

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MARCH 8, 2001 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF MARCH 8, 2001 AGENDA
3. APPROVAL OF MARCH 01, 2001 MINUTES
4. CALL TO THE 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. APPLICANT: HARTLAND TOWNSHIP / WALDENWOODS **SPECIAL USE APPLICATION #200** IN CONJUNCTION WITH **SITE PLAN APPLICATION #306** TO CONSTRUCT A ELEVATED STORAGE TANK SECTION 20
7. APPLICANT: HARTLAND TOWNSHIP / WALDEN & ASSOCIATES L.L.C. **SPECIAL USE APPLICATION #201** IN CONJUNCTION WITH **SITE PLAN APPLICATION #307** TO CONSTRUCT A IRON REMOVAL FACILITY SECTION 20 & 21
8. APPLICANT: JAMES McINTYRE **METES & BOUNDS APPLICATION #605** SECTION 24
9. APPLICANT: REAL ESTATE BROKERS, INC. / DAN CALLAN **METES & BOUND APPLICATION #606** SECTION 22
10. APPLICANT: STEPHEN BARR **METES & BOUNDS APPLICATION #607** SECTION 09
11. CALL TO THE PUBLIC
12. COMMITTEE REPORTS
13. ADJOURNMENT

MEETING MARCH 22, 2001

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MARCH 8, 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 Petrucci, Commissioner Phillips, Commissioner Germane and Commissioner Justin. Also present: Don Lund and Tesha Yeilding of Tetra Tech MPS, David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

2. APPROVAL OF MARCH 8, 2001 AGENDA - Move to approve the March 8, 2001 agenda as presented. Motion Kalenauskas. Second Justin. Voice Vote. Motion Carried. 7-0-0.

3. APPROVAL OF MARCH 01, 2001 WORK SESSION MINUTES - Move to approve the March 1, 2001 Planning Commission work session minutes as presented. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

4. CALL TO THE PUBLIC - Gregory Kane of 9268 Rotondo in Hartland Estates wished to state that he had been on the Brighton City Planning Commission for 16 years and they had approved schools, funeral homes and doctor's offices as special use in residential areas.

Larry Hopkins of 2243 Arciero Dr. quoted at 1977 ruling #5218 on a Board of Education issue on not preventing speaking on an issue. Mr. Hopkins read his statement. (See attachment).

5. APPLICANT: HARTLAND CONSOLIDATED SCHOOLS / KEN PEREGON SPECIAL USE APPLICATION #199 IN CONJUNCTION WITH SITE PLAN APPLICATION #305 TO CONSTRUCT SCHOOL BUILDINGS SECTION 16 - Mr. Peregon was present. He reviewed the results of a meeting held earlier in the day with Township representatives.

The Crouse Road entrance will be aligned with East Street and a 3 way stop will be posted for East and Crouse Roads. There will be intensive screening between the entrance and the residence to the west.

Mr. Peregon feels they have responded to the issues raised. Traffic issues are still not settled. They will try to encourage traffic to flow to the south rather than north through the village.

Identified priority improvements:

- 1a. Hartland Road / Dunham Road - signal and turn lanes.
- 1b. Pave Dunham to the east, at least to the high school entrance.
2. Pave Dunham to Clark.
3. Pave Clark to M59.

Funding for improvements is still under consideration. The Crouse Rd./ Old 23 intersection is poorly designed and the Road Commission may commit to some adjustments at this site.

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The traffic gate is still part of the plans.

Place on the next (March 15, 2001) agenda.

Move to table Site Plan Application #191 in conjunction with Site Plan Application #305. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

6. APPLICANT: HARTLAND TOWNSHIP / WALDENWOODS SPECIAL USE APPLICATION #200 IN CONJUNCTION WITH SITE PLAN APPLICATION #306 TO CONSTRUCT AN ELEVATED STORAGE TANK SECTION 20 -

7. APPLICANT: HARTLAND TOWNSHIP / WALDEN & ASSOCIATES L.L.C. SPECIAL USE APPLICATION #201 IN CONJUNCTION WITH SITE PLAN APPLICATION #307 TO CONSTRUCT AN IRON REMOVAL FACILITY SECTION 20 & 21 - It was decided to handle items #6 and #7 at the same time. Mr. Germane recused himself from the discussion as an employee of Tetra Tech MPS and sat in the audience. Don Lund and Tesha Yielding of Tetra Tech MPS were present. Mr. Nicholson summarized his two review memos on the tank site dated March 8, 2001. The site is an easement, not a purchased site. His site plan memo addresses pedestrian access, parking, landscape, emergency lighting, height variance and impact statement. The special use memo reviews many of the same issues as the site plan memo.

