

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** – Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Petrucci and Commissioner Colaianne. Commissioner Germane and Commissioner Phillips arrived at 7:35 p.m. and Vice Chairman Douglass arrived at 7:40 p.m. Also present: Sally Hodges and Alexis Marcarello of McKenna Associates and Deputy Planner Scott Barb.
4. **APPROVAL OF JUNE 10, 2004 PLANNING COMMISSION AGENDA** – Move to approve the June 10, 2004 Planning Commission agenda as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.
5. **APPROVAL OF JUNE 3, 2004 PLANNING COMMISSION MINUTES** – Move to approve the June 3, 2004 Planning Commission minutes as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.
6. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

PUBLIC HEARING

OLD AND NEW BUSINESS

7. **APPLICANT: TOM'S SIGN SERVICE SIGE PERMIT APPLICATION #475 SECTION 28 ZONED GC (GENERAL COMMERCIAL) "DOLLAR DISCOUNT"** – No one was present to represent this applicant. Sign Specialist Germane reviewed the sign and found it to conform to the requirements of the ordinance.
Move to approve Sign Permit Application # 475 for Tom's Sign Service and Dollar Discount. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.
8. **APPLICANT: LAKEVIEW 59 LLC / WENDY PARSONS – BOSS ENGINEERING METES ND BOUNDS APPLICATION #698 SECTION 21 GC (GENERAL COMMERCIAL)** – Wendy Parsons was present. She reviewed the application to create Parcel 2 consisting of 1.95 acres with 5.92 acres remaining as a parcel. All parcels created on this site will have access to the service drive. Ms. Parsons stated that the 66 ft. easement on the east is planned to be abandoned south of the service drive.
Commissioner Colaianne advised caution to be certain that nothing will be landlocked as a result of these actions and future applications.
Commissioner Phillips pointed out a correction in the description from "66 ft. easement for service drive" to read "60 ft.".
Ms. Parsons pointed out that there is a remaining 66 ft. easement on the west side of Parcel One.
Move to recommend approval of Metes and Bounds Application #698 for Lakeview 59 LLC in Section 21 subject to the contingency of having the legal description revised. Tax Id. # 08-21-400-031. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: WALDEN & ASSOCIATES / TARGET STORES SITE PLAN APPLICATION #360 SECTION 20 ZONED PDGC (PLANNED DEVELOPMENT GENEREAL COMMERCIAL) FINAL SITE PLAN – Matt Niles and Jim Fielder were present for this application.

Sally Hodges of McKenna Associates summarized the outstanding issues in the June 10, 2004 review. There is a discrepancy in the shop sizes shown, the parking numbers on sheet A1 need revision, note that discussions are in progress with Fox Ridge on the issue of the timing of the installation of the west access drive between the two developments and the cutsheets for the lights need some revision on wall fixtures, shoe boxes and the down focus of the light.

Commissioner Phillips – Have the issues noted by the Drain Commissioner been addressed? Mr. Fielder – Most are comments and work is ongoing to resolve the others. Mr. Niles stated that most of the issues with the Drain Commissioner are resolved and everything will be settled before the project can proceed.

Ms. Hodges – The engineering review is still an issue. If substantial changes are made to comply with the engineering requirements, this application can come back to the PC for further review.

Sue Grissom came forth to discuss the landscaping. In response to an item in the May 18, 2004 McKenna review letter, it was determined that the shade trees at the rear of the Target store could not be mixed with the underground utilities running through the area.

Ms. Grissom also stated that since the south outlot conformation was uncertain, they were not showing a firm landscaping plan yet. They are figuring on three years to have the outlot site landscaped according to what eventually goes in there.

The amount of efis has been reduced in Phase II and the split face block increased. It was pointed out that it appears that the amount of brick has also been reduced. Mr. Niles emphasized that the split face block is a materials upgrade to the painted block used in the first phase. He also agreed that there was a 14% reduction in the use of brick. The west wall of the shops is mostly brick while the west side of Target has a reduced amount of brick. The east side of Target has more brick and is mostly visible from the Fox Ridge access drive. Commissioner Germane would like to see an upgrade of materials on the west side of Target. Ms. Grissom pointed out that there was also more vegetation on the west than on the east. Mr. Niles agree to the addition of two more evergreens on the west side of Target.

Move to recommend approval on Site Plan Application #360 for Walden & Associates / Target Stores PDGC (Planned Development General Commercial) for Final Site Plan Approval with 2 additional evergreens on the west wall of Target. The five items in the June 10, 2004 McKenna review letter will be addressed. Motion Germane, Second Petrucci. Voice Vote, Motion Carried, 7-0-0.

The June 10, 2004 McKenna Associates review letter references the May 28, 2004 Williams and Works engineering review and the June 2, 2004 Livingston County Drain Commission requirements. All issues must be resolved.

