

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
TOWNSHIP HALL
JULY 25, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JULY 25, 2002 PLANNING COMMISSION AGENDA
5. RE-APPROVAL OF JUNE 27, 2002 PLANNING COMMISSION MINUTES
6. APPROVAL OF JULY 11, 2002 PLANNING COMMISSION MINUTES
7. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

8. APPLICANT: JACKIE SCHELLER **SUBDIVISION PLAT APPLICATION #11** SECTION 23

OLD AND NEW BUSINESS

9. APPLICANT: @ WIRELESS **SIGN APPLICATION #414** **WALL SIGN** SECTION 28
10. APPLICANT: TRIANGLE DEVELOPMENT / HERITAGE MEADOWS **SIGN APPLICATION #415**
TEMPORARY REAL ESTATE SIGN SECTION 22
11. APPLICANT: SIGN-A-RAMA / NAIL TECH / SHOPS AT WALDENWOODS **SIGN APPLICATION #416**
WALL SIGN SECTION 21
12. APPLICANT: FAIRMONT SIGNS / TCF BANK / SHOPS AT WALDENWOODS **SIGN APPLICATION #391**
WALL SIGNS SECTION 21
13. APPLICANT: VOICE STREAM **SITE PLAN APPLICATION #333** IN CONJUNCTION WITH
SPECIAL USE APPLICATION #213
14. APPLICANT: WILLIAM JOHNS / MILLPOND **SUBDIVISION PLAT APPLICATION #12** SECTION 06
15. APPLICANT: BULK PETROLEUM / DHAILWAL ENTERPRISES CO. / JASON THOMPSON **SITE PLAN**
APPLICATION #332 **IN CONJUNCTION WITH SPECIAL USE APPLICATION #212** SECTION 21
16. CALL TO PUBLIC
17. COMMITTEE REPORT
18. ADJOURNMENT

SPECIAL WORK SESSION MEETING AUGUST 1, 2002
REGULAR MEETING AUGUST 8, 2002
REGULAR MEETING AUGUST 22, 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** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Colaianne and Commissioner Phillips. Commissioner M. Germane arrived at 7:34 p.m. Absent: Commissioner Petrucci. Also present: David Nicholson of McKenna Associates and ZA Christensen.

4. **APPROVAL OF JULY 25, 2002 PLANNING COMMISSION AGENDA** – Remove item #14.

Move to approve the July 25, 2002 Planning Commission agenda as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

5. **RE-APPROVAL OF JUNE 27, 2002 PLANNING COMMISSION MINUTES** – Move to reapprove the minutes of June 27, 2002 with the changes: delete “recommend” and change “major” and insert “minor” in the motion and the item heading. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

6. **APPROVAL OF JULY 11, 2002 PLANNING COMMISSION MINUTES** – List absent commissioners in minutes (Phillips and Colaianne). Page 3 - Third paragraph from bottom “planting trees”. Page 3 second paragraph from bottom add “Place walkable communities on August 25 agenda”. Page one - item 7a second sentence – pluralize to read “both signs” and “found their sizes”.

Move to approve the July 11, 2002 Planning Commission minutes as amended. Motion M. Germane. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

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

PUBLIC HEARING

8. **APPLICANT: JACKIE SCHELLER SUBDIVISION PLAT APPLICATION #11 SECTION 23** – Ms. Scheller and Chris Cotter of Advantage Engineering were present. Mr. Cotter reviewed the proposed development.

Chairman Fountain solicited questions from the audience. There were none.

The public hearing was closed at 7:39 p.m.

There were questions and discussion by the Commissioners. The 66 ft. wide easement has been reduced to 24 ft. with an 18 ft. surface. Ms. Scheller distributed examples of small sub lots coming out onto a public access rather than an internal collector road. Commissioner Phillips noted that these were examples from the late 1960’s and not approved under the current ordinance.

Pg. 6 of the Hartland Subdivision Control Ordinance Sec. 4.3.e states the Planning Commission may require alternative access methods in the interests of public safety.

Ms. Scheller stated the if the Road Commission approved her driveways, then the Township should approve them or prove that there was a hazard.

The McKenna review of July 25, 2002 listed several unresolved items. The applicant felt that some of the missing information did not have to be submitted until final approval. Mr. Nicholson stated that it was needed now before tentative approval was granted. There are no driveways even indicated on the plan that the Commission is being asked to approve for a tentative preliminary plat.

There was a lengthy discussion of access to the lots of the subdivision. Ms. Scheller's basic argument was the other homes on Bullard were allowed direct access to the street and she and her attorney interpreted the ordinance as giving her the right to do this. The Planning Commission hesitated to make a bad situation worse by allowing her development and perhaps more in the future to add numerous driveways accessing Bullard Road directly.

