

1. **ROLL CALL** - The meeting was called to order by Chairman Fountain at 7:30 p.m. Members present: Chairman Fountain, Vice Chairman Douglass, Treasurer Kalenauskas, Commissioner Petrucci, Commissioner Phillips, Commissioner Colaianne and Commissioner M. Germane. Also present: David Nicholson of McKenna Associates and Township Attorney Decocq.

2. **APPROVAL OF DECEMBER 20, 2001 AGENDA** – Move to approve the December 20, 2001 Planning Commission agenda as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion carried. 7-0-0.

3. **APPROVAL OF DECEMBER 13, 2001 MINUTES** – Move to approve the December 13, 2001 Planning Commission minutes as presented. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

4. **CALL TO THE PUBLIC** – Sean Keenan 27752 Stansbury, Farmington Hills. Mr. Keenan was present for Nextel to request a public hearing on the location of a tower at 3911 Hartland Road.

Move to set a public hearing for Nextel Communications Special Use Application # (to be added) _____ in conjunction with Site Plan Application #324 for January 24, 2002. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

5. **PUBLIC HEARING - APPLICANT: OLDFORD AND HOWELL DEVELOPEMNT L.L.C. PUBLIC HEARING FOR REZONING APPLICATION #295 CA TO STR SECTION 05-** Dan Howell and Dale Brewer were present. Mr. Brewer reviewed the application.

5 residents of the area were recognized to read their prepared statement.

Ed Gren – 5850 Cullen Road

Jim Denton – 8330 Allen Road

Les Baxter - 9098 Parshallville Road

Thomas Knasiak 5960 Cullen Road

Bob Conaway – 8425 Parshallville Road

Each of the gentlemen read a section of their prepared statement in opposition to the rezoning. They cited the dispute as to the proper zoning of the parcel due to past errors and the method of correcting those errors.

Dan Haberl 1940 Sierra Ct. questioned how the land had been taxed. It was explained that the zoning had little to do with taxation, improvements to the land were the basis for taxation.

Mr. Nicholson stated that McKenna followed the map atlas provided by the Township to make it's review determinations as to the zoning of the parcel.

Mr. Gren felt that Zoning Ordinance #22 clearly showed the entire property to be CA which includes the portion in the rezoning request. Since none of the surrounding property owners have been notified of a change, he felt that it was still CA.

The public hearing was closed at 8:00 p.m.

There was further discussion of the early drawing by Howell –Oldford 's engineering company designating the property CA and then changing it later. Mr. Brewer felt that the Zoning Map was the final authority and if it was noted STR on the map, it should be STR.

Commissioner Kalenauskas stated that STR is a preservation zoning and not applicable to this property. This development will not preserve anything of the settlement atmosphere per the spirit of the zoning designation. He also disputed the use of “alleged CA” wording on the Howell / Oldford materials.

Recess 8:13 p.m.
Resume 8:20 p.m.

6. APPLICANT: DR. DENNIS ORA / THE SIGNWORKS SIGN APPLICATION #394 – Dan Haberl was present. Commissioner M. Germane reviewed the sign and found it to be in accordance with the Ordinance.

Move to approve Sign Application #394 for Dr. Dennis Ora / The Signworks. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

7. PRESENTATION BY KEITH TIANAEN & MICHAEL HOROWITZ HARTLAND M59 L.L.C. – Present: Terry Nosan, Michael Horowitz, Keith Tianen and Andy Giovanetti.

Mr. Tianen reviewed the proposal developed by Beckett & Rader for the Mixed Use and Traditional development they are proposing.

There was also a discussion of streetscapes, internal roads, traffic, participation of adjoining property owners and densities.

Mr. Nicholson advised the Commissioners that they could visit some sites that incorporate some of the concepts being proposed. Cherry Hill Village in Canton is an example. This proposed development could set the theme for Hartland.

The main focus of the Commission must stay on the Comprehensive Plan review. A committee of Commissioners Douglass, Kalenauskas and Colaianne will research a mission statement for a special planning area and report back to the full Commission for the January 24, 2002 meeting.

8. CALL TO THE PUBLIC – Mr. Bulloch is considering the possibility of a game preserve on his property. Possibly a shooting preserve. He distributed information from the state for the Commission to consider. Mr. Nicholson will research.

9. COMMITTEE REPORTS

Phillips – The Commission needs to offer a date for the joint PC / Twp. Bd. Meeting. Decide at first January meeting.

Fountain – Reviewed the SEMCOG meeting on the Mobil Station purchase. Summarized RM Motorsports tour.


M. Germane – There is a community person available for input on environmental issues.

Phillips – Oasis site owners have agreed to allow the Sheriff to begin ticketing vehicles parking and standing at the Oasis site.

The meeting was adjourned at 10:18 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 10, 2002