

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
AT THE TOWNSHIP HALL

MAY 11, 2006

7:00 PM

**AGENDA**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

APPROVAL OF MAY 11, 2006 PLANNING COMMISSION AGENDA

APPROVAL OF APRIL 27, 2006 PLANNING COMMISSION MINUTES

6. CALL TO PUBLIC

PLEASE APPROACH FRONT CENTER MICROPHONE

(5-MINUTE TIME LIMIT)

**PUBLIC HEARING**

APPLICANT: HARTLAND TOWNSHIP  
(CONSERVATION AGRICULTURE)

REZONING APPLICATION #324 SECTION 21 ZONED CA  
REZONING CA TO OS (CONSERVATION AGRICULTURE TO OFFICE SERVICE)

**OLD AND NEW BUSINESS**

8. APPLICANT: PAUL CORRADO / SPEEDWAY  
(CHANGE TO SITE PLAN #86)

"MAJOR / MINOR" SITE PLAN APPLICATION #417  
SECTION 28 ZONED GC (GENERAL COMMERCIAL)

5/11/06 Requested to be Tabled until May 25, 2006

9. APPLICANT: JOE ROTONDO  
INDUSTRIAL) TO GC (GENERAL COMMERCIAL  
A CONDITIONAL REZONING\*

REZONING APPLICATION #323 REZONING LI (LIGHT  
SECTION 28 ZONED LI (LIGHT INDUSTRIAL) \*REQUESTING

PUBLIC HEARING 3/23, 2006 PC AGENDA PLACE ON 3/27/06 PC AGENDA  
3/27/06 APPLICANT REQUESTS TO BE TABLED

10. DISCUSSION - JARRED BEAUCHAMP LI DISTRICT LETTER"

SEE NOTES

11. DISCUSSION ON WATERSHED MANAGEMENT COMMITTEE MISSION STATEMENT AND SCOPE OF WORK

12. DISCUSSION ON 2<sup>ND</sup> DRAFT OF THE LARGE BUILDING STANDARDS

SET PUBLIC HEARING FOR JUNE 8, 2006

13. CALL TO PUBLIC

(5-MINUTE TIME LIMIT)

Amending SECTION 10.02 of Site Development standards & section 7.09 Lighting

14. COMMITTEE REPORT

15. ADJOURNMENT

NEXT MEETINGS

MAY 25, 2006 @ 7:00 PM  
JUNE 8, 2006 @ 7:00 PM  
JUNE 22, 2006 @ 7:00 PM

# HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

MAY 11, 2006

7:00 P.M.

## 1. CALL TO ORDER

## 2. PLEDGE OF ALLEGIANCE

3. **ROLL CALL:** Present: Chairman Fox, Commissioner Voight, Commissioner Rataj, Commissioner Newsom, Commissioner Hopkins, Commissioner Crouse. Absent: Commissioner Hill

## 4. APPROVAL OF MAY 11, 2006 PLANNING COMMISSION AGENDA

Move to approve the Planning Commission Meeting Agenda for May 11, 2006.

Motion Hopkins. Second Rataj. Voice Vote. Motion Carried 6-0-1.

## 5. APPROVAL OF APRIL 27, 2006 PLANNING COMMISSION MEETING MINUTES

Move to approve the Planning Commission Meeting Minutes for April 27, 2006.

Motion Voight. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.

## 6. CALL TO PUBLIC

**Gordon Follmer, 405 N. Old US 23:** Wayne Perry of Desine Engineering submitted an application on behalf of Gordon Follmer on February 16, 2006. This application has not yet been on the agenda. Chairman Fox explained that the Planning Commission does not control the speed at which applications are reviewed. They are placed on the agenda when they are ready for PC action. Chairman Fox will investigate to find out what has happened to the application and call Mr. Follmer on Friday.

## PUBLIC HEARING

### 7. APPLICANT: HARTLAND TOWNSHIP REZONING APPLICATION #324 ZONED CA (CONSERVATION AGRICULTURE) REZONING TO OS (OFFICE SERVICE)

Open the Public Hearing at 7:08 p.m. for Applicant: Hartland Township, property Tax ID #08-21-200-011. The applicant is requesting the rezoning of approximately 7 acres from CA (Conservation Agricultural) to OS (Office Service). For the record, at the Planning Commission Meeting on April 13, 2006 a Public Hearing was scheduled for today, May 11, 2006. All public notice requirements for this Public Hearing have been met.

**Alexis Marcarello, McKenna Associates:** Summarized the McKenna Review Letter for Rezoning Application #324 dated April 26, 2006. McKenna & Associates recommends approval of Rezoning Application #324.

**Louie Barta, 2631 S. Moonglow Court:** Asked how the location for the Township Hall was selected. Was it chosen arbitrarily or did the Township own the property?

**Clyde Bullock, 2255 Clark Road:** Owns property that is directly south of the property that is proposed to be rezoned. This property is currently zoned for a residential area. He is concerned that his residential lot will be adjoining an office building that will potentially be open from 8 am until 11 pm on meeting nights. He expressed a concern with noise. He requests the Commission consider adding a provision to the Zoning Ordinance or update the Master Plan so that property owners with a common property line could be zoned for a like use or higher density, multiple-family.

Public Hearing Closed at 7:17 p.m.

