

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

AT THE TOWNSHIP HALL

OCTOBER 24, 2002

7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF OCTOBER 24, 2002 PLANNING COMMISSION AGENDA
5. APPROVAL OF AUGUST 22, 2002 PLANNING COMMISSION MEETING MNUTES
6. APPROVAL OF OCTOBER 10, 2002 PLANNING COMMISSION MEETING MINUTES
7. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

8. APPLICANT: JOE ROTONDO / JASON WALLACE **REZONING APPLICATION #297** TO REZONE CA
TO GC SECTION 22

OLD AND NEW BUSINESS

9. APPLICANT: MELODY & PAUL PAIGE **SET A DATE FOR A PUBLIC HEARING**
SITE PLAN #339 IN CONJUNCTION WITH **SPECIAL USE APPLICATION #215** FAMILY CEMETARY
SECTION 08
10. APPLICANT: WIL-PRO DEVELOPMENT CO **SIGN PERMIT #422** GROUND SIGN SECTION 28
11. APPLICANT: OSCAR W. LARSONS CO. SIGN PERMIT #423 CHANGING LOGOS ON CANOPIES AND
OVER GASOLINE PUMP ISLANDS SECTION 09
12. APPLICANT: JAY GERMANE **METES & BOUNDS APPLICATION #653** SECTION 05
13. APPLICANT: INA MORBITZER / TOM RAFFERTY **METES & BOUNDS APPLICATION #654** SECTION 19
14. DISCUSSION ON OPEN SPACE STATUTE
CHANGES TO OUR ORDINANCE
15. CALL TO PUBLIC
16. COMMITTEE REPORT
17. ADJOURNMENT

SPECIAL PLANNING COMMISSION MEETING OCTOBER 30, 2002
NEXT REGULAR MEETING NOVEMBER 7, 2002
NOVEMBER 21, 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 Petrucci, Commissioner Phillips, Commissioner Colaianne and Commissioner Germane. Also present: David Nicholson and Michelle Aniol of McKenna Associates and Interim Zoning Administrator Kuhn.

4. **APPROVAL OF OCTOBER 24, 2002 PLANNING COMMISSION AGENDA** – Move to approve the October 24, 2002 Planning Commission Agenda as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

5. **APPROVAL OF AUGUST 22, 2002 PLANNING COMMISSION REGULAR MEETING MINUTES** – Move to approve the August 22, 2002 Planning Commission regular meeting minutes as presented. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

6. **APPROVAL OF OCTOBER 10, 2002 PLANNING COMMISSION AGENDA** – In item #14 under “Germane” replace “The developers” with “Hartland M59 LLC and Premier Properties”. Add to the section on the M59 Corridor, “MDOT is preparing the final draft report now.”

Move to approve the October 24, 2002 Planning Commission regular meeting minutes as amended. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

7. **CALL TO THE PUBLIC**

Frank Crouse of Waldenwoods was present to address the Planning Commission about future plans for his property and the zoning of the property. He had previously submitted a history and discussion of the property to the Planning Commission for their review. He has also done new surveys and spoken to Chairman Fountain about the piece. He briefly summarized his letter on the past zoning and land use plans applied to his property, the past decision of the Tax Tribunal, agreements reached concerning zoning and future plans for the site. The Board has also received copies of his letter.

Chairman Fountain explained that Mr. Nicholson was requested to draft a response to the concerns expressed by Mr. Crouse and that response was received today. It will be reviewed by the Planning Commission. Mr. Crouse felt that there had been changes and he was not notified of them. He is concerned about land use and zoning changes. He noted that sewer capacity was given to the schools after he had paid for capacity for 20 years and was now not able to use what he had been paying for.

Andy Giovanetti – Representing Hartland M59 LLC and Premier Properties, Mr. Giovanetti was present to urge the committee reviewing his plans to have several more meetings before Thanksgiving. A meeting with the developers was set for November 7, 2002 at 7 p.m.

PUBLIC HEARING

8. APPLICANT: JOE ROTONDO / JASON WALLACE REZONING APPLICATION #297 TO REZONE CA TO GC SECTION 22 – Jason Wallace was present. Mr. Rotondo was in the audience. The parcel is on M59 to the east of the driving range. There are extensive wetlands and they are requesting GC in order to put commercial on the front and office on the back. There was a discussion of the wetlands and draining water to the wetlands in order to have enough dry land for parking.

Mr. Nicholson noted that this was not consistent with the current or proposed comprehensive / master plan. If this were approved, others may come in with similar requests for the same designation. He recommended delaying the decision until the new plan was finalized.

Since the property will not be hooked to the sewer system, Commissioner Colaianne questioned where the septic fields would be located among the wetlands. The front of the property is the only suitable place at this time.

Mr. Nicholson advised against zoning contrary to the master plan. If the Commission wants to go with this zoning, modify the plan to reflect this but don't zone inconsistently with the plan. Concerning a parallel plan, Mr. Perry reported that there would only be the potential of about 20 houses on this piece with all the septic being on the front of the site.

The public hearing was closed at 8:04 p.m.

