

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
APRIL 11, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF APRIL 11, 2002 AGENDA
5. APPROVAL OF MARCH 28, 2002 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

APPLICANT: JACKIE SCHELLER SUBDIVISION PLAT APPLICANT #11 SECTION 23

OLD AND NEW BUSINESS

7. APPLICANT: SHOPS OF WALDENWOODS SITE PLAN APPLICATION #270 AMENDING
THEIR PLANNED DEVELOPMENT AGREEMENT
8. DISCUSSION ON MISSION STATEMENT—PLEASANT VALLEY / M59
9. CALL TO PUBLIC
10. COMMITTEE REPORT
11. ADJOURNMENT

SPECIAL PLANNING COMMISSION MEETING APRIL 18, 2002 @ 6:30

REGULAR MEETING APRIL 25, 2002

SPECIAL JOINT MEETING OF PLANNING COMMISSION WITH HARTLAND TOWNSHIP BOARD MAY 2, 2002

REGULAR MEETING MAY 9, 2002

SPECIAL PLANNING COMMISSION MEETING MAY 16, 2002 @ 6:30

1. **CALL TO ORDER** – The meeting was called to order 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, Commissioner Colaianne and Commissioner M. Germane. Absent: Vice Chairman Douglass and Commissioner Phillips. Also present: David Nicholson and Amy Neary of McKenna Associates and Deputy Zoning Administrator Lutz.

4. **APPROVAL OF APRIL 11, 2002 AGENDA** – Move to approve the April 11, 2002 Planning Commission agenda. Motion Kalenauskas. Second Petrucci.
Add as item # 8a. Joint Meeting Topics Discussion.
Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF MARCH 28, 2002 PLANNING COMMISSION MINUTES**-
Move to approve the March 28, 2002 Planning Commission minutes. Motion Colaianne. Second M. 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

6A. APPLICANT: JACKIE SCHELLER SUBDIVISION PLAT APPLICANT #11 SECTION 23 - Ms. Scheller was present. Mr. Nicholson pointed out that according to Sec. 111 Paragraph 2 of the Land Division Act , the preliminary plat has to be drawn and sealed by a surveyor. The public hearing is not a requirement of plat approval so it can go on in spite of the lack of a sealed drawing. The applicant was advised to request an extension because there is a time limit imposed for action in the law and more time will be needed by the applicant to prepare the application for review by the Township.

No comment was received from the public.
The public hearing was closed at 7:53 p.m.

There was discussion about Bullard Road, access onto Bullard Road, storm drainage and the surface required for the subdivision road.

OLD AND NEW BUSINESS

7. **APPLICANT: SHOPS AT WALDENWOODS SITE PLAN APPLICATION #270 AMENDING THEIR PLANNED DEVELOPMENT AGREEMENT** – Jeff Thompson of Robert Aikens Associates was present. He reviewed the proposed changes which included giving the Planning Commission more authority in determining the appropriateness of proposed signs, additional sign size for store spaces of 20,000 sq. ft. or

more with a cap of 200 sq. ft of signage total and additional wall signs for internal tenants such as a bank or pharmacy to be allowed as part of the 200 sq. ft. of signage.

Mr. Nicholson reviewed his comments including changing “may” to “shall”.

Move to recommend to the Township Board approve and execute the First Amendment to the agreement for a Planned Development for Walden & Associates dated April 11, 2002 as modified by McKenna Associates review. Motion M. Germane. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

8. DISCUSSION ON MISSION STATEMENT – PLEASANT VALLEY / M59 – Andy Giovanetti and Michael Horowitz were present. The latest version of the mission statement was distributed. Mr. Giovanetti and Mr. Horowitz agreed with the wording of the version dated March 29, 2002.

Move to adopt the mission statement and goals for the proposed Pleasant Valley / M59 Special Planning Area dated March 29, 2002 revision. Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

Mr. Nicholson suggested an escrow account be set up with a deposit to cover costs. There will have to be zoning changes, definition of boundaries, submission of a plan to get process started and approval of the McKenna Associates proposed budget for the project submitted to the Board for approval.

Move to recommend the Township Board approve the McKenna Associates March 18, 2002 proposal specific to the Pleasant Valley / M59 proposed Special Planning Area. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

McKenna will develop a map of the area under consideration.
The Deputy ZA will copy the mission statement to the Board.

8a. DISCUSSION OF TOPICS FOR JOINT PLANNING COMMISSION / BOARD MEETING – Topics will include:

GIS presentation by Joe Moore, sign enforcement, creating accurate record of existing signs, road improvement, nuisance ordinance drafts, expansion of the centers of development, sidewalk liability, walkable communities, blight, sign ordinance, cell towers and lighting.

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

10. COMMITTEE REPORTS

Fountain – The Clyde Road / US 23 gas station is expanding beyond any approval that had been given and is in violation of site plan approvals. Legal action should be pursued.

Signs are a continuing problem.

Kalenauskas – In light of the Oldford / Howell approval, Commissioner Kalenauskas felt that the STR zoning was useless and unenforceable. He was disappointed in the handling of the approval and that McKenna had erred in recommending that it be approved. Lawyers and planners are making the zoning decisions in spite of township ordinances and votes.

Mr. Nicholson reserved the right to respond to Commissioner Kalenauskas statements.

M. Germane – Would like to attend the Housing Authority discussion for Livingston County on May 3, 2002.

Commissioner M. Germane may also miss the April 22, 2002 visioning session.

The meeting was adjourned at 9:42 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 – April 18, 2002 – 6:30 p.m.

Planning Commission Regular Meeting – April 25, 2002 - 7:30 p.m.

Special Joint Meeting PC / Board – May 2, 2002 - 7:30 p.m.

Planning Commission Regular Meeting – May 9, 2002 – 7:30 p.m.

Special Planning Commission Meeting – May 16, 2002 – 6:30 p.m.