

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
OCTOBER 11, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF OCTOBER 11, 2001 AGENDA
3. APPROVAL OF OCTOBER 04, 2001 MINUTES
4. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

5. APPLICANT: CAROLE GRANT SPECIAL USE APPLICATION #208 IN CONJUNCTION WITH
SITE PLAN APPLICATION #322 FOR STABLE AND RIDING ARENA SECTION 05
6. APPLICANT: HARTLAND TOWNSHIP SPECIAL USE APPLICATION #209 IN CONJUNCTION WITH
SITE PLAN APPLICATION # 323 MAJOR CHANGE TO SITE PLAN APPLICATION #164 TO
CONSTRUCT A EQUIPMENT BUILDING SECTION 21

OLD & NEW BUSINESS

7. APPLICANT: HARTLAND TOWNSHIP SPECIAL USE APPLICATION #207 IN CONJUNCTION WITH
SITE PLAN APPLICATION #321 FOR ADDITION TO HARTLAND TOWNSHIP HALL SITE
8. APPLICANT: T C F BANK / BOWERS & REIN SITE PLAN APPLICATION #319 AND SIGN
APPLICATION # 391 TO CONSTRUCT A BANK SECTION 21
9. APPLICANT: HAROLD OLIVER III SITE PLAN APPLICATION #320 TO CONSTRUCT A
OFFICE BUILDING SECTION 22
10. CALL TO PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

NEXT REGULAR MEETING OCTOBER 18,2001

1. **ROLL CALL** – The meeting was called to order at 7:30 p.m. Members present; Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas and Commissioner Petrucci. Commissioner Phillips arrived at 7:45 p.m. and Commissioner Colaianne arrived at 9:30 p.m. Absent: Commissioner M. Germane. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

2. **APPROVAL OF OCTOBER 11, 2001 AGENDA** – Move item #10 up to item #4a. Move to approve the October 11, 2001 Planning Commission agenda as amended. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 4-0-3.

3. **APPROVAL OF OCTOBER 4, 2001 MINUTES** – Move to approve the October 4, 2001 Planning Commission Special Meeting minutes as presented. Motion Douglass. Second Kalenauskas. Voice Vote. Motion Carried. 4-0-3.

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

4a. **APPLICANT: NEXTEL / SEAN KEENAN TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #210 IN CONJUNCTION WITH SITE PLAN APPLICATION #324 TO CONSTRUCT A TOWER SECTION 16** – Move to set a public hearing for Nextel / Sean Keenan for Special Use Application # 210 in conjunction with Site Plan Application # 324 on November 8, 2001. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.

PUBLIC HEARING

5. **APPLICANT: CAROLE GRANT SPECIAL USE APPLICATION #208 IN CONJUNCTION WITH SITE PLAN APPLICATION #322 FOR STABLE AND RIDING ARENA SECTION 05** - Michael Kane, landscape architect, was present for this item. Ms. Grant was in the audience. Mr. Kane reviewed the plan for the site on Pleasant Hill Drive off Clyde Road, west of US 23. The plan is to consolidate and cover the buildings. The 18-20 horses currently housed there is not planned to increase.

David Hajciar – Pleasant Hill Road – Property is located outside the 300 ft. notification area. Just learned of the plans.

Larry Maes – Pleasant Hill Road – Also lives beyond the 300 ft. notification area. He expressed concerns for increased traffic passing by all the homes, 18 wheelers using the road more than they are now, horses using the road and damage to the road.

Mrs. Maes – Pleasant Hill Road – What are the long term plans for show, cars, tournaments, trailers and other activities? The applicant stated that she had no plans for special events to be held on the site.

John Koss – How is the 300 ft. distance measured? Nicholson – From the boundary of the applicant property.

The Township has determined that the applicant is seeking approval for a public stable. It was determined that the application was advertised as a “private stable” when it should have been advertised as a “public stable”.

The public hearing was adjourned and the will be republished correctly.

Chairman Fountain adjourned the public hearing at 7:55 p.m.

