

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
JANUARY 25, 2001 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF JANUARY 25, 2001 AGENDA
3. APPROVAL OF JANUARY 11, 2001 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: HARTLAND CONSOLIDATED SCHOOLS / KEN PEREGON TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION # 199 IN CONJUNCTION WITH SITE PLAN APPLICATION # 305 TO CONSTRUCT SCHOOL BUILDINGS SECTION 16
6. APPLICANT: HARTLAND ESTATES / SIGN STUDIO REAL ESTATE DEVELOPMENT SIGN APPLICATION # 378 SECTION 19
7. APPLICANT: JOE ROTONDO / HARTLAND ESTATES WEST REZONING APPLICATION # 288 CA TO PDSR SECTION 19
8. APPLICANT: MIKE YURICK METES & BOUNDS APPLICATION # 600 SECTION 28
9. APPLICANT: JERRAD BEAUCHAMP SPECIAL USE APPLICATION #196 IN CONJUNCTION WITH SITE PLAN APPLICATION #300 OUTDOOR STORAGE FOR AN APPROVED LANDSCAPE BUSINESS SECTION 33
10. APPLICANT: NEXTEL COMMUNICATION SPECIAL USE APPLICATION # 197 IN CONJUNCTION WITH SITE PLAN APPLICATION #297 FOR A COLLOCATION ON AN EXISTING TOWER AND TO CONSTRUCT AN OUT BUILDING SECTION 34
11. APPLICANT: SBA COMMUNICATION INC. SPECIAL USE APPLICATION # 192 IN CONJUNCTION WITH SITE PLAN APPLICATION # 291 TO CONSTRUCT A TOWER SECTION 25
12. CALL TO THE PUBLIC
13. COMMITTEE REPORTS
14. ADJOURNMENT

MEETING FEBRUARY 8, 2001

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JANUARY 25, 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 Justin and Commissioner Phillips. Commissioner Germane arrived at 7:34 p.m. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

2. **APPROVAL OF JANUARY 25, 2001 AGENDA** - Delete item #10. Add as 3a as January 18, 2001 Work Session minutes. The next meeting will be the February 1, 2001 work session.

Move to approve the January 25, 2001 Planning Commission agenda as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

3. **APPROVAL OF JANUARY 11, 2001 MINUTES** - Place on next agenda.

3a. **APPROVAL OF JANUARY 18, 2001 WORK SESSION MINUTES** - Move to approve the January 18, 2001 work session minutes as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

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

5. **APPLICANT: HARTLAND CONSOLIDATED SCHOOLS / KEN PEREGON TO SET A PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #199 IN CONJUNCTION WITH SITE PLAN APPLICATION #305 TO CONSTRUCT SCHOOL BUILDINGS SECTION 16** - Move to set a public hearing for February 8, 2001 for Hartland Consolidated Schools for Special Use Application #199 in conjunction with Site Plan Application #305 . Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

6. **APPLICANT: HARTLAND ESTATES / SIGN STUDIO REAL ESTATE DEVELOPMENT SIGN APPLICATION #378 SECTION 19** - Terri Simpson and Joe Rotondo were present. Mr. Douglass requested further discussion in work shop about the use of the term "sign face".

The sign committee reviewed the sign. Only 2 lettering fonts are allowed by the Ordinance. The applicant was reminded that there is an 18 month limit on this sign. A \$100.00 letter of credit is needed to assure removal of the sign.

Move to approve Sign Application #378 for Sign Studio / Joe Rotondo / Hartland Estates with the condition that the drawing be resubmitted with the allowable number of fonts and a letter of credit in the agreed amount of \$100.00 as required by the Ordinance. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

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7. APPLICANT: JOT ROTONDO / HARTLAND ESTATES WEST REZONING APPLICATION #288 CA TO PDSR SECTION 19 - Mr. Rotondo, Mr. Perry and Mr. Wallace were present.

Mr. Nicholson summarized his review letter of January 25, 2001 concerning density , transitional area west toward CA zoning, reconfiguration of open space, cul de sac issue resolution, landscape plan, bike path and section detail of road frontage landscape.

