

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

NOVEMBER 14, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF NOVEMBER 14, 2002 PLANNING COMMISSION AGENDA
5. APPROVAL OF NOVEMBER 7, 2002 PLANNING COMMISSION SPECIAL MEETING MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: OSCAR W. LARSONS CO. **SIGN PERMIT #423** CHANGING LOGOS ON CANOPIES AND
OVER GASOLINE PUMP ISLANDS SECTION 09
8. APPLICANT: MARATHON FINANCIAL SERVICES / DAN CALLAN **SIGN PERMIT #425** PERMANENT
WALL SIGN SECTION 22
9. APPLICANT: JAY GERMANE **METES & BOUNDS APPLICATION #653** SECTION 05
10. APPLICANT: STEPHEN SMITH **METES & BOUNDS APPLICATION #655** SECTION 28
11. APPLICANT: SCOTT TOPEL **METES & BOUNDS APPLICATION # 656** SECTION 32
12. APPLICANT: HOWARD & BRUNA AVLA **METES & BOUNDS APPLICATION #658** SECTION 05
13. APPLICANT: TIM & FRANK PIES **METES & BOUNDS APPLICATION #657** SECTION 12
14. APPLICANT: JOE ROTONDO / JASON WALLACE **REZONING APPLICATION #297** TO REZONE CA
(CONSERVATION AGRICUTLURE) TO GC (GENERAL COMMERICAL) SECTION 22
15. CALL TO PUBLIC
16. COMMITTEE REPORT
17. ADJOURNMENT

NEXT REGULAR MEETING NOVEMBER 21, 2002
SPECIAL JOINT MEETING DECEMBER 5, 2002
REGULAR MEETING DECEMBER 12, 2002

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, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Germane, Commissioner Phillips, Commissioner Petrucci and Commissioner Colaianne. Also present: David Nicholson and Michelle Aniol of McKenna Associates, Zoning Administrator Kuhn and Deputy ZA Lutz.
4. **APPROVAL OF NOVEMBER 14, 2002 PLANNING COMMISSION AGENDA** – Move to approve the November 14, 2002 Planning Commission agenda as revised November 13, 2002. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.
5. **APPROVAL OF NOVEMBER 7, 2002 PLANNING COMMISSION SPECIAL MEETING MINUTES** – Move to table. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.
6. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

PUBLIC HEARING

OLD AND NEW BUSINESS

7. **APPLICANT : HARTLAND GLEN DEVELOPMNT SITE PLAN APPLICATION #335 MAJOR CHANGE TO SITE PLAN #156 IN CONJUNCTION WITH SPECIAL USE APPLICATION #216 TO SET A DATE FOR A PUBLIC HEARING TO CONSTRUCT AN OUTDOOR DINING AREA AND A STORAGE BUILDING SECTION 26** – Move to set a public hearing for Hartland Glens Development on Site Plan Application #335 for a major change to Site Plan #156 in conjunction with Special Use Application #216 on December 12, 2002. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.
8. **APPLICANT : OSCAR W. LARSON CO. SIGN PERMIT #423 CHANGING LOGOS ON CANOPIES AND OVER GASOLINE PUMP ISLANDS SECTION 09** – Dave Decoster of Larson was present with John Abbo representing Hartland Mobil on Clyde Road. Pictures were distributed of various buildings.
Mr. Abbo stated that other locations in the Township have the type of signage and accents he is requesting. He has installed shielding on the lights to reduce the glare at the site. Feels that the illuminated stripe is not part of the sign.
Chairman Fountain explained that there is no issue with changing the “Mobil” logo. The issue is whether the illuminated blue stripe is part of the sign. He also noted that the current signage at the site was never issued a permit or approved by the township. He agreed with Mr. Abbo that other locations may have changed their lighting from what was approved but the Planning Commission is not concerned with enforcement, just reconciling applications with the requirements of the Ordinance.
There was some miscommunication between the Zoning Administrator and Commissioner Germane concerning the issuance of a waiver of land use at the M-59 station. Commissioner Germane did not

realize it would involve the installation of the illuminated blue stripe. He had thought only the “Mobil “ logo would change.

Commissioner Colaianne pointed out to Mr. Abbo that when he took over the station, he assumed responsibility for the signage and the lack of past permit applications. Sign Specialist Germane pointed out that the current signs are not in compliance.

