

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
AUGUST 23, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF AUGUST 23, 2001 AGENDA
3. APPROVAL OF AUGUST 9, 2001 MINUTES
4. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

5. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #291 TO AMEND THE CURRENT ZONING ORDINANCE TO ADD RE RURAL ESTATE RESIDENTIAL ZONING DISTRICT
6. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #292 TO AMEND THE CURRENT ZONING ORDINANCE TO ADD EXTERIOR LIGHTING STANDARDS

OLD & NEW BUSINESS

7. APPLICANT: OASIS INVESTMENTS / JOHN MATOUK SPECIAL USE APPLICATION # 206 IN CONJUNCTION WITH SITE PLAN APPLICATION # 318 TO CONSTRUCT A GAS STATION AND CONVENIENCE STORE SECTION 21
8. APPLICANT: THE COFFEE BEANERY / THE SIGN WORKS PERMANENT WALL SIGN APPLICATION #390 SECTION 28

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

NEXT REGULAR MEETING SEPTEMBER 13, 2001

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
AUGUST 23, 2001 - TOWNSHIP HALL - 7:30 P.M.

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 Colaianne, Commissioner Petrucci, Commissioner Phillips and Commissioner M. Germane.

2. **APPROVAL OF AUGUST 23, 2001 AGENDA** - Move to approve the August 23, 2001 Planning Commission agenda as presented. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 7-0-0.

3. **APPROVAL OF AUGUST 9, 2001 MINUTES** - Pg. 2 item #7 third paragraph - "If" not "if".
Move to approve the August 9, 2001 Planning Commission minutes as amended. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

4. **CALL TO THE PUBLIC** - *Nadine Cloutier*, president of the Hartland Area Historical Society, was present to inform the Commission of the Society's position on use of their copyrighted logo. They do not want the logo on the water tower. Commissioner M. Germane offered to work on the committee with the Society and the Board members. Commissioner Kalenauskas questioned if they would be willing to sell the rights to the logo. Ms. Cloutier stated they would consider it through discussion since this had not been considered as an option. The Township may also want to create another logo.

5. **PUBLIC HEARING: APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #291 TO AMEND THE CURRENT ZONING ORDINANCE TO ADD RE RURAL ESTATE RESIDENTIAL ZONING DISTRICT** - Mr. Nicholson of McKenna Associates reviewed RE as the transitional zoning between CA and SR. It would involve at least 150 ft. frontage, 65,000 sq. ft. of area and 20% lot coverage.

Chairman Fountain solicited comments from the audience. There were none. The public hearing was closed at 7:45 p.m.

6. **PUBLIC HEARING: APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #292 TO AMEND THE CURRENT ZONING ORDINANCE TO ADD EXTERIOR LIGHTING STANDARDS** - Amy Neary of McKenna Associates reviewed the proposed standards including shielding, minimizing impact, foot candles, height, sign illumination and other items.

pg. 5 B.1. add "externally" and delete "controller".

There was a discussion of how to light signs - from the top or the bottom. Lights that shine up add to the "glow" in the sky that the Commission is trying to avoid. They must decide how they want to handle it.

Commissioner Kalenauskas suggested regulating wattage to reduce glare and

formulating an exemption for flags for governmental related activities.
Mr. Nicholson will do further research into methods of lighting ground signs.
The public hearing was closed at 8:13 p.m.

OLD AND NEW BUSINESS

7. APPLICANT: OASIS INVESTMENTS / JOHN MATOUK SPECIAL USE APPLICATION # 206 IN CONJUNCTION WITH SITE PLAN APPLICATION #318 TO CONSTRUCT A GAS STATION AND CONVENIENCE STORE SECTION 21 -

Wayne Perry was present to review the changes that had been incorporated into the plans. These included the 8 ft. asphalt bike path, 42 parking spaces, incorporation of engineering issues, keeping the 3.5 to 1 slope on the berms as shown and reviewing the future plan for a car wash. Commissioner Douglass reminded Mr. Perry to address the discharge of water to the sewer system when the time came to review the addition. Mr. Nicholson addressed the McKenna review letter including parking, lighting on the east property line, Fire Department review of the PIPP (Pollution Incident Prevention Plan). Since the berms shown on the plan are not a requirement of the Ordinance, they do not have to meet the slope requirements as stated in the Ordinance.