The review memos on the iron removal facility are dated March 8, 2001 and are also for special use and site plan. They cover layout, pedestrian access, parking, landscape, design and impact.

The tank and the iron removal facility are essential services for the Township.

The tower height is the only major issue and will have to go to the ZBA. Mr. Lund stated there would be no problem complying with the minor issues in the reviews. The Township should handle application to the ZBA.

Mr. Kalenauskas felt that an impact study was not necessary. He felt that the residents of Hartland Estates should have input as to the color chosen for the tank. Mr. Kalenauskas stated to the audience that growth in Hartland caused by homeowners such as himself and those in Hartland Estates and other developments were making such things as the water tower necessary. No one wants to lose the rural character of Hartland but by the very act of moving in and creating higher population density we create more traffic, more school buildings, the need for sewer districts, wastewater treatment plants, water tanks and iron treatment facilities. New residents and long term residents are seeing changes they don't like but commercial development will also follow population increases. The Township cannot stop development and new residents so they must create the infrastructure to deal with the changes.

Mr. Douglass stated that he had observed water towers in other communities and had not seen negative impact. Homes were built surrounding them after the towers were in.

Mr. Petrucci stated that the Planning Commission had to look at the Township as a

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whole and evaluate the application under the requirements of the Master Plan and the Zoning Ordinance.

Move to recommend approval for Hartland Township / Waldenwoods Special Use Application #200 in conjunction with Site Plan Application #306 to construct an elevated storage tank in Sec. 20 with the following conditions:

1. Lighting on the tank shall be emergency lighting only.
2. The tower can only be 60 ft. tall by the Ordinance Sec. 32.01.M.1 and must receive a height variance from the ZBA.
3. Encourage landscape plantings on nearby and adjacent properties in accordance with a plan prepared by the Township and it's representatives.
4. The Township Board shall consider input from Hartland Estates residents concerning color and logo.

Motion Phillips. Second Petrucci. Roll Call Vote.

Fountain - yes

Phillips - yes

Justin - yes

Douglass - yes

Petrucci - yes

Kalenauskas - yes

Germane - abstain

Motion Carried. 6-0-0-1

Move to recommend approval for Hartland Township / Walden Associates L.L.C. for Special Use Application #201 in conjunction wit Site Plan Application # 307 to construct an iron removal facility in Sections 20 and 21 with the following conditions:

1. The sidewalk adjacent to the parking spaces will be 7 ft. wide.
2. The sidewalk in the north side of the facility will be 5 ft. wide.
3. Any future development on this site will require the drive to be paved.
4. All trees that are remaining and those to be removed shall be clearly noted on the plan.
5. The proposed material colors shall be indicated on the revised building elevations.

Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-0-1. Germane abstain.

8. APPLICANT: JAMES MCINTYRE METES AND BOUNDS APPLICATION # 605 -
Wendy Parsons of Boss Engineering was present for this item. 3 parcels are proposed. This is part of a platted subdivision. The locations of the adjacent wells must be shown.

Move to recommend approval of Metes and Bounds Application #605 for James McIntyre with the provision that well and septic locations on lots 109 and 111 adjacent to the proposed parcels be identified. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

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Recess 9:06 p.m.

Resume 9:10 p.m.

9. APPLICANT: REAL ESTATE BROKERS, INC. / DAN CALLAN METES AND BOUNDS APPLICATION #606 SECTION 22 - Mr. Callan and Mr. Perry were present.

The planners were not asked to review this application. There is an issue with the front yard setbacks due to the requirements of the ordinance changes. Parcel 4 would have 3 front yard setbacks. The splits may go forth and when a site plan is developed, it may be determined that the applicant should seek relief from the ZBA with a variance.

Move to recommend approval of Metes and Bounds Application #606 for Real Estate Brokers as per the print dated February 27, 2001. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT: STEPHEN BARR METES AND BOUNDS APPLICATION #607 SECTION 09 - There was no one present for this application to answer questions from the Commissioners.

Move to table Metes and Bounds Application #607 for Stephen Barr. Motion Phillips. Second Justin. Voice Vote. Motion Carried. 7-0-0.

11. CALL TO THE PUBLIC - Jerry Hall of 9305 Rotondo further discussed elevations of alternate sights for the water tower. Other audiences member reiterated their arguments for a change in site. Mr. Fountain explained that the Planning Commission could only evaluate the site submitted to them.

12. COMMITTEE REPORTS

Phillips - Move to have the March 15, 2001 work session be noticed as a regular Planning Commission meeting at 7:30 p.m. Motion Phillips. Second Justin. Voice Vote. Motion Carried. 7-0-0.

