

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Germane, Commissioner Phillips and Commissioner Petrucci. Commissioner Colaianne arrived at 9:12 p.m. Also present: Phil McKenna and Ms. Marcarello of McKenna Associates and Planner Barb.
4. **APPROVAL OF OCTOBER 28, 2004 PLANNING COMMISSION AGENDA** – Move to approve the October 28, 2004 Planning Commission agenda as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF OCTOBER 14, 2004 PLANNING COMMISSION MINUTES** – Include Commissioner Kalenauskas in the members present.  
Move to approve the October 14, 2004 Planning Commission minutes as amended. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.
6. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

#### PUBLIC HEARING

#### OLD AND NEW BUSINESS

7. **The applicant requested that this item be removed from the agenda.**  
**APPLICANT: MARK SOKANA, MIKE SOKANA AND GHAYDA BAHOORA**  
**REZONING APPLICATION #314 REZONING CA (CONSERVATION AGRICULTURE TO GC (GENERAL COMMERCIAL) SECTION 24**
8. **APPLICANT: RUBY TUESDAYS / W.D. PARTNERS CONCEPTUAL SITE PLAN #378 SECTION 20 ZONING PDGC (PLANNED DEVELOPMENT GENERAL COMMERCIAL) RESTAURANT IN SHOPS AT WALDENWOODS PHASE II** – Keith Wheaton was present. There was discussion of the location of the building on the lot in relation to M-59 and the TCF building. The Planning Commission has been in favor of having the parking in the rear of the site whenever possible. Ms. Marcarello – The berm and landscaping will screen the parking while leaving the building visible.  
Planner Barb – A cross parking agreement between the 3 out lots has been discussed.  
Mr. Wheaton – Changing the building location would cost 3 parking spaces.  
A sample board of proposed materials was circulated.  
In a Planned Development, the materials used on the exterior can be negotiated.  
Move to approve the concept of Site Plan Application #378 for Ruby Tuesday / W. D. Partners at Shops at Waldenwoods Phase II. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

The Commission would request Jeff Thompson to present at the Board meeting when this is on the agenda to answer questions.

**9. APPLICANT: CHRIS MCGURRINS PUB SIGN APPLICATION #495 SECTION 28 ZONED GC (GENERAL COMMERCIAL) –** Miles Vieau was present. He is a partner in the pub. Upon a question from Sign Specialist Germane on the size of the sign, Mr. Parshall, the sign maker, stated that the sign was 79.5 sq. ft. He was willing to sign that this is the correct size.

Move to approve Sign Application #495 for Chris McGurrins Pub. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

**10. APPLICANT: FOX RIDGE HOMES LLC SIGN APPLICATION #496 SECTION 21 ZONED PDMR (PLANNED DEVELOPMENT MEDIUM RESIDENTIAL) –** Jeff Parsons was present. He made the signs. Mr. Parsons received clearer direction on the signs including size and location.

Move to table Sign Application #496 for Fox Ridge Homes LLC Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

**11. APPLICANT: DAN CALLAN SIGN APPLICATION #497 FOR TWO LOCATIONS SECTION 33 TEMPORARY REAL ESTATE SIGNS HARTLAND COMMERCE CENTER –** No one was present to represent this application.

The signs are for the new construction of business condominiums on Bergin Road near Old 23. Mr. Parshall came forward as the sign maker. The signs are V-shaped with writing on 2 sides. The zoning on the south side of Bergin Road is CA with a 50 sq. ft. maximum area while the zoning on the north side of Bergin allows 100 sq. ft.

Move to determine Sign Application #497 to be for 2 temporary real estate location signs for Hartland Commerce Center per the discussion prior to the motion. The Planning Commission approves the signs as presented. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**12. APPLICANT: TIMBERLANDS METES AND BOUNDS APPLICATION # 710 SECTION 35 ZONED CA (CONSERVATION AGRICULTURE) –** Ken Tyler and Don Wainio were present. This is a new application and Planner Barb stated that it appears to resolve the previous issues.

Move to recommend approval of Metes and Bounds Application #710 for Timberlands Development Corporation per the print dated October 13, 2004. Tax Id. # 08-35-100-002 per the State Land Division Act. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried 6-0-1.

Mr. Tyler stated that the easement does not go the length of both parcels.

Commissioner Germane felt this was compounding a problem by adding homes and traffic to roads that are not designed to handle it.

Planner Barb – This split makes 24 parcels off of Golden Oaks Drive. This is the maximum allowed by the ordinance and does not allow any future splits on Golden Oaks Drive.

