

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

**DECEMBER 19, 2002  
7:30 PM**

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF DECEMBER 19, 2002 SPECIAL PLANNING COMMISSION AGENDA
5. APPROVAL OF DECEMBER 12, 2002 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC      **PLEASE APPROACH FRONT CENTER MICROPHONE**

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

7. APPLICANT: HOME & GARDEN / DAN HABEL-SIGN WORKS      SIGN APPLICATION #429      WALL SIGN  
AT HARTLAND TOWN CENTER      SECTION 28
8. APPLICANT: DAVID KELLY- LIVINGSTON HEARING CENTER / DAN HABEL-SIGN WORKS      SIGN  
APPLICATION #430      WALL SIGN AT TRILLUIM CENTER      SECTION 28
9. APPLICANT: JAMES & JOANNE WAKEMAN      METES & BOUNDS APPLICATION #660      SECTION 04
10. PRESENTATION BY: HARTLAND M-59 / PLEASANT VALLEY ROAD SPECIAL PLANNING AREA
11. CALL TO PUBLIC
12. COMMITTEE REPORT
13. ADJOURNMENT

**REGULAR SCHEDULED MEETING ON DECEMBER 26, 2002 CANCELED  
NEXT REGULAR SCHEDULED MEETING      JANUARY 9, 2002**

**1. CALL TO ORDER** – The meeting was called to order at 7:32 p.m. by Vice Chairman Douglass.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL** – Members present: Vice Chairman Douglass, Commissioner Germane, Commissioner Petrucci, Commissioner Phillips and Commissioner Colaianne. Absent: Commissioner Kalenauskas. Chairman Fountain arrived at 7:55 p.m. Also present: Zoning Administrator Kuhn and Deputy ZA Lutz.

**4. APPROVAL OF DECEMBER 19, 2002 SPECIAL PLANNING COMMISSION AGENDA** – Move to approve the December 19, 2002 Special Planning Commission agenda. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

**5. APPROVAL OF DECEMBER 12, 2002 PLANNING COMMISSION MINUTES** – Move to approve the December 12, 2002 Planning Commission meeting minutes. Motion Colaianne. Second Germane. 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. APPLICANT: HOME& GARDEN / DAN HABERL – SIGN WORKS SIGN APPLICATION #429 WALL SIGN AT HARTLAND TOWN CENTER SECTION 28** – Mr. Haberl was present. Sign Specialist Germane had prior discussions with Mr. Haberl concerning issues with the color, size and fonts used in the application. There was discussion of these issues by the Commission.

Move to approve Sign Application #429 for Creative Wood Products / Home & Garden / Dan Haberl / Sign Works with the following changes to the submitted drawing.

1. Colors are not to exceed a maximum of three.

2. The dimensions will not exceed 77 sq. ft.

3. There will be no more than 2 fonts used. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

**8. APPLICANT: DAVID KELLY / LIVINGSTON HEARING CENTER / DAN HABERL/ SIGN WORKS SIGN APPLICATION # 430 WALL SIGN AT TRILLIUM CENTER SECTION 28** – Mr. Haberl and Mr. Kelly were present. ZA Kuhn pointed out that the triangular structure in the front of the center should be taken down since it was allowed to exist to help the community find the emergency medical service that has since departed. They have been advised repeatedly to remove the structure but so far have failed to comply.

Move to approve Sign Application #430 for Trillium Center / David Kelly / Dan Haberl / Sign Works as presented. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 4-1-2. Nay Douglass.

**9. APPLICANT: JAMES AND JOANNE WAKEMAN METES AND BOUNDS**

**APPLICATION #660 SECTION 04** - Mr. And Mrs. Wakeman were present. Some of the parcels were indicated by the Health Department as unsuitable for on site disposal. The applicants were advised that alternate disposal systems can be expensive.

Move to recommend approval of Metes and Bounds Land Division Application #660 fir James R. and Joanne D. Wakeman . Tax Id. # 08-04-100-010. This is per the State Land Division Act and the Hartland Township Zoning Ordinance #37. This Commission recognizes that some of the parcels appear not to perc. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**10. PRESENTATION BY: HARTLAND M-59 / PLEASANT VALLEY ROAD SPECIAL**

**PLANNING AREA** – Present: Mr. Iacoangeli, Mr. Giovanetti, Mr. Horowitz and Mr. Nosan. Mr. Iacoangeli did a slide presentation with modifications made after meeting with the committee reviewing their plan. Points clarified:

1. Villas will be attached or detached single family dwellings.
2. Labeled passive and active recreation areas.
3. Town homes scattered across the development parcels.
4. Realign streets to avoid 90 degree corners.

They are exploring the possibility of developing a tunnel under M-59 to connect the two developments on the north and south sides of M-59. They are planning 3 entrances off M-59 and one on the north side.

The actions they are requesting are:

1. PC approve the development concept and send it on to the Board.
2. Amend the Zoning Ordinance for the overlay.
3. Create a pattern book for standards.
4. Developer submits individual neighborhood site plans.

The PC needs the McKenna review before the January 9, 2003 meeting.

Chairman Fountain would like an action framework created for the Commission to follow for this process. Commissioner Colaianne will contact Mr. Nicholson of McKenna to let him know that Mr. Iacoangeli will be calling him to have input on the creation of an action framework. Place this on the January 9, 2003 agenda for conceptual approval then to go to the Board on January 20, 2003.

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

**12. COMMITTEE REPORTS**

*Douglass* – Nothing.

*Colaianne* – Nothing.

*Germane* – The Crouse Committee met with Mr. Crouse. He is developing recommendations for changes to the Zoning Ordinance. Mr. Colaianne advised caution in dealing with this issue and be careful to treat all applicants the same.

Mr. Germane is a hold over and should continue to come to the meetings until the Supervisor situation is settled and new appointments can be made.

*Phillips* – Election of officers should be the first item on the January 9, 2003 agenda.

*Fountain* – Chairman Fountain attended the Board of Commissioners meeting but made no comment. He stated he was disappointed in the some aspects of the process and that he felt rushed through the creation and approval.

Commissioner Petrucci stated that he would not vote on any important issue if he is given the information at the last minute. Typos in the Comprehensive Plan should not have been there and since they were, McKenna should have redone them and not charged the Township. He felt that the Board should direct the master plan process from this point including dealing with McKenna. The eleventh hour rush should never have happened. The Township should not have to pay for the corrections to the document that should have been done before the document was ever delivered to the Township.

Commissioner Colaianne questioned what the issues were that the Board of Commissioners had with the Plan. The staff recommended approval then it was disapproved at the meeting. There was no advocate for the PC at the meeting.

ZA Kuhn stated that the master plan changes the zoning.

Commissioner Germane stated that Commissioner Phillips should ask advice from the Board on whether to remain with McKenna or seek a new consultant.

Add master plan to the January 9, 2003 agenda.

The meeting was adjourned at 10:04 p.m.

These minutes are a preliminary draft until final approval

Submitted by,



Christine A. Polk  
Recording Secretary

D, Kalenauskas  
Planning Commission Secretary

Next regular meeting – January 9, 2003