Move to set a public hearing for Carole Grant for Special Use Application #208 in conjunction with Site Plan Application #322 for November 8, 2001. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

6. PUBLIC HERING - APPLICANT: HARTLAND TOWNSHIP SPECIAL USE APPLICATION #209 IN CONJUNCTION WITH SITE PLAN APPLICATION #323 MAJOR CHANGE TO SITE PLAN APPLICATION #164 TO CONSTRUCT AN EQUIPMENT BUILDING – Bill Danly of Williams and Works was present. He reviewed the plans for the pole barn for the pilot study equipment.

Robert Bulloch – Dunham Road – How would a spill be controlled? Danly – There is a dyked area that is 150% of the volume of the tank. A hose break would not be covered by this. Mr. Bulloch felt that the landscape requirements and architectural standards of the ordinance were being circumvented by this plan. Mr. Bulloch reiterated his complaints about the condition of McCartney Lane and the volume of traffic using it. He went back to 1984 to reiterate his complaints about the design and building of the treatment plant, the size of the system, sludge haulers, cable tower, cell towers, the money received for the tower leases, residential location of the plant and general complaints about government.

Mr. Nicholson reviewed the McKenna site plan letter of October 10, 2001 concerning parking spaces, paved surfaces, landscape plans and architectural standards. The special use review found there to be insufficient information provided.

Lou Baki – Traffic is in and out at all times of day and night, there is minimal grading to the lane, noise is an issue and there is no snow removal in winter. McCartney Lane should be paved. Commissioner Douglass stated that the building appeared to be permanent and should follow the ordinance requirements. The hours of operation established must be followed.

The public hearing was closed at 8:30 p.m.

Stu Oldford, contractor for the building, stated that the materials will match what is on site. Commissioner Phillips reminded the Planning Commission that the DEQ is involved in the pilot study and that the Township is under a deadline to get the study done and deal with the consent order. Timing is a factor in this decision.

Move to waive the architectural standards for the proposed outbuilding at the Waste Water Treatment Plant site based on the Oldford explanation of the shingled roof metal pole barn per the print provided. Motion Kalenauskas. Second Phillips. Roll Call Vote.

Fountain – no

Phillips – yes

Douglass – no

Petrucci – yes

Kalenauskas – yes

M. Germane – absent

Colaianne – absent Motion Carried, 3-2-2.

OLD & NEW BUSINESS

7. APPLICANT: HARTLAND TOWNSHIP SPECIAL USE APPLICATION #207 IN CONJUNCTION WITH SITE PLAN APPLICATION #321 FOR ADDITION TO

HARTLAND TOWNSHIP HALL SITE – Pete Finkbeiner of Boss Engineering was present for this item. Trustee Kuhn was also present. Mr. Finkbeiner explained that the contract with the Township called for a very limited site plan. It did not address many of the items that were questioned by McKenna and the PC. He expressed the opinion that it was a temporary use. The McKenna review of August 30, 2001 was augmented by another review of October 4, 2001. The Zoning Ordinance has requirements for parking spaces, elevations, access management, landscape plans, pedestrian circulation/ access, exterior lighting and architectural standards. Commissioner Petrucci stated that the Planning Commission must follow the requirements of the ordinance. He would feel more comfortable with this request if the Township was pursuing plans for expansion, renovation or replacement of the present facility. Currently, there is nothing going on to address this problem. This impacts how “temporary” the modular office will be. Trustee Kuhn reviewed the Township’s space problems. The modular office is not residential so it is “other” as described by the ordinance. He interpreted the ordinance as giving the Township Board the power to approve “other” applications without input from the Planning Commission.
Move to recommend denial of Special Use Application #207 and Site Plan Application #321 for an addition to the Hartland Township Hall site per the McKenna correspondence of October 4, 2001 and August 30, 2001. Motion Douglass. Second Petrucci. Voice Vote. Motion Carried. 4-1-2. Nay Kalenauskas.

Commissioner Petrucci advised the Board to get legal counsel to interpret Sec. 3.07.B in case the Township should have to defend itself from challenges to the ordinance from others seeking similar approvals.

8. APPLICANT: TCF BANK / BOWERS & REIN SITE PLAN APPLICATION #319 AND SIGN APPLICATION #391 TO CONSTRUCT A BANK SECTION 21 – Amy Wagner, Leland Rooney and Larry Czekaj were present. The bank will be located in the Shops of Waldenwoods development.

