

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

**FEBRUARY 27, 2003  
7:30 PM**

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF FEBRUARY 27, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF FEBRUARY 20, 2003 SPECIAL PLANNING COMMISSION MEETING MINUTES
6. CALL TO PUBLIC      **PLEASE APPROACH FRONT CENTER MICROPHONE**

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

7. APPLICANT: LONNY MORGANROTH / DESINE, WAYNE PERRY  
**SET A DATE FOR A PUBLIC HEARING      SITE PLAN APPLICATION #495      SECTION 28**  
PDGC (PLANNED DEVELOPMENT GENERAL COMMERCIAL)  
TO CONSTRUCT ADDITIONAL RETAIL SPACE (IN AKA BUCKY'S / CROSSROADS OF HARTLAND)
8. APPLICANT: BROWNIES SIGN CO., LON BROWN      **SIGN PERMIT #432      WALL SIGN      "CLASSIC**  
**CARPEPT & FLOOR COVERING**
9. APPLICANT: GOLLA, SHARON & RUDY      **METES & BOUNDS APPLICATION #665      SECTION 15**
10. DISCUSSION ON HARTLAND TOWNSHIP ORDINANCE #37      **ARTICLE 29      PLANNED DEVELOPMENT**  
**DISTRICT**
11. CALL TO PUBLIC
12. COMMITTEE REPORT
13. ADJOURNMENT

SPECIAL PLANNING COMMISSION WORK SHOP	MARCH 6, 2003
REGULAR MEETING DATE	MARCH 13, 2003
SPECIAL PLANNING COMMISSION MEETING	MARCH 20, 2003
REGULAR MEETING DATE	MARCH 27, 2003

**1. CALL TO ORDER** – The meeting was called to order by Chairman Fountain at 7:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL** – Secretary Kalenauskas called the roll. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Petrucci and Commissioner Phillips. Commissioner Germane arrived at 7:35 p.m. Absent: Vice Chairman Douglass and Commissioner Colaianne. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz.

**4. APPROVAL OF FEBRUARY 27, 2003 PLANNING COMMISSION AGENDA** - Move to approve the February 27, 2003 Planning Commission agenda as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 4-0-3.

**5. APPROVAL OF FEBRUARY 20, 2003 SPECIAL PLANNING COMMISSION MEETING MINUTES** – Under Committee Reports, delete the statement by ZA Kuhn that a archway structure is not a sign.  
Move to approve the February 27, 2003 Planning Commission regular meeting minutes as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried.

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

**OLD AND NEW BUSINESS**

**7. APPLICANT : LONNY MORGANROTH / DESINE, WAYNE PERRY SET A DATE FOR A PUBLIC HEARING SITE PLAN APPLICATION #495 SECTION 28 PDGC (PLANNED DEVELOPMENT GENREAL COMMERCIAL ) TO CONSTRUCT ADDITONAL RETAIL SPACE ( IN AKA BUCKY'S / CROSSROADS OF HARTLAND)**  
Move to set a Public Hearing for Lonny Morganroth for Site Plan Application # 495 on March 27, 2003 . Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 4-1-2. Nay Phillips.

Trustee Phillips requested research to verify that this was indeed approved as PD zoning.

**8. APPLICANT: BROWNIES'S SIGN CO. LON BROWN SIGN PERMIT #432 WALL SIGN CLASSIC CARPET & FLOOR COVERING** – Mr. Brown was present. Commissioner Germane stated that the sign conformed to the requirements of the ordinance.  
Move to approve Sign Permit #432 for a wall sign for Brownie's Signs Co. and Classic Carpet & Floor Covering. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

**9. APPLICANT: GOLLA, SHARON AND RUDY METES AND BOUNDS APPLICATION #665 SECTION 15** – No one was present for this application. The Planning Commission requested more information on the splits, bonus splits, road and confirmation on the number of splits still available. The applicant is responsible for demonstrating that the splits requested are available.  
Motion to table Metes and Bounds Application #665 for Sharon and Rudy Golla for clarification of the prior number of splits and the number of lots that could result from the parent parcel.

