

**HARTLAND TOWNSHIP  
PLANNING COMMISSION MEETING  
AT THE TOWNSHIP HALL**

**JUNE 12, 2003  
7:00 PM**

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JUNE 12, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF JUNE 5, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

7. SET A DATE FOR PUBLIC HEARING: APPLICANT: HARTLAND UNITED  
METHODIST CHURCH  
**TEXT AMENDMENT TO ARTICLE 10.00 SITE DEVELOPMENT STANDARDS**
8. APPLICANT: UNITED PARCEL SERVICE/ALLIED SIGNS INC.  
**SIGN PERMIT #434 SECTION 21**
9. APPLICANT: JOHN SWARTHOUT  
**SIGN PERMIT #435 SECTION 28**
10. APPLICANT: THOMAS KOVAL  
**METES & BOUNDS APPLICATION #670 SECTION 08**
11. APPLICANT: MICHAEL MAUCK  
**METES & BOUNDS APPLICATION #671 SECTION 36**
12. APPLICANT: MARSHAL BLAU/COBBLESTONE PRESERVE  
**SITE PLAN APPLICATION #348 MAJOR CHANGE TO SITE PLAN #269**
13. CALL TO PUBLIC
14. COMMITTEE REPORT
15. ADJOURNMENT

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, Commissioner Germane and Commissioner Petrucci. Commissioner Colaianne arrived at 7:05 p.m. Absent: Commissioner Phillips and Secretary Kalenauskas. Also present: David Nicholson of McKenna Associates, ZA Kuhn and in the audience, Supervisor Rhodes.

4. **APPROVAL OF JUNE 12, 2003 PLANNING COMMISSION AGENDA** – Add as item 5a. May 29, 2003 meeting minutes.

Move to approve the June 12, 2003 Planning Commission agenda as presented. Motion Germane. Second Douglass. Voice Vote. Motion Carried. 4-0-3.

5. **APPROVAL OF JUNE 5, 2003 PLANNING COMMISSION MEETING MINUTES** –

Move to approve the June 5, 2003 Planning Commission meeting minutes as presented. Motion Germane. Second Douglass. Voice Vote. Motion Carried. 5-0-2.

5a. **APPROVAL OF MAY 29, 2003 PLANNING COMMISSION MEETING MINUTES** –

Move to approve the May 29, 2003 Planning Commission meeting minutes as presented. Motion Germane. Second Douglass. Voice Vote. Motion Carried. 5-0-2.

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

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

7. **SET A DATE FOR PUBLIC HEARING - APPLICANT: HARTLAND UNITED METHODIST CHURCH ( HARTLAND VILLAGE GROUP) TEXT AMENDMENT TO ARTICLE 10.00 SITE DEVELOPMENT STANDARDS** – Move to set a public hearing on text amendment to Article 10.00 Site Standards / Hartland United Methodist Church on July 24, 2003. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 5-0-2.

Place as first public hearing on agenda.

8. **APPLICANT: UNITED PARCEL SERVICE / ALLED SIGNS, INC. SIGN PERMIT #434 SECTION 21** – Carrie Lynch was present. The sign will be located in the Shops of Waldenwoods. Sign Specialist Germane reviewed the application. It meets the sign regulations. Move to approve Sign Permit Application #434 for Allied Signs Inc. and United Parcel Service. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

Chairman Fountain noted that the files for items 8 & 9 have the same permit number on them. Please correct.

**9. APPLICANT: JOHN SWARTHOUT SIGN PERMIT #435 SECTION 28** – Mr. Swarthout was present. John's Hockey Shop will be in the Hartland Plaza next to the coney island in the former dry cleaners.

Move to approve Sign Permit #435 for John Swarthout / John's Hockey Shop. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

**10. APPLICANT: THOMAS KOVAL METES AND BOUNDS APPLICATION #670 SECTION 08** – Mr. Koval was present. He will be splitting 17 acres into 3 parcels.

Move to recommend approval Metes and Bounds Application #670 for Thomas Koval. Tax Id.# 08-08-300-006. Per the State Land Division Act and the Hartland Township Zoning Ordinance #37. The drive entrance will accommodate all Livingston County Road Commission Clear Vision Standards. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

There is a shared drive on the north side serving Parcels 1 & 2. There is a road maintenance agreement. ZA Kuhn pointed out that access road easements on property lines is still an issue which needs to be addressed. The 20 foot turning radius required for the drive will be completely on the parcel being split.