Mr. Perry stated that the PIPP is ready to go to the Fire Department. There are no new curb cuts for this development, the existing ones will be used. The plan complies with the specific standards for service stations. Mr. Perry agreed to move back the light poles at each entrance.

Commissioner Kalenauskas noted that there is no accommodation for large vehicles such as RV's that use gasoline to have access to fuel pumps. It was agreed to have a gas pump near the diesel pumps so large vehicles could access it.

Mr. Nicholson reminded the Commission and the applicant that the deli has no seating and is not a restaurant. If restaurant facilities are added, there would first have to be a review of such plans.

Approval of the site plan does not include approval of any signage shown. Sign review is a separate application process.

Move to recommend approval for Oasis Investments for Special Use Application #206 in conjunction with Site Plan Application #318 to construct a gas station with the following conditions:

1. The light poles at the entrances be relocated back from their present position.
2. The PIPP is approved by the Fire Department.
3. A regular gas pump is located outside the canopy with the diesel pumps.
4. There will be no interior seating for the deli.
5. A pedestrian access will be created on the east side of the building leading from the diesel pump area along the landscape island to the sidewalk leading to the east entrance.
6. All Tetra Tech MPS engineering items listed in their August 22, 2001 letter will be complied with except for the item concerning the slope of the berms.

Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

8. APPLICANT: THE COFFEE BEANERY / THE SIGN WORKS PERMANENT WALL SIGN APPLICATION #390 SECTION 28 - Dan Haberl was present. There was discussion as to whether this qualified as a corner lot.

Mr. Haberl was advised that the sign could not interfere with any of the architectural details of the building such as the decorative diamonds in the gable. Mr. Haberl stated that it would not cover up any of the architectural details.

Move to approve Permanent Wall Sign Application #390 in the Yurick complex with the condition that the sign on the north face not obstruct any of the architectural elements of the building. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

CALL TO THE PUBLIC - *Maia Johnson* was seeking clarification on a future application that had already been discussed in an informal meeting. She is seeking to place a model modular home/ office at M59 and Melody Place. She had concerns with the facade and materials.

She was advised that the Planning Commission did not make decisions on developments without concrete plans to review. Application must be made to receive a review. The proposal would have to meet the architectural standards of the Ordinance.

11. COMMITTEE REPORTS

Phillips - The Road Commission matching funds projects need final approval. What project is the Road Committee recommending? Chairman Fountain responded that the next item on the list previously presented by the Road Committee should be the next project. He believed it was constructing aprons at several intersections.

The Michigan Society of Planners Conference will be on Mackinaw in October.

Petrucci - In a letter dated August 2, 2001, the developers at M59 and Fenton Road are requesting a meeting. The Planning Commission consensus was that there would be no more informal meetings with this group. If they wish to pay their fees and submit an application, the Planning Commission will review it.

Commissioner Kalenauskas noted that the master plan is a conceptual plan, the zoning is the legal standard. Mr. Nicholson - The statute requires a master plan.

Mr. Nicholson advised informing them that there is a master plan review underway and the Commission does not want to cloud that process with specific discussions.

Commissioner Kalenauskas will draft a response for the PC to review.

Colaianne - Copies of the new law concerning public schools exemption from site plan

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review was distributed.

The Community Life comments by Mr. Assenmacher and the responses printed showed a lack of understanding of the process used in planning.

M. Germane - There is an M59 Corridor Committee meeting Monday.

The meeting was adjourned at 10:05 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 September 28, 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.