning Commission of Hartland Township, Livingston County, Michigan (“Township”), held at the Hartland Township Hall, 3191 Hartland Road, Hartland Michigan 48353 on January 13, 2005, beginning at 7:30 p.m.:

Present: Commissioner Germane, Commissioner Kalenauskas, Commissioner Fox, Commissioner Bickel, Commissioner Hopkins, Commissioner Rataj and Commissioner Newsom.

Absent: None.

The following resolution was offered by Commission Kalenauskas. And supported by Commissioner Newsom.

McKenna Associates will revise the written resolution in include the following:

On the third page of the resolution in item #1 – The first sentence will read as follows:

“ 1. The Applicant shall submit complete revised Preliminary Planned Development plans and associated documents consistent with the Applicant’s letter of December 9, 2004, the development plans dated December 13, 2004 and the reviews and recommendations of the Township’s staff, planner, engineer and attorneys including but not limited to the Planning Consultant review by McKenna Associates dated January 13, 2005 and the Engineering Consultant review by Williams and Works dated January 13, 2005 which will be addressed prior to the application being submitted to the Township Board for consideration.

After item #6 on the same third page, add item # 7 as follows: Approval subject to a note that shall be added to the plan that states that the building envelope shall include all future buildings, decks and structures as regulated by the Hartland Township Zoning Ordinance.

The meeting date will be adjusted in the certification statement at the end of the resolution to January 13, 2005.

Roll Call Vote

Germane – No

Hopkins – No

Newsom – Yes

Bickel – No

Rataj – Yes

Fox – Yes

Kalenauskas – Yes

Resolution Carried – 4-3-0

12a. SIGN SPECIALIST AND OTHER VACANCIES – Commissioners Bickel and Fox have volunteered to work on informal review meetings. They will report to the Commission during Committee reports.

Sign Specialist – The Sign Ordinance is in the process of review and revision. It will become a stand alone ordinance with staff doing the sign reviews. Until such time as it is completed and adopted, Commissioner Rataj will do the reviews with help from Commissioner Germane.

Site visits for applications will rotate through available Planning Commission members assigned through the Planning Department.

13. CALL TO THE PUBLIC – There being no response, the call to the public was closed.

14. COMMITTEE REPORTS

Fox – Drafts of the private road ordinance have been distributed for review. This will be the topic for the January 20, 2005 work session.

Kalenauskas – Riparian Rights committee will meet again January 24, 2005.

Rataj – Nothing.

Bickel – Nothing.

Newsom – Nothing.

Hopkins – Need to firm up date for seminar with Attorney Homier. Check schedules. MTA training is beneficial.

Germane – Citizen Planner Course through MSU Cooperative Extension is very good and can be recommended to any interested Commissioner.

There are issues in the Planned Development Ordinance that need to be clarified. One of the issues should be how bonus density is calculated under the PD regulations. Is it based the density as indicated in the comprehensive plan plus 40% or on the negotiated density of the plan plus 40%? Need to work on this. Ms. Hodges – the density bonus is meant to get more compliance or more amenities for the Township. Wording can be developed to control the bonus as it relates to the comprehensive plan.

Commissioner Kalenauskas – Foldenauer Farms is a good example of clustering and bonus density working well.

PC has discretion in awarding bonus density.

Bickel – Would like to see signs on various parcels describing what is planned to occur on a particular property. Determine how such a sign would relate to the sign ordinance, determine policy on handling such a sign including dimensions, who posts, what the text will be and other issues.

Germane – Joint meeting with the Board should be considered possibly in April.

15. ADJOURNMENT – Chairman Germane adjourned the meeting at 10:33 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,

A handwritten signature in black ink, appearing to read "D. Kalenauskas", written over a horizontal line.

D. Kalenauskas
Planning Commission Secretary