**11. APPLICANT: MICHAEL MAUCK METES AND BOUNDS APPLICATION #671 SECTION 26** – Mr. Mauck was present. He will seek an amendment of the deed restriction requiring a 150 ft. setback for this property. He does not own the adjacent parcels.

Move to recommend approval of Metes and Bounds Application #671 for Michael Mauck. Tax Id.# 08-36-400-015 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 5-0-2.

**12. APPLICANT: MARSHAL BLAU / COBBLESTONE PRESERVE SITE PLAN APPLICATION #348 MAJOR CHANGE TO SITE PLAN #269** - Mr. Blau and Mr. Schiffko were present. Mr. Blau stated that the plans were revised and redrawn according to the discussions with the Planning Commission. The request for setback reduction was changed from 23 ft. per lot to a request for each lot to receive between 5 ft. and 13 ft.

Mr. Nicholson summarized the June 6, 2003 McKenna review letter. The application does not seek to change the use within the Planned Development. This will maintain the intent to have smaller lots on the north end of the development and approval would not be detrimental to the Township.

Moe to recommend approval of Site Plan Application # 348 as a major change to Site Plan Application # 269 for Wil-Pro Development / Kristany Custom Homes Inc as pertaining to Lots # 11, 22, 44, 57, 60, 73, 74, 89 and 90. The request is for change in the 53 ft. side street setback to the proposed setbacks identified on the drawing dated received May 28, 2003. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 4-1-2. Nay Douglass.

The Commissioners appreciated the work done by the applicants to resolve the issue by creating the minimal increase needed for each lot rather than a flat request for all the lots.

ZA Kuhn felt that this was a major change per the ordinance.

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

**14. COMMITTEE REPORTS**

*Germane* – An e-mail was received from Barbara Krueger of Community Council. They are moving forward with walkability planning with a meeting planned for August 1 & 2. Comprehensive Plan Status? Mr. Nicholson – In the 60 day waiting period. The notices have gone out and a revised map was distributed tonight for review and comment. Text revisions are being made. A copy should be sent to Oakland County.

*Colaianne* – July 17, 2003 should be a meeting to discuss ordinance changes. Text revisions for the Comprehensive Plan should be added to the regular meeting. Mr. Nicholson will prepare revision information for discussion on the following topics.

1. Changes to Section 9 – Signs
2. Cell Tower Ordinance Revisions
3. Run off and swimming pool regulation
4. Roads, driveways, maintenance agreements and multiple front yards.
5. Uses generating intense automobile traffic.
6. Article 26 – Research and Development Parks

Also –

1. Eliminate HSC in ordinance
2. Make changes to Sec. 32 – Schedule of Regulations
3. Emergency action amendment to the ordinance.

What does the Board want done on the Temporary Accessory Endeavor Permit ordinance?

*Supervisor Rhodes* – With the sewer talks going forth, Clyde Road and US 23 will become an important location for Light Industrial activity. The Commission may consider expanding the area designated for LI. Article 26 of the ordinance on research and development parks should be reviewed.

Move to schedule a regular meeting to discuss proposed changes to the zoning ordinance on July 17, 2003 at 7:00 p.m. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 4-1-2. Nay Fountain.

*Fountain* – Meetings for the rest of the year are to be scheduled as regular meetings.

**15. ADJOURNMENT** – The meeting was adjourned at 8:47 p.m.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Joint PC / Twp. Board meeting – June 19 at 7:00 p.m.

Next Regular meeting – June 26 at 7:00 p.m.

## PLANNING COMMISSION ACTIVE ISSUES LIST

1. 7/12/01 Review size allowed for wall signs based on linear fee
2. 2-21-02 Review "Transient Business" - operating on private property without Township review and approval.
3. 3-14-02 Review and revise subdivision regulations.
4. 10-24-02 Discuss accessory structures on stacked lots
5. 11-14-02 Discuss Lighting Ordinance
6. 3-13-03 Speed Limits

Revised June 12, 2003