Upon a direct question from Commissioner Kalenauskas, Ms. Scheller responded that a substantial portion of her desire to have the access onto Bullard Road was to avoid the investment in a private road to collect traffic internally to access Bullard Road.

Mr. Nicholson noted that a tentative preliminary plat approval addresses lot orientation and access so this should be noted on the plan before any vote is taken for approval.

Move to approve Subdivision Plat Application #11 for Tentative Preliminary Plat approval of the Jaylynn Subdivision. Motion Colaianne. Second M. Germane. Voice Vote. Motion Fails for lack of a Majority. 3-3-1. Nays Phillips, Douglass and Fountain.

OLD AND NEW BUSINESS

9. APPLICANT: @ WIRELESS SIGN APPLICATION #414 WALL SIGN SECTION 28

A review was done of the 1996 sign approval for this site and the ZBA variance granted. Commissioner M. Germane noted that the business for which the signs were approved is now gone and the signs should be removed.

Move to approve Sign Application #414 for the east facing wall sign in Section 28 for @Wireless. Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 6-0-1.

10. APPLICANT: TRIANGLE DEVELOPMENT / HERITAGE MEADOWS SIGN APPLICATION #415 TEMPORARY REAL ESTATE SIGN SECTION 22 – Mike

Schocker was present. They wish to change the signs to "phase 2" of the development. It was noted that the signs must be the same as the design submitted to the Commission for approval.

Move to approve Sign Application #415 for Triangle Development / Heritage Meadows for Temporary Real Estate signs. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

11. APPLICANT: SIGN-A-RAMA / NAIL TECH / SHOPS AT WALDENWOODS SIGN APPLICATION #416 SECTION 21 – Kaylee Marcum was present. Commissioner M.

Germane reviewed the sign.

Move to approve Sign Application #416 for Sign-A-Rama / Nail Tech. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

12. APPLICANT: FAIRMONT SIGNS / TCF BANK / SHOPS AT WALDENWOODS SIGN APPLICATION # 391 WALL SIGNS SECTION 21 – Patrick Clark was present.

There was no signature on the drawing indicating approval by Jeff Thompson of Aikens.

Move to approve Sign Application #392 for TCF Bank. This sign is approved under the amended Planned Development agreement. Approval is conditional on obtaining the signature of the developer. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

13. APPLICANT: VOICE STREAM SITE PLAN APPLICATION #333 IN CONJUNCTION WITH SPECIAL USE APPLICATION #213 – Clarence King was present. The July 24, 2002 McKenna review states that the Ordinance does not allow the Commission to ignore the ordinance requirement that this site be brought into compliance if the cell tower flag pole is to be installed. Although there is only a small area that will be impacted, the ordinance requires the whole site to be brought into compliance. The site is also less than the one mile distance required from an already existing tower.

Move to table. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 4-2-1. Nays Fountain and Kalenauskas.

15. APPLICANT: COLLEX-COLLISION EXPERTS - SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #214 IN CONJUNCTION WITH SITE PLAN APPLICATION #334 FOR AUTOBODY REPAIR SECTION 33 – Move to set a public hearing for Site Plan Application #334 in conjunction with Special Use Application #214 for Collex Collision on August 8, 2002. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

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

17. COMMITTEE REPORTS

Phillips – An informal meeting was held with Aikens / Jeff Thompson on proposed uses of the property north of Shops at Waldenwoods including the possibility of apartments. There should be research to confirm if the consent judgment with Tobin included some brick on his buildings.

The Commission should consider an ordinance change to allow the Zoning Administrator and a Planning Commission sign specialist to approve the signs without taking up the time of the Commission.

Douglass – Nothing.

M. Germane – The Tetra Tech MPS letter on Meadowview Estates II was received for review after the recommendation for approval was given.

Mr. Nicholson noted that plans are being placed on the agenda too fast and not allowing all the reviews and approvals to be gathered, distributed and reviewed before being placed on the agenda.

The Clerk is refusing to pay reimbursements for Planning Commission activities.

Move to approve M. Germane to attend the Farm Preservation seminar July 30, 2002 and to be reimbursed for mileage and expenses. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JULY 25, 2002 – TOWNSHIP HALL – 7:30 P.M.

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The Board should set a date for a joint meeting for the presentation of the findings of the SEMCOG Water Resource Committee.

Colaianne – Nothing.

The meeting was adjourned at 10:20 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Special Work Session Meeting – August 1, 2002
Regular Meeting - August 8, 2002
Regular Meeting – August 22, 2002