OLD AND NEW BUSINESS

9. APPLICANT: MELODY & PAUL PAIGE SET A DATE FOR A PUBLIC HEARING ON SITE PLAN #339 IN CONJUNCTION WITH SPECIAL USE APPLICATION #215 FAMILY CEMETARY SECTION 08 – Move to set a public hearing on December 21, 2002 for Melody and Paul Paige for Special Use Application #215 in conjunction with Site Plan Application #339. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT: WIL-PRO DEVELOPMENT SIGN PERMIT #422 GROUND SIGN SECTION 28 – Mr. Willacker was present. Mr. Germane reviewed the sign. The only issue was the requirement for address numbers on the sign. Since each unit has an address, it would be difficult to get this on the sign. Other condo developments do not have all the addresses listed on their signs.

Move to approve Sign Permit Application #422 for Wil-Pro Development with the acknowledgement that the requirement for street address not applied due to the special circumstance of a multi tenant condominium development. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

11. APPLICANT: OSCAR W. LARSON CO. SIGN PERMIT #423 CHANGING LOGOS ON CANOPIES AND OVER GASOLINE PUMP ISLANDS SECTION 09 – Dave DeCoster was present. Mobil is changing the image it uses. Mr. Germane noted that no dimensions were given. Mr. DeCoster stated that the blue strip shown was lighted all the way around the canopy. There was a question raised by Mr. Nicholson concerning possible changes made to the site without obtaining approval from the Township or obtaining proper permits. There is a new owner at this time.

It was the consensus of the Commission to take no action at this time and have Zoning review the site for compliance with the approved site plan and report back. If the blue strip is lighted, it could be considered a sign.

Move to table Sign Permit Application #423. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 7-0-0.

Place on the November 14, 2002 agenda.

12. APPLICANT: INA MORBIYZER / TOM RAFFERTY METES AND BOUNDS

APPLICATION #654 SECTION 19 - Mr. Rafferty was present. There are four parcels on the site with a common drive easement off Brophy Road. The length to width ratio should be corrected and the notation of a private road changed to a driveway on the plan. The checklist and tax information was not available with the file and should be available before Board action.

Move to recommend approval of Metes and Bounds Application #654. Tax Id. # 08-19-100-001 for Ina Morbitzer / Tom Rafferty per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

13. DISCUSSION ON OPEN SPACE STATUTE AND CHANGES TO THE ORDINANCE

Mr. Nicholson advised moving on incorporating the new state requirement for cluster / open space into the zoning ordinance. This should be done by December 15, 2002. Clustering must be permitted on half of the site. Mr. Nicholson suggested requiring a parallel plan including the same number of units as the cluster plan. He will provide draft wording for the Commission to consider. The developer has the option not to use the cluster plan but it must be available.

Move to set a public hearing on the proposed amendment to the Township Zoning Ordinance pursuant to the open space statute requirement per the Township Zoning Act. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

14. CALL TO THE PUBLIC – *Commissioner Colaianne* urged everyone to vote in favor of proposal 2 to fund the SRF (revolving funds) for low interest loans to local governments.

Interim ZA Kuhn – Mr. Matouk is again talking about developing the old Oasis site.

15. COMMITTEE REPORTS

Recess 9:03 p.m.

Resume 9:05 p.m.

Fountain – The Crouse memo has been distributed. Mr. Nicholson stated that there were no special agreements with the Crouse property that he was aware of. If this information exists, it has not been provided to McKenna. Mr. Crouse responded that he has more documentation and would provide it. There was no PUD, just a zoning agreement. Negotiations between the Township and Waldenwoods were required by the Tax Tribunal and the RR district was created to solve those issues.

Mr. Nicholson advised that the Board and the PC agreed on the Ordinance in 1998. There may be legal issues with contract zoning in spite of what was done in 1985. The attorney should review this situation. It was advised that Mr. Crouse may consider submitting a Planned Development as allowed in Article 20.02.A, B and C.

Information should be gathered from John Axe, Paul Decocq and others involved at the time.

Phillips – Autumnwoods has been sold. There has been a inquiry about the status of the 49 lots in Phase III waiting for sewer capacity.
There is also interest in creating an ice rink and gymnasium on 7 acres east of Clark Road.
Commissioner Kalenauskas advised consideration of the architectural standards.

Germane – It is time for a joint PC / Board meeting.

Move to recommend a joint Planning Commission / Township Board meeting December 5, 2002 contingent on the Board acceptance of the date. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

Colaianne- Nothing

Petrucci – Nothing.

Douglass – The Commission should be careful of opening up areas M-59 to development.

Kalenauskas – There should be discussion of the permitted location of accessory structures on stacked lots (one behind the other). Place on the active issues list.

Fountain - SEMCOG has issued a development forecast on age trends.

Mr. Morganroth has called about the Speedway split since he is interested in purchasing the resulting parcel to install the septic field for expanded use of the former Bucky Plaza.

Bulk petroleum presented some plans that were very deficient and will need to be upgraded to meet requirements.

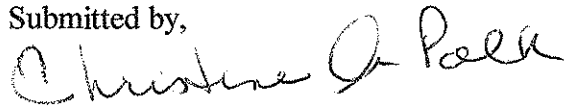
The Shell station has wire signs in front of their site that are not permitted.

The tree farm at M59 and Pleasant Valley has been advised to remove their signage.

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

Special Planning Commission Meeting – October 30, 2002
Next Regular Meetings – November 7 and 21, 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