Douglass - Other ZBA's give variance decisions before application is made. Mr. Nicholson gave it as his opinion that this would be illegal by statute.

Fountain - Road Committee meeting is upcoming.

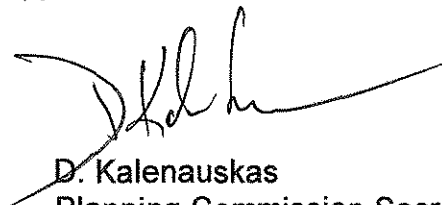
The meeting was adjourned at 10:36 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next meeting - March 15, 2001

March 8, 2001

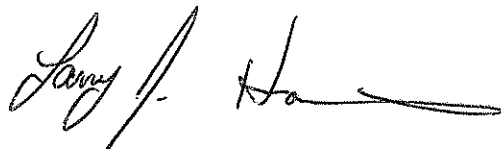
TO: HARTLAND TOWNSHIP PLANNING COMMISSION MEMBERS

FROM: LARRY HOPKINS, 2243 ARCIERO DR

FIRST OF ALL, I WOULD LIKE TO COMMEND THIS COMISSION FOR THE WORK IT IS DOING ON THE ARCHITECTURAL STANDARDS FOR THIS COMMUNITY. I WAS HERE LAST WEEK AT YOUR MEETING AND LISTENED AS YOU DISCUSSED SOME VERY IMPORTANT ITEMS THAT WOULD GREATLY AFFECT THE LOOK OF OUR COMMUNITY. I WAS VERY HAPPY TO SEE YOU TAKE GREAT EFFORT TO HELP INSURE THE BEAUTY OF OUR COMMUNITY NOT ONLY TO THE PEOPLE DRIVING THRU IT BUT TO THE PEOPLE WHO LOOK AT IT THROUGH THEIR LIVING ROOM WINDOWS EVERYDAY. GREAT PRUDENCE WAS SHOWN, I BELIEVE, IN THE DISCUSSION TO POSSIBLY INSTITUTE A 200 FOOT BUFFER AREA SURROUNDING RESIDENCES TO INSURE THIS.

TONIGHT YOU ARE GOING TO BE CONFRONTED WITH AN ISSUE THAT IS, I BELIEVE, AN AFRONT TO THIS WORK AND YOUR PLANNING. THE IDEA OF A WATER TOWER NOT ONLY BEING PLACED WITHIN 200 FEET OF RESIDENTIAL PROPERTY, BUT IN SUCH A CONSPICUOUS AREA, UNDER 1,000 FEET FROM THE EXPANDED M59 ROADWAY AND 100 FEET FROM CULLEN RD. IN AN OPEN FIELD WITH NO NATURAL BARRIERS, STANDS IN STARK CONTRAST TO WHAT YOU ARE TRYING TO PLAN FOR THIS COMMUNITY. NOW YOU MAY SAY, YES, BUT SOMEDAY IT WILL BE BUILT UP AND HIDDEN FROM VIEW. I SAY, WHEN IS SOMEDAY? WHAT LOOK DOES THIS GIVE OUR COMMUNITY TILL THAT SOMEDAY COMES? WHAT TYPE OF IMAGE DOES THIS GIVE PEOPLE NOT ONLY DRIVING THRU THINKING OF MOVING TO OUR COMMUNITY, BUT THE PEOPLE WHO ALREADY LIVE HERE? WHAT WOULD IT SAY ABOUT OUR PLANNING? ALTHOUGH IT MAY OR MAY NOT BE THIS COMMISSIONS CONCERN, ALTERNATIVES DO EXIST. THIS COMMISSION'S OWN PLANNING ADVISOR, DAVE MICKELSON, VOICED HIS OPINION AT YOUR LAST MEETING THAT HE WOULD NOT LET MONEY ENTER INTO HIS DECISION ON THE POSSIBLE RELOCATION OF THE TOWER. IT MAY NOT BE IN THIS BODIES' DUTY OR POWER TO LOOK INTO THIS ASPECT, BUT IS THEIR DUTY TO RULE ON THIS SITE PLAN. I WOULD ASK THAT THIS COMISSION DO AS MS. PHILLIPS ASKED LAST WEEK AT YOUR MEETING. DO NOT ACT IN A POLITICAL FASHION. DON'T APPROVE A SITE THAT IS OFFENSIVE TO OUR COMMUNITY.

TURN DOWN THIS SIGHT AND LET THE BOARD KNOW THAT THIS IS NOT THE WAY TO PLAN OUR COMMUNITY.

A handwritten signature in black ink, appearing to read "Larry J. Hopkins". The signature is written in a cursive style with a long horizontal stroke at the end.