

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MARCH 29, 2001 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF MARCH 29, 2001 AGENDA
3. APPROVAL OF MARCH 22, 2001 MINUTES
4. CALL TO PUBLIC
5. APPLICANT: HARTLAND CONSOLIDATED SCHOOLS / KEN PEREGON **SPECIAL USE APPLICATION #199** IN CONJUNCTION WITH **SITE PLAN APPLICATION #305** TO CONSTRUCT SCHOOL BUILDINGS SECTION 16
6. CALL TO PUBLIC
7. COMMITTEE REPORTS
8. ADJOURNMENT

NEXT MEETING APRIL 12, 2001

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MARCH 29, 2001 - TOWNSHIP HALL - 7:30 P.M.**

1. ROLL CALL - The meeting was called to order by Chairman Fountain at 7:35 p.m. Members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Petrucci, Commissioner Germane and Commissioner Justin. Absent: Commissioner Phillips and Secretary Kalenauskas. Also present: Deputy ZA Kevin Christensen, Township Attorney Decocq and David Nicholson of McKenna Associates.

2. APPROVAL OF MARCH 29, 2001 AGENDA - Move to approve the Planning Commission agenda for March 29, 2001 as presented. Motion Douglass. Second Justin. Voice Vote. Motion Carried. 5-0-2.

3. APPROVAL OF MARCH 22, 2001 MINUTES - Move to table the March 22, 2001 minutes to the next meeting. Motion Douglass. Second Germane. Voice Vote. Motion Carried. 5-0-2.

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

5. APPLICANT: HARTLAND CONSOLIDATED SCHOOLS / KEN PEREGON SPECIAL USE APPLICATION #199 IN CONJUNCTION WITH SITE PLAN APPLICATION #305 TO CONSTRUCT SCHOOLS BUILDINGS - Kent Phinney and Brendon Pollard of Kingscott were present.

Mr. Nicholson summarized his review letter of March 28, 2001 concerning the revised special use. The base regulations are in statute, the special use is accompanied by a site plan.

One of the major elements needing resolution is the road and traffic issues. There is an estimate of 2 million dollars for the needed upgrades and no firm commitment as to where the money will come from.

The Township must commit to signing for MDEQ permit for the sanitary sewer system.

Traffic impact on the historic village is still unresolved.

Information on the lights is still outstanding.

The zoning issues with the height of the building and the lighting have yet to be resolved.

Conditional approval or denial are the two suggested actions.

Mr. Phinney responded that negotiations about the roads are ongoing. The MDEQ application for sanitary service is submitted and the Township will be requested to co-sign it.

The schools want to maintain the internal road but they are considering a plan to route all busses to Hartland Road or Dunham Road to lessen the impact on the village but special events traffic would still go through the village. They show the gate moved closer to the elementary school.

Mr. Phinney indicated that they were redesigning the lighting system, moving pole

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locations and redoing the photometric grid.

The ZBA would have to rule on a variance for the light and building heights.

Fire Marshal Adam Carroll was present and answered questions concerning his letter of March 25, 2001. He stated that the Hartland Fire Department has not been requested to purchase an aerial truck. The major issue is that not only is the building of the height indicated, people will be in the building at that height. It will be 2-5 years before the Fire Department can afford to purchase such an expensive piece of equipment. The aerial truck is a lifesaving piece of equipment, not a building saving piece of equipment.

Mr. Nicholson reiterated that the village streets are not designed to handle hundreds of cars from athletic events.

Mr. Germane questioned if there were stand pipes on the third floor to fight a fire. Mr. Pollard stated that he believed they were required to have stand pipes.

The exits are designed to get people out who are mobile and able to move themselves. The problem comes when the Fire Department has to go in and retrieve people.

The Planning Commission felt there was the potential for many problems to arise with the use of the gate to close off through traffic on the internal driveway. Mr. Petrucci wanted the campus roads open to traffic however it chose to flow over the site.

Several residents in the audience briefly expressed concerns that there were no sidewalks in many areas, cars were speeding and running stop signs now, the narrow streets in the village were a problem.

Chairman Fountain advised them to submit their concerns to the Township Board in writing.

Mr. Phinney stated that the photometric grid should be in April 2, 2001 and the traffic impact study had been distributed.

It was agreed by the schools to place an 8 ft. asphalt bike path from Ore Creek south to Dunham in place of the sidewalk.

The schools are still undecided about wells versus the water system.

Mr. Germane visited the site and asked what action had been taken to investigate the dump that had been on site. Scoot Bacon responded that they had hired a company to study the site, dig a pit and do a geo physical survey. The water was tested and the Livingston County Health Department has the results.

The MDEQ will hold a Public Hearing April 25, 2001 at 7:00 p.m. at the Township Hall.

Mr. Phinney stated that they have hired an outside consultant to study the impact on the endangered flora and fauna.

Mr. Caroselli stated that after many meetings, they were seeking a recommendation of approval with conditions to the Township Board.

Agreement has been obtained with the Drain Commission.

Motion to recommend approval for applicant Hartland Consolidated Schools / Ken Peregon for Special Use Application #199 in conjunction with Site Plan #305 dated received March 19, 2001 , impact statement dated January 15, 2001 and traffic impact

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study dated March 21, 2001 to construct an elementary school and high school in Section 16 as presented; we recommend approval under the following conditions:

1. Portions of the high school building exceed the criteria for height in Sec. 32.02 of the Zoning Ordinance. Hartland Consolidated Schools should seek a variance from the Zoning Board of Appeals.
 2. The proposed lighting in the Athletic Campus and tennis courts exceeds the maximum height for pole-mounted lighting. Resolution should be sought from the Zoning Board of Appeals for Subsection 7.09.C
 3. We recommend the proposed method of financing and schedule for road improvements, such as described in correspondence from Michael Craine of the Livingston County Road Commission, dated March 19, 2001 must be provided per Section 33.03.F.6.
 4. We recommend that a gate be installed on the internal drive at a location west of the bus staging area at the elementary schools to minimize the traffic impact to the village before the opening of the high school.
 5. The receipt of the school's commissioned study of the flora and fauna and amended environmental impact study.
 6. Install an 8 ft. bike path on Hartland Road south of Ore Creek Middle School.
 7. Resolution of the additional outstanding issues in the Tetra Tech MPS letter dated March 27, 2001 including a definitive water supply system and Fire Marshal approval of the fire fighting water system.
 8. Applicant should submit revised photometric grid data for the entire site, including information relative to all sources of proposed lighting.
- Motion Germane. Second Justin. Voice Vote. Motion Carried. 5-0-2.

6. CALL TO THE PUBLIC - There being no response, the call to the public was closed.

Recess: 10:02 p.m.

Resume 10:06 p.m.

7. COMMITTEE REPORTS

Fountain - The Road Committee is recommending the use of crushed limestone instead of gravel due to the excellent results with last year's application on Clark Road.

Germane - Next meeting April 5, 2001 will continue Architectural Standards.

Petrucci - Can we require hook up to the water system? It is not the same as the statute concerning hooking to the sewer but the Township can require hook up for a number of reasons.

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The meeting was adjourned at 10:12 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



**Christine A. Polk
Recording Secretary**



**D. Kalenauskas
Planning Commission Secretary**

**Next meeting April 12, 2001
Work Session April 5, 2001**