10. DISCUSSION AND COMMENT ON THE PROPOSED COMPREHENSIVE PLAN – Ms. Hodges and Ms. Marcarello went through the changes made as a result of the public hearing.

Page 90 – It might be less confusing to have the wording on subdivisions and land divisions separated.

Page 38 – Paragraph 2 – Change Map 5 to Map 6.

Map 7 – Site A was previously agreed to be RR not Estate Residential as shown.

Sites C and D have not had prior discussion and the Planning Commission will not address them at this time.

Commissioner Colaianne suggested that the Township use 3 ring binders for their copies but the ones sold to the public should be the same format as in the past. The adoption date should appear on each page.

Move Planning Commission Resolution #04-6-01 A Resolution of Adoption of the Comprehensive Plan.

WHEREAS, the Township Planning Act, Act 168 of the Michigan Public Acts of 1959, as amended, requires the Planning Commission to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township; and

WHEREAS, the Commission has prepared such a plan, including maps, charts and descriptive matter, dated May 2004; and

WHEREAS, in preparation of the Comprehensive Plan, the Commission has made careful comprehensive surveys and studies of present condition, and future needs of the Township; and

WHEREAS, the Commission has conducted visioning workshops, distributed the draft plan for comment by neighboring townships, Livingston County, utilities, railroads, and the school district; and held a public hearing on June 3, 2004 in accordance with the procedures of Act 168, P.A. of 1959, as amended; and

WHEREAS, the Commission has recorded and considered all comment made by the public and reviewing entities during the plan preparation process and at the public hearing; and

WHEREAS, as provided by Act 168, P.A. of 1959, as amended, the Hartland Township Board, by resolution has asserted the right to approve or reject the plan.

NOW THEREFORE BE IT RESOLVED:

THAT , the Hartland Township Planning Commission hereby adopts the Comprehensive Plan dated May 2004 in its entirety.

THAT, the Planning Commission Chairman and Secretary shall record this action in the Comprehensive Plan by their identifying signatures, and

THAT, the Comprehensive Plan shall be submitted by the Planning Commission Secretary to the Township Board for its consideration for approval. The Planning Commission respectfully requests the support of the Township Board.

HARTLAND TOWNSHIP PLANNING COMMISSION
HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

Moved by Phillips. Second by Petrucci. Roll Call Vote.

Fountain – yes

Phillips – yes

Phillips – yes

Germane – yes

Colaianne – yes

Douglass – yes

Petrucci – yes

Kalenauskas – yes Resolution Carried. 7-0-0.

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

12. COMMITTEE REPORTS

Petrucci – Nothing.

Kalenauskas – Nothing.

Douglass – Nothing.

Fountain – Brochures from Ivanhoe – Huntley are available and they have offered a tour of their development if requested.

Phillips – A list of suggested changes to Article 25 – Shoreline and Lake Protection has been submitted for review.

The Noise Ordinance needs a text amendment to address that the ambient (background) noise is the same or higher than the limits set in the ordinance. Add this to the active issues list.

Colaianne – The active issues list needs to be addressed and edited. Chairman Fountain – The items on the active issues list can be divided and assigned to sub committees with help from the consultants to expedite the process.

Follow up on the status of the CIP. Chairman Fountain will discuss this with Director Olney.

Germane – There will be a sign committee meeting Thursday at 7:00 p.m. at the Township Hall.

13. ADJOURNMENT – Move to adjourn. Motion Petrucci. Second Douglass. Voice Vote.
Motion Carried. 7-0-0.

The meeting adjourned at 9:20 p.m.

These minutes are a preliminary draft until final approval.

HARTLAND TOWNSHIP PLANNING COMMISSION
JUNE 10, 2004 – TOWNSHIP HALL – 7:30 P.M.

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Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Meeting – June 24, 2004 @ 7:30 p.m.

ACTIVE ISSUES LIST

1. 7-12-01 Review size allowed for wall signs based on linear feet.
2. 2-21-02 Review Temporary Accessory Endeavor Permits – operating on private property.
3. 3-14-02 Review and revise subdivision regulations
4. 10-24-02 Accessory structures on stacked lots
5. 11-4-02 Discussion on Lighting Ordinance
6. 3-13-03 Speed Limits
7. 9-11-03 Accessory Buildings on parcels created without a principal structure
8. 10-9-03 Review and revise Article. 9 of the Zoning Ordinance
9. 11-13-03 Review height of temporary signs (post height)
10. 11-13-03 Review LI including buffering requirements for adjacent residential
11. 1-8-04 Determine final inspection responsibility for site plan compliance
12. 3-11-04 Review criteria for major / minor change determination
13. 5-6-04 Transitional uses and buffering between uses
14. 6-3-04 Develop timeline for Hazard Mitigation Plan creation
15. 6-10-04 Text Amendment to Noise Ordinance – Ambient Noise Levels