**13. APPLICANT: REAL ESTATE BROKERS METES AND BOUNDS APPLICATION #715 SECTION 22 ZONED OS (OFFICE SERVICE) –** Wayne Perry was present. This site is not currently in the sewer district.

Move to recommend approval of Metes and Bounds Application #715 for Real Estate Brokers. Tax Id. # 08-22-300-035 per the State Land Division Act. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

**14. APPLICANT: JOE ROTONDO / WAYNE PERRY – DESINE SITE PLAN APPLICATION # 373 SECTION 28 LI (LIMITED INDUSTRIAL) –** Mr. Perry was present. There was a site visit with the Township Engineers. Planner Barb – grading on this site exceeded the terms of the permit that was granted and was cited for a violation. Desine and Mr. Perry have worked to bring the site into compliance. The review by the Township Engineers, Williams and Works, cites issues outstanding including on site detention in the October 13, 2004 review letter. David Henry, a Round Lake resident, reiterated concerns with the flows coming from the west side of US 23 to Round Lake on the east. The elimination of the wetlands on the Rotondo site will impact flows in the area and those coming from the west side of Old 23. Commissioner Petrucci pointed out that some of the flows were coming from the MDOT construction at the US 23 interchange. Mr. Perry – The property is a low spot and the wetlands that were filled were not regulated. He summarized the runoff directions toward the Yurick property and under US 23. Sec. 3.11.B.2 concerns runoff. The water that flows to Mr. Yuricks property is controlled there as it goes under US23. Mr. Perry agreed with Commissioner Germane when he stated that the storm sewer on the Rotondo property has already been built. Mr. Perry – The flows across the Rotondo property cannot be restricted but they do not have to be retained or detained on site. The water was already detained at Fire Rock and Tags, released at the required rate, flows across the Rotondo property and goes to the Yurick property. There are discharge and sediment controls in place. Detention basins will be installed as needed when the property develops. It currently meets the runoff rate for undeveloped property. Commissioner Colaianne – There should be mechanisms in place for the public to maintain these systems and charge the cost to the owners if the owners do not do the maintenance. Mr. Homier should be consulted about this since obstructions are harmful to the citizens in general. There should be an agreement in recordable form allowing the Township to do the work if needed and charge the cost back to the owner as a covenant that goes with the land. Mr. Perry – No one wants to accept the responsibility for the drainage system maintenance. Mr. Perry agreed to use stone as well as straw bales for erosion control. These are temporary measures and will be removed later. Planner Barb will contact J. Rozema at Williams and Works for clarification on several items. Mr. Perry feels the site is now in compliance and does not agree with the Township Engineers. He requested approval of the site plan. He agreed that the rate of runoff will increase. Approvals have been received from the Drain Commissioner.  
Move to table Site Plan Application #373 to the November 4, 2004 meeting. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

**15. DISCUSSION ON PROPOSED CHANGES TO HARTLAND TOWNSHIP ORDINANCE ARTICLE 9 SIGNS –** Commissioner Germane – Planner Barb has been approved by Director Olney to work on the sign ordinance revision.

## 16. CALL TO THE PUBLIC

*Jacqueline Swik* – 1560 Shoreline Dr.- An acre of virgin land creates 1630 gallons of runoff, an acre of impervious surface creates 25,000 gallons of runoff. Volume and velocity create a huge impact. If there is a channel created in the wetland due to high volume and velocity, it can kill the wetland.

## 17.COMMITTEE REPORTS

*Douglass* – Maintenance is key to having systems continue to work properly. The sign regulations need to be revised and made clear. Nonconforming signs have to be addressed concerning limits of repairs and a timeline for removal. Owners need to maintain the sign and replace it when necessary.

*Colaianne* – The road ordinance review committee has to schedule a meeting. It would help the Planning Commission if the consultants could make a list of issues that are controlled by the ordinance and those that allow for discretion by the Commission. Planner Barb pointed out that Director Olney is working on just such a list.

*Ms. Marcarello* – Will work on a format for the planning reviews that the Planning Commission is comfortable with. Feedback would be helpful in developing the format.

*Germane* – Has the November 4 meeting room conflict been resolved? Yes, the Board will meet at 4:00 p.m. and the Commission at 7:30 p.m.  
Details on the stormwater meeting will be coming.  
Add review of by-laws to the next agenda.

*Phillips* – There was an informal meeting with a boat marina seeking to come in on Old 23 in PDLI zoning. Retail is excluded in LI.

*Fountain* – There was some interesting information on affordable housing in the Ann Arbor News.


**18. ADJOURNMENT – Move to adjourn. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 7-0-0.**

The meeting was adjourned at 10:38 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,

  
Ann Ulrich  
Clerk

  
D. Kalenauskas  
Planning Commission Secretary