Mr. Abbo stated that he is trying aggressively to stop parking on the lot east of his property even though it is not owned by him.

Move to approve Sign Permit #423 for Oscar W. Larson to change logos on the canopy and over the gas pumps with the condition that the blue accent stripe on the canopy not be internally lit because it exceeds the size limit. Motion Germane. Motion fails for lack of a second.

Commissioner Phillips stated that the ZBA should interpret the ordinance and determine if the stripe is part of the sign.

Commissioner Kalenauskas was less concerned with the accent lighting and more with the intensity of the light under the canopy.

Move to approve Sign Application #423 for Oscar W. Larson. Tax Id. # 08-09-100-013. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-2-0. Nay Fountain and Germane.

9. MARATHON FINANCIAL SERVICES / DAN CALLAN SIGN PERMIT #425

PERMANENT WALL SIGN SECTION 22 – Steve Sarkon was present. The estimate for the width of the building was 30 ft. The sign is acceptable under the ordinance.

Move to approve Sign Application # 425 for Marathon Financial Services. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT ; MEADOW VIEW ESTATES II SITE PLAN APPLICATION #340

MAJOR / MINOR CHANGE TO SITE PLAN APPLICATIONS #325 AND #338 - Wayne

Perry was present. Mr. Nicholson noted that they were seeking to pave the stub streets and there was no problem with this.

Move to approve Meadow View Estates II Site Plan Application #340 as a minor change to Site Plan Applications #326 and #338. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

11. APPLICANT : JAY GERMANE METES AND BOUNDS APPLICATION # 653

SECTION 05 – Mr. Jay Germane was present.

Move to approve Metes and Bounds Application #653 for Jay Germane. Tax Id.# 08-12-400-009 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Petrucci. Second Phillips. Voice Vote. Motion Carried. 6-0-0-1. Abstain Matt Germane.

12. APPLICANT: STEPHEN SMITH METES AND BOUNDS APPLICATION #656

SECTION 32 – Mr. Smith was present to represent Enro. The application is to split of 1.75 acres and to keep 2.6 with the station. There are no sewer taps available for this new parcel.

Commissioner Germane stated that the Township should provide a letter stating that there are no taps available on this new parcel.

Mr. Nicholson pointed out there is a notation on the east side of parcel B indicating a restricted billboard covenant and the south line of parcel A is shown as a side yard setback. The yard locations

on the plan do not indicate the future building location per the Township regulations. In no way should approval of this metes and bounds indicate approval of a billboard of any kind.

Mr. Smith had no idea what the billboard notation meant.

Move to recommend approval of Metes and Bounds Application #655 for Steve Smith. Tax Id. #08-28-100-016-201-470-60. The Planning Commission recognizes that the print submitted shows setbacks not indicative of the way the parcel should be and notes that the billboard restricted covenant has no approval from the Township to locate a billboard on the site. This approval is per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

13. APPLICANT : SCOTT TOPEL METES AND BOUNDS APPLICATION # 658

SECTION 05 – Mr. Topel was present. His plan is to combine 20.75 acres with Parcel H and split off 2.83 acres.

Move to recommend approval of Metes and Bounds Application #656 for Scott Topel. # 32-200-016 (parcel H) 32-200-021 (parcel F-4) to split 2.83 acres and combining 20.75 acres with parcel H. tax Id. # 08-32-200-016. Per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

14. HOWARD AND BRUNA AULA METES AND BOUNDS APPLICATION #657

SECTION 12 – This is an existing 10 acre parcel on Pleasant Hill Dr. The change to the plan is to reduce the size of parcel A and increase the size of parcel C. Parcel B will remain the same.

Commissioner Phillips noted there were many splits on this gravel road.

Move to recommend approval of Metes and Bounds Application # 658 for Howard and Bruna Aula. Tax Id. # 08-05-300-013. The print approved was distributed November 11, 2002. This recommended approval is per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

15. TIM AND FRANK PIES METES AND BOUNDS APPLICATION #657 SECTION 12 –

Tim and Frank Pies were present. The 7.07 acres will be split into 3 parcels with a shared drive.

Parcel #2 has an existing drive onto Clyde Road.