There were discussions of lot size in relation to the use of septic fields, the parallel plan, open space usage and the bonus site allowed under PD.

Mr. Rotondo agreed to a performance guarantee for the installation of sidewalks within 3 years.

Some open space will be lost in the event of the future widening of M59.

Move to table Rezoning Application #288 . Motion Germane. Second Douglass. Roll Call Vote.

Justin - No

Germane - yes

Phillips - yes

Fountain - no

Douglass - yes

Kalenauskas - no

Petrucci - no

Motion Fails 3-4-0

Move to recommend approval of Preliminary Plan and Rezoning Application #288 for the Planned Development District for Joe Rotondo / Hartland Estates West. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 4-3-0. Nay Germane, Phillips and Douglass.

8. APPLICANT: MIKE YURICK METES AND BOUNDS APPLICATION #600 SECTION 28 - Mr. Yurick and Mr. Perry were present. Mr. Perry reviewed the application. The PD would remain in effect with the 4 parcels sharing certain aspects of the site such as parking, access, sewer and other items.

Move to recommend approval of Metes and Bounds Application #600 for Mike Yurick in Section 28. Motion Germane. Second Justin. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: JERRAD BEAUCHAMP SPECIAL USE APPLICATION #196 IN CONJUNCTION WITH SITE PLAN APPLICATION #300 OUTDOOR STORAGE FOR AN APPROVED LANDSCAPE BUSINESS SECTION 33 - Mr. Perry was present.

The ZBA determined a variance would be granted for the covered truck parking.

On the plan, change the wording "asphalt single roof" to "asphalt shingle roof". There were some minor issues in the McKenna review letter that would be resolved.

Move to recommend approval of Special Use Application 196 in conjunction with Site

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Plan Application #300 for Jerrad Beauchamp in Section 33 without conditions. Motion Germane. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

11. APPLICANT : SBA COMMUNICATION INC. SPECIAL USE APPLICATION #192 IN CONJUNCTION WITH SITE PLAN APPLICATION #291 TO CONSTRUCT A TOWER SECTION 25 - Fred Lindholm and T. J. Garrett were present. Mr. Lindholm stated that the tower was planned at 199 ft., the site had moved 400 ft. to the east, there would be access off the existing drive, Sprint has expressed interest in the tower and the leased area is 100 ft. x 100 ft. with a fenced area of 80 ft. x 80 ft.

Monopole was the consensus choice of the Planning Commission.

Mr. Nicholson advised the applicant that the State Land Division Act considers any lease longer than one year to be considered a split and to follow the regulations governing a split. Mr. Lindholm was not aware of this and would need time to research this issue.

Move to table Special Use Application #192 in conjunction with Site Plan Application #291 and to acknowledge receipt of the January 13, 2001 SBA letter and the Planning Commission agrees with the conditions therein as well as a maximum of 7 co-locators, design review by Township engineer and the long term lease will comply with the requirements of the State Land Division Act. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-0-1. Abstain Douglass.

12. CALL TO THE PUBLIC - Dan Callan stated that the new setback regulations are causing layout problems on the four splits next to his office. The Planning Commission will consider this problem.

13. COMMITTEE REPORTS

Germane - There have been discrepancies found in the plan for the water system. Mr. Christensen reported that corrections have been made and a public hearing will be set at a later date.

Douglass - Preliminary meetings have been held with Ameritech for a 150 ft. tower with 4 co-locators.

Kalenauskas - Regulation of transition areas between zonings is an important issue and needs to be worked on.

Complete application packets per the checklist are a necessity. An item should not be placed on the agenda until it is complete.

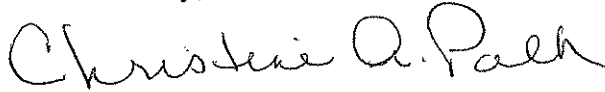
Phillips - Mr. Oldford's application will be coming back to the Planning Commission. There is a recommendation for a meeting with the the developers, the Township, citizens and other concerned parties to try to come to a compromise plan.

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The meeting was adjourned at 10:44 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 - February 1, 2001 Work Session