

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
AUGUST 09, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF AUGUST 09, 2001 AGENDA
3. APPROVAL OF JULY 26, 2001 MINUTES
4. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

5. APPLICANT: MEADOW VIEW ESTATES #2 TO SET PUBLIC HEARING DATE FOR REZONING APPLICATION #293 CA TO SR SECTION 32
6. 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

OLD & NEW BUSINESS

7. APPLICANT: TTS 2, INC. / DESINE, INC SPECIAL USE APPLICATION #205
IN CONJUNCTION WITH SITE PLAN APPLICATION #316 ADDITION TO EXISTING BUILDING
SECTION 28
8. APPLICANT: SZERENE LAND L.L.C. METES & BOUNDS APPLICATION # 624 SECTION 33
9. CALL TO PUBLIC
10. COMMITTEE REPORT
11. ADJOURNMENT

NEXT REGULAR MEETING AUGUST 23, 2001

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
AUGUST 9, 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, Commissioner Colaianne and Commissioner Petrucci. Commissioner M. Germane arrived at 7:37 p.m. Absent: Commissioner Phillips and Commissioner Kalenauskas. Also present: David Nicholson of McKenna Associates and ZA Christensen.

2. **APPROVAL OF AUGUST 9, 2001 AGENDA** - Move to approve the Planning Commission agenda for August 9, 2001 as presented. Motion Douglass. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.

3. **APPROVAL OF JULY 26, 2001 MINUTES** - Move to approve the July 26, 2001 Planning Commission minutes as presented. Motion Douglass. Second Colaianne. Voice Vote. Motion Carried. 4-0-3.

4. **CALL TO THE PUBLIC** - Steve Barr of 11577 Hibner Road has a 240 + acre horse farm. He has recently acquired a helicopter for use as his mode of transportation. Complaints have been received from neighbors.

After discussion, Sec. 10.02 subsection C, page 10-3 and Sec. 13.03 indicate special use approval is needed.

Commissioner Douglass advised Mr. Barr of steps he must take to receive a heliport license from the FAA and advised him to begin the process as soon as possible.

5. **APPLICANT: MEADOWVIEW ESTATES TO SET PUBLIC HEARING DATE FOR REZONING APPLICATION #293 CA TO SR SECTION 32** - Move to set a public hearing for Rezoning Application #293 CA to SR on September 13, 2001. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

6. **PUBLIC HEARING - 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, John Matouk and Anthony Pucci were present. The applicant will remove the building, lighting, tanks and all structures from the site. The south entrance currently off Hartland Road will be eliminated. Construction will be for a building with a convenience store, gas pumps, diesel pumps and canopies over the pumps and up to the building. Future planned expansion will include an automated car wash behind the building. A BP franchise is planned.

Mr. Pucci reviewed the proposed floor plan. The canopy will have a logo but no words.

Mr. Matouk was eager to expedite the review process.

Check on any ordinance regulation of lot size in order to have diesel pumps.

The applicant should consider the architectural standards and lighting amendments to

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the zoning ordinance.

Commissioner M. Germane would like to see an increased number of trees between the diesel canopy and the east property line.

The Commissioners requested and Mr. Matouk agreed to take steps to keep trucks from parking behind the building as they have in the past.

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

7. APPLICANT: TTS 2, INC. / DESINE, INC. SPECIAL USE APPLICATION #205 IN CONJUNCTION WITH SITE PLAN APPLICATION #316 ADDITION TO EXISTING BUILDING SECTION 28 - Wayne Perry was present with Ron Ellman and Dennis Kirkwood. Mr. Perry reviewed the changes made to plan to comply with Township requirements including reduced parking (applicant chose to include phased parking plans), increased trees on west property line especially to the south, lowered the roof feature, lowered the position of the sign, removed the backlit graphics and reconfigured the entrance / exit ares to improve traffic flow.

The August 7, 2001 McKenna review recommended a complete photometric study of the site. There is too much light at the property line. Consider architectural standards. Include pedestrian access cost estimates.

Chairman Fountain felt that the Township did not have to bring their site up to compliance when the fire station was approved. Should this applicant have to do it?

Mr. Perry stated that lower wattage fixtures will be shown at the entrance and the south lights. Mr. Perry stated that they would reorient the light fixtures, check the manufacturer and wattage, computer model the lights on the ballfield. They will add hoods, reorient, adjust wattage and produce a model of the actual lighting. He will certify compliance with the Township Ordinance. if compliance is not achieved, all light poles will be removed. The study and modeling will take 90 to 120 days. Mr.. Nicholson felt this would meet the requirements of the Ordinance and it was the consensus of the Planning Commission to allow this.

The applicant was advised to consider making the paint changes to the original building and then making the new structure match the existing one.

Careful consideration was given to applying the new architectural standards to this project.

The applicant was advised that sign approval is a separate approval and would not be part of any site plan approval even if signs appear on the site plan.

Move to recommend approval for TTS 2, Inc Special Use Application #205 in conjunction with Site Plan Application #316 to add to an existing building in Section 28 with the following conditions based on the drawings dated August 3, 2001:

1. Bond for the sidewalk construction to the north to be done at a future date. The cost will be estimated by the project engineer and confirmed by the township Engineer.
2. Lighting on the ballfields, entrance drive and south side of the property shall be revised to comply with the Ordinance standards. Wayne Perry of Desine Inc. shall certify a statement of such compliance prior to release of the bond.

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3. The Planning Commission has determined that the proposed architectural design is in harmony with the existing structure and the Planning Commission has determined that consistent with the provisions of Sec.33.10 Subsection J. Facade Waiver that the project may proceed.

4. The applicant will update the color building renderings to show the changes incorporated in the plans for the facade and apply color to the rendering of the existing building to coordinate the two structures.

5. The reference to neon in the August 3, 2001 plans will be deleted.
Motion Petrucci. Second Douglass. Voice Vote. Motion Carried. 5-0-2.

8. APPLICANT: SZERENE LAND L.L.C. METES AND BOUNDS APPLICATION #624 SECTION 33 - Mr. Perry was present. The property is under one tax number. It is located on Peterson Road.

Move to recommend approval for Szerene Land L.L.C. for Metes and Bounds Application #624 for purposes of the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

9. CALL TO THE PUBLIC - Commissioner Colaianne expressed concerns about the construction in the utility easement in front of Millpoint. Trees are being cut. He was advised that MDOT can take out anything in their easement. He felt work may be occurring outside the easement.

10. COMMITTEE REPORTS - There was discussion among the Commissioners that Trustee Kuhn had used poorly chosen wording in his response to the anti-blight and anti-nuisance ordinance amendments sent to the Township Board. It was considered regrettable that he had chosen this method to express his feelings.

Douglass - The Planning Commission has to do their work carefully in spite of any developers desire to have a quick decision on their application.

M. Germane - The M-59 Corridor Committee meeting concerned the Latson Road / M-59 construction on both east and west sides of Latson Road. It will be multi-use.

The meeting was adjourned at 10:25 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 - August 23, 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