Move to recommend approval of Metes and Bounds Application #657 for Tim and Frank Pies. Tax Id. # 08-12-100-029, per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

16. APPLICANT: JOE ROTONDO / JASON WALLACE REASONING APPLICATION # 297 TO REZONE CA (CONSERVATION AGRICULTURE) TO GC (GENERAL COMMERCIAL) SECTION 22 –

Jason Wallace and Wayne Perry were present. Mr. Rotondo was in the audience. The parcel is 30 acres on M59 between Clark Road and Bullard Road. It is vacant and clear of trees. He is seeking to have a mix of office and commercial.

Mr. Nicholson advised that a planned development might work on this parcel with the environmental characteristics (wetlands) that restrict use. His recommendation would be for denial since it does not comply with the master plan.

Mr. Perry and Mr. Wallace both stated that a PD would take more time. Mr. Perry did not feel a planned development was suited to a small development with the costs and time involved.

Commissioner Phillips questioned if the various sites will be split off. Mr. Perry responded that this is not currently planned but was possible in the future.

Commissioner Germane pointed out that the land had the wetlands when it was purchased so that is what has to be considered for this request. The Commission should not choose to go against the master plan to accommodate the restrictions of this parcel that the owner was aware of when he purchased it. Go with a planned development or try to encourage a change in the master plan. Commissioner Colaianne agreed that a PD would be the best course for this property.
Move to recommend denial of Rezoning Application # 297 for Joe Rotondo as it is inconsistent with the master plan. Motion Germane. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

17. CALL TO THE PUBLIC – ZA Kuhn reported that Mr. Gershonson has been inquiring about the Oasis and the SW corner of M59 and Old 23.

Fountain – Review open space zoning information for the November 21, 2002 public hearing.

Nicholson – Master plan comments have been received from 2 Commissioners. The books will be prepared soon. Any other comments / corrections should be submitted as soon as possible.

18. COMMITTEE REPORTS

Colaianne – The Special Planning Area Committee has prepared the summary report and is reviewing it with the developers. Types of stores, housing styles, building materials, open space, lifestyle and other issues have been discussed. Kroger is interested but also wants a gas station.

Germane – What is the status of the parallel plan that was to be developed by McKenna? Mr. Nicholson is working with the committee and developers rather than writing an alternate use report. Commissioner Germane was looking for a plan from McKenna that would possibly include schools, a fire station and other items on a parallel plan. Mr. Nicholson responded that such a detailed plan could run \$20-30,000.00. ZA Kuhn suggested an infrastructure overlay for the Township maps. Bucky's Plaza still has the old signage on the elevated sign. There are many illegal signs on M-59 including many at Autumn Woods. Signs should be part of the joint meeting.

Move to cancel the December 5, 2002 joint meeting due to an insufficient number of Board members being available. Postpone to January 2003. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

Commissioner Phillips will check with the Board for new dates.

Revisions to the agenda are being made too close to the meetings. Commissioner Germane requested revisions be faxed to his office so he can try to be prepared for the meetings.

Kalenauskas – The attorney may be questioning the Planning Commission handling metes and bounds. Commissioner Colaianne stated that attorneys should not make Township policy. The Township should be looking at a lighting ordinance.

19. ADJOURNMENT – The meeting was adjourned at 10:20 p.m.

These minutes are a preliminary draft until final approval.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
NOVEMBER 14, 2002 – TOWNSHIP HALL – 7:30 P.M.

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Submitted by,



Christine A. Polk
Recording Secretary

D. Kalenauskas
Planning Commission Secretary

Next Regular Meeting – November 21, 2002
Regular Meeting – December 12, 2002

PLANNING COMMISSION ACTIVE ISSUES LIST

1. 5/3/01 Open Space / Lot Size / Sewer Density
2. 7/12/01 Review size allowed for wall signs based on linear feet
9/23/01 Further review of signs - sizes and percentage of wall coverage.
12/06/01 Review reader board signs
3. 5/8/01 Signs - Zoning and Redevelopment
6/7/01 Should this be instituted or deleted?
4. 8/23/01 Review the process for sign reviews. Consider sign specialist and Zoning Administrator review and approve.
5. 2-21-02 Review "Transient Business" - operating on private property without Township review and approval.
6. 3-14-02 Review and revise subdivision regulations.
7. 4-18-02 Review paving requirements for private roads per number of dwellings on road.
8. 8-22-02 Review cell tower ordinance.
9. 8-22-02 Review and update sections of the zoning ordinance.
10. 10-24-02 Discuss accessory structures on stacked lots
11. 11-14-02 Discuss Lighting Ordinance