

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
SEPTEMBER 27 2001  
7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF SEPTEMBER 27, 2001 AGENDA
3. APPROVAL OF SEPTEMBER 20, 2001 MINUTES
4. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE  
PUBLIC HEARING

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

OLD & NEW BUSINESS

6. APPLICANT: CAROLE GRANT TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #208 IN CONJUNCTION WITH SITE PLAN APPLICATION #322 FOR STABLE AND RIDING ARENA SECTION 05
7. APPLICANT: HARTLAND TOWNSHIP SITE PLAN APPLICATION # 323 REQUEST A MINOR OR MAJOR CHANGE TO SITE PLAN APPLICATION #164 TO CONSTRUCT EQUIPMENT BUILDING SECTION 21
8. APPLICANT: MEADOW VIEW ESTATES PHASE #2 REZONING APPLICATION #293 CA TO SR SECTION 32

9. CALL TO PUBLIC
10. COMMITTEE REPORT
11. ADJOURNMENT

NEXT REGULAR MEETING OCTOBER 11,2001

**HARTLAND TOWNSHIP**

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Gregory T. Bogdanski  
Supervisor

Ann Ulrich  
Clerk

James S. Germane  
Treasurer

Douglas Kuhn  
Trustee

Donald Wyland  
Trustee

Vicinia J. Phillips  
Trustee

Donald A. Hill  
Trustee

**THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS  
SCHEDULED A PUBLIC HEARING:**

**THURSDAY  
SEPTEMBER 27, 2001  
7:30 PM**

**HARTLAND TOWNSHIP HALL,  
3191 HARTLAND ROAD,  
HARTLAND, MI.**

**IT IS FOR THE PURPOSE OF HEARING COMMENTS FOR  
APPLICANT HARTLAND TOWNSHIP'S SPECIAL USE  
APPLICATION #207 IN CONJUNCTION WITH SITE PLAN  
APPLICATION #321 TO INSTALL A MODULAR ON TOWNSHIP  
SITE.**

**DENNIS CHRISTENSEN  
TOWNSHIP ZONING ADMINISTRATION**

**1. ROLL CALL** – The meeting was called to order by Chairman Fountain at 7:30 p.m. Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Phillips and Commissioner Colaianne. Absent: Commissioner M. Germane. Also present: Amy Neary of McKenna Associates and ZA Christensen. Steve Williams of Williams and Works was present for item # 7.

**2. APPROVAL OF SEPTEMBER 27, 2001 AGENDA** – Add item #3a as the September 13, 2001 minutes approval.

Move to approve the September 27, 2001 Planning Commission agenda as amended. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

**3. APPROVAL OF SEPTEMBER 20, 2001 WORK SESSION MINUTES** - Move to approve the September 20, 2001 Planning Commission work session minutes as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**3a. APPROVAL OF SEPTEMBER 13, 2001 REGULAR MEETING MINUTES** – Move to approve the September 13, 2001 Planning Commission minutes as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**4. CALL TO THE PUBLIC** – Harold Oliver of Envision Builders was present to request an extension to the temporary mobile permit at the construction site for the replacement of a home destroyed by fire. It was determined that a new permit should be issued. There is an estimate of 8 months to complete the construction.

Move to approve Temporary Mobile Home Permit #28 for Envision Builders and request the Township Board to waive the fee for this application. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

#### PUBLIC HEARING

**5. APPLICANT: HARTLAND TOWNSHIP SPECIAL USE APPLICATION #207 INCONJUNCTION WITH SITE PLAN APPLICATION #321 FOR ADDITION TO HARTLAND TOWNSHIP HALL SITE** – Kim Hiller of Boss Engineering was present to review the site plan. The modular office unit will be placed behind the current Township Hall. There will be one covered sidewalk and one open.

Comments were solicited from the audience. None received.