Applicant to provide a current map and the past splits that have been approved. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

**10. DISCUSSION ON HARTLAND TOWNSHIP ORDINANCE #37 ARTICLE 29  
PLANNED DEVELOPEMNT DISTRICT**

– Preliminary discussions were held for the March 6, 2003 special meeting. Mr. Crouse was present.

Commissioner Petrucci suggested regulations that apply only to large tract developments and not make changes in the ordinance that would impact all developments.

Mr. Nicholson felt that by including the concept of underlying zoning with a PD it made it too restrictive. Time limits as included in the ordinance make it difficult to apply the regulations to large tracts of land that may take much more time to develop than is allowed in the ordinance.

Mr. Crouse supported more flexible PD regulations.

Other points made by Mr. Nicholson included throwing out the artificial time limits set in the ordinance, emphasize good record keeping to support the ordinance in regulating long term PD developments and flexibility in the size requirements for a PD. Planned Developments with no site plan attached are difficult to reconcile with the ordinance requirements for a PD. He suggested consulting with the Township Attorney concerning existing PD's . Research should be done to verify which ones are valid, approved Planned Developments.

**11. CALL TO THE PUBLIC** – Deputy ZA Lutz requested confirmation of the topic for the March 20, 2003 special meeting. The Commission responded that it was for the M-59 / Pleasant Valley group discussion. They requested that no other applicants be added to the agenda.

**12. COMMITTEE REPORTS**

*Petrucci* – Date for joint meeting with the Board? A date has been requested several times but none has been set.

*Fountain* – Chairman Fountain attended the special Board meeting today to request clarification on payment for PC committee work. The Board is still debating this and made no decision.

*Kalenauskas* – The location of the ice arena is still an issue. If the arena is built and expansion is requested, there will not be enough room for adequate parking. Open skating will not be readily available to the public.

*Germane* – In the February 20, 2003 minutes, page 2, last sentence in section 7, change March to February. The comprehensive plan should have been added to this agenda.

*Phillips* – The Citizen Planner class will be starting next week.

*Germane* – The site of the archway structure requested by Mr. Yaldo was visited by Commissioner Germane. Although Mr. Yaldo conformed to the items requested by the Planning Commission, Commissioner Germane felt that there were issues with the site that had to be resolved prior to approval. The Road Commission should submit approval of the plan considering the proximity of Cundy Road to the archway location. There are low elevations on

either side of the road that should be considered. There are high voltage wires in the area. The site appears to be very close to M-59 and should be reexamined. There was Commission consensus review these issues.

Mr. Nicholson will bring a draft letter of notification to surrounding municipalities on the comprehensive plan review by Hartland.

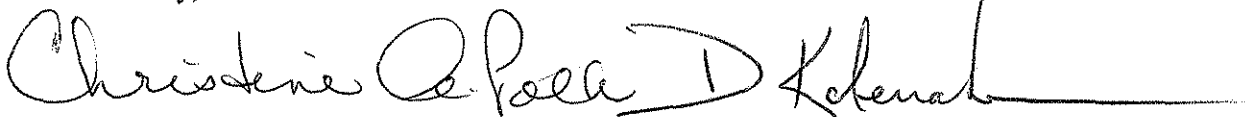
*Kalenauskas* – What is the status of the sewer capacity situation? Commissioner Phillips stated that she was not able to give any information since the minutes of the Water and Sewer Committee meetings are not available.

An informal meeting has been held and there are possible future changes in the plaza known as Bucky's.

**13. ADJOURNMENT** – The meeting was adjourned at 9:13 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary

D. Kalenauskas  
Planning Commission Secretary

Special Planning Commission Meeting - March 6, 2003  
Regular Meeting Date – March 13, 2003  
Special Planning Commission Meeting – March 20, 2003  
Regular Meeting Date – March 27, 2003