Mr. Nicholson brought up the issue of the backyard setback and the encroachment of the drive through structure into that setback. There could be a modification of the PD agreement by drafting a letter of agreement on this issue. There were some other minor issues that needed to be addressed. There were also several engineering issues in the Tetra Tech MPS letter to be addressed.
Move to recommend approval of Site Plan Application # 319 for TCF Bank / Bowers & Rein, Tax Id. # 08-21-300-022 .The Planning Commission recognizes that there is an issue of encroachment into the rear setback by the drive through bays and recommends that the Township Board draft a letter of agreement that clarifies and modifies the original Planned Development agreement to address this issue. Items in the Tetra Tech MPS letter of October 8, 2001 will be addressed with the applicant’s engineers (Spicer Group) who have responded in a letter dated October 11, 2001. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

Sign Application #391 had numerous questions.

Move to table sign application #391. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

9. APPLICANT: HAROLD OLIVER III SITE PLAN APPLICATION #320 TO CONSTRUCT AN OFFICE BUILDING SECTION 22 – Mr. Oliver was present along with Brad

Peterson of Equinox. The site is at Cundy Road / M59 in OS Zoning. The applicant agreed to the engineering standards as described by Tetra Tech MPS in their review.

Ms. Neary of McKenna reviewed the October 5, 2001 letter concerning landscaping, sidewalks, width of sidewalks, exterior lighting, photometric plan, notations, architectural standards and roof slope.

The Planning Commission requested a color rendering of the building and samples of the materials to be used.

Move to table Site Plan Application # 320 for Harold Oliver. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

11. APPLICANT: HARTLAND M59 LLC DISCUSSION ON SPECIAL PLANNING AREA

Terry Nosan was present. Mr. Nicholson noted that the developers requesting the special planning area would have to bear the costs of plans and reviews in order to consider a document separate from the comprehensive plan review.

Commissioner Colaianne would like to see something in writing from the three separate developers seeking similar plans and inclusion in the special planning area. Mr. Nicholson agreed.

Mr. Nosan agreed to commit to the process, escrow funds for meetings and reviews.

Mr. Yaldo agreed to commit to blending his golf course development in with the style of the other developers. Mr. Giovanetti also agreed.

Move that Planning Commission is prepared to move forward with the concept proposed by Hartland M59 LLC for a special planning area. Motion Petrucci. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

Commissioner Colaianne stated that the village areas would not be ignored while the Commission worked on the special zoning area.

12. CALL TO THE PUBLIC – Robert Bulloch – Dunham Road – The north driveway to the north parking lot of the Township Hall was never approved.

COMMITTEE REPORTS

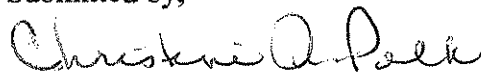
Phillips – Waste Water Treatment Plant site plan will have to wait to the next regular meeting.

Petrucci – The BP gas station is not following through on the statements it made concerning the clearing of the site and the beginning of construction.

The meeting was adjourned at 10:45 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 – October 18, 2001

PLANNING COMMISSION ACTIVE ISSUES LIST

1. 5/3/01 Sidewalk Liability - 7/19/01 - Final draft in progress. Combine with #8 Construction Specifications. Stand alone ordinance going to the Board.
2. 5/3/01 Ordinance 28 (Blight) Review - 7/19/01 Final draft in progress. Combine with #9 Anti noise.
3. 5/3/01 Open Space / Lot Size / Sewer Density
4. 7/12/01 Review size allowed for wall signs based on linear feet 7-19-01 - Add to next work session.
5. 5/3/01 Deputy Zoning Administrator - Help with Ordinance Enforcement
6. 5/8/01 Signs - Zoning and Redevelopment
6/7/01 Should this be instituted or deleted?
7/19/01 - Discuss at next joint meeting with Board.
7. 6/28/01 Presentation of lighting ordinance
8. 6/28/01 Formulate transitional zoning for CA to SR. Draft distributed at July 13, 2001 meeting by Mr. Nicholson
9. 8/23/01 Review the timeline and requirements for completion of sign reviews.
10. 9/13/01 Further review of signs - sizes and percentage of wall coverage.