There were strong statements from the Planning Commission members that the Township Board should follow the Ordinance and its own policies and not present an issue for retroactive approval after they have already gone forward with it. They should have to follow the same Ordinance procedures as other applicants. It should follow reviews for lighting, landscaping, architectural standards and all other Ordinance requirements.

It cannot be approved as a temporary site since there is no time limit for removal. If the site plan is approved with the Ordinance inadequacies, it will open the door for others to challenge the Ordinance requirements.

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

**OLD & NEW BUSINESS**

**6. APPLICANT CAROLE GRANT TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #208 IN CONJUNCTION WITH SITE PLAN APPLICATION #322 FOR STABLE AND RIDING ARENA SECTION 05 –** Michael Kane was present.

Move to set a Public Hearing for Carole Grant for Special Use Application #208 in conjunction with Site Plan Application #322 on October 11, 2001. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**7. APPLICANT: HARTLAND TOWNSHIP SITE PLAN APPLICATION #323 REQUEST A MINOR OR MAJOR CHANGE TO SITE PLAN APPLICATION #164 TO CONSTRUCT EQUIPMENT BUILDING –** Steve Williams of Williams and Works was present to briefly review the expansion of the waste water treatment plant.

A pole barn is planned to hold the equipment needed for a 6 month equipment test and then to be used for storage at the site. He distributed a memo addressing the various ordinance requirements and his arguments for a minor change determination.

Mr. Bulloch objected to everything being proposed from his position in the audience.

Ms. Neary pointed out that only the building floor space at the site could be used, not the open air factory concept.

Move that the Planning Commission find Site Plan #323 for Hartland Township to be a major change per Article 33.02.K.5, the definition of floor area in Article 2 Sec. 2.2 and Article 3 Sec. 3.22 on essential services. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-1-1. Nay Kalenauskas.

Move to set a Public Hearing on Site Plan Application #323 in conjunction with Special Use Application #209 for Hartland Township on October 11, 2001. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

**8. APPLICANT: MEADOW VIEW ESTATES PHASE #2 REZONING APPLICATION #293 CA TO SR SECTION 32 –** Mr. Perry was present to review the application. Ms. Neary summarized the McKenna review letter recommending approval.

Move to recommend approval of Meadow View Estates Phase 2 Rezoning Application #293 CA to SR in Section 32. Motion Petrucci. Second Colaianne. Voice Vote. Motion Carried. 5-1-1. Nay Phillips.

Commissioner Phillips reiterated her concerns for the fragile watercourse.

**9. CALL TO THE PUBLIC –** Mr. Bulloch of Dunham Road complained that his concerns were not being addressed, including zoning, traffic, property impacts and other issues concerning the waste water treatment plant. He objected to the plant ever having been built on the site. Chairman Fountain advised him that this Commission had nothing to do with the site of the plant in 1985 and could do nothing to change the site at this time.

**10. COMMITTEE REPORTS**

*Phillips* – There is a question as to Commissioner Germane's reimbursement for the out of state educational seminar.

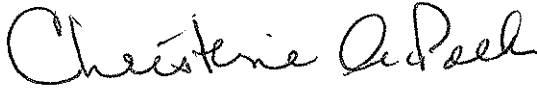
Nextel is seeking to change the site of their tower at Hartland and Cook roads to a site near the Winegartner ball fields with a 150 ft. monopole. Deed restrictions should be investigated for such a site.

*Kalenauskas* – Status of Oasis demolition? ZA Christensen responded that the demolition permit has been pulled but so far it has not happened.

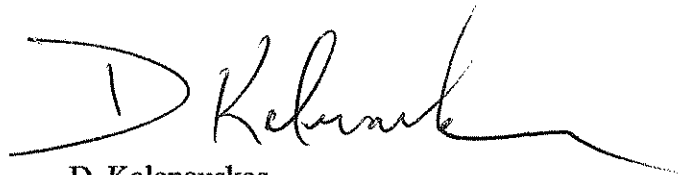
The meeting was adjourned at 8:55 p.m.

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 11, 2001