**Commissioner Rataj:** Questioned utilities currently available for the site.

**Alexis Marcello, McKenna Associates:** Electric, telephone and gas are generally not extended to any site until it is developed. Water and sanitary sewer are not yet available to the site. She does not know when they will be available, but knows they are coming.

**Commissioner Crouse:** Asked how the site for the new Township Hall was selected.

**Commissioner Hopkins:** A sub-committee was formed to investigate the selection of the site. Several sites were looked at. We had to find a spot for a building that could meet the Township's needs now and in the future. We looked at a possible land swap with the school at their softball fields on M59, the Township park property on M59, the Clark Road site and the site of the current Township Hall. The fact that the Township owned property on Clark Road was certainly a factor considered in the selection process. It is hoped that the site will become a park. The Township Hall will be located on the park property and will be able to monitor the park's use. Official action was taken in the form of a motion to determine the location and to pursue the construction on this site for the new Township Hall.

**Chairman Fox:** Asked how the rezoning of this site affects the property to the south? Does this open the door for them to rezone their residential sites?

**Amy Chesnut, McKenna Associates:** The future use of the property to the south will still be guided by the Master Plan. The Township always has the possibility to revise the Master Plan. This sole action does not invalidate the Master Plan.

**Chairman Fox:** The Township Board requested in writing a vote from the Planning Commission on this application this evening. In honoring the Board's request, it would be appropriate to entertain a motion at this time.

Move to recommend approval of Hartland Township Rezoning Application #324,

Tax ID #08-21-200-011 from CA to OS based upon the findings in the McKenna Review letter dated April 26, 2006.

Motion Crouse. Second Hopkins. Voice Vote. Motion Carried 6-0-1.

## **OLD AND NEW BUSINESS**

### **8. APPLICANT: PAUL CORRADO/SPEEDWAY**

#### **"MAJOR/MINOR" SITE PLAN APPLICATION #417 (CHANGE TO SITE PLAN #86)** **SECTION 28 ZONED GC (GENERAL COMMERCIAL)**

*Present: Applicant, Paul Corrado, Corrado Contracting, LLC*

*Representing Speedway SuperAmerica LLC, Chuck Selves*

**Mr. Corrado:** Explained the intent of the application with a review of a letter from Speedway SuperAmerica dated April 24, 2006.

**Amy Chesnut, McKenna Associates:** Explained the difference between a major and minor change. Increasing floor area, changing the design of the facility and adding a diesel fuel tank and pump would constitute a major change.

**Commissioner Newsom:** Stated that an increase of more than 10% of the size of the building is a major change. This proposal is for a 43% change. This is a major change.

**Commissioner Rataj:** Is there anything on the roof supporting the cooler such as a condenser unit? He stated that the site may require screening of roof top equipment if it is visible.

**Commissioner Voight:** Asked if there is going to be a new underground tank for the diesel pump.

**Mr. Selves:** Yes, we are proposing to add an underground tank but no additional dispensers.

**Commissioner Hopkins:** There may be other issues that the drawing submitted does not call to the Planning Commission's attention; such as building materials and exterior colors that may also contribute to a determination that this is a major change.

Move to determine Site Plan Application #417, Tax ID #4708-28-100-031, for Paul Corrado and Speedway SuperAmerica LLC. to be a major change per Hartland Township Zoning Ordinance 37, Article 33.02.K.4. E and J.

Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

**9. APPLICANT: JOE ROTONDO REZONING APPLICATION #323  
REZONING LI (LIGHT INDUSTRIAL) TO GC (GENERAL COMMERCIAL)  
SECTION 28 ZONED LI (LIGHT INDUSTRIAL)  
**\*\* REQUESTING A CONDITIONAL REZONING\*****

Move to table Rezoning Application #323 for Old US 23 LLC., Tax ID #08-28-100-035, per applicant's request in a letter dated May 11, 2006 to the May 25, 2006 Planning Commission Meeting.

Motion Newsom. Second Voight. Voice Vote. Motion Carried. 6-0-1.

**10. DISCUSSION: JERRAD BEAUCHAMP LI DISTRICT LETTER**

*Present: Wayne Perry, Desine Engineering*

**Chairman Fox:** Jerrad Beauchamp owns a landscaping business on Old US 23. He wishes to move his business to another parcel he owns just north of his existing location on the west side of Old US 23, next to Fox Brothers Building Supply. The Planning Commission needs to determine if his business, as described in his April 21, 2006 letter, can relocate to the proposed site that has LI Zoning.

**Mr. Perry:** Described that Mr. Beauchamp's intent with his business is to stay essentially the same as it currently is with the addition of a greenhouse.

**Commissioner Voight:** Questioned whether the new site will house all his trucks and equipment.

**Mr. Perry:** Mr. Beauchamp is planning on moving his entire operation, including vehicles.

**Chairman Fox:** Mr. Beauchamp's business has outgrown the current site.

The Commission reviewed three areas of the Zoning Ordinance. They are Sections 13.03.P (CA), 24.03.K (GC) and 27.02.J (LI). It was felt that none of these Zoning Districts accurately reflected both aspects of Mr. Beauchamp's business that he mentioned in his letter dated April 21, 2006.

**Amy Chesnut, McKenna Associates:** The business would traditionally be considered a "contractor's yard." However, a district incorporating a contractor's yard does not exist in Hartland Township's Zoning Ordinance. It may have existed in the previous HSC district. It is up to this body to determine what district to put him in.

**Commissioner Crouse:** Stated that he believes the business as described is similar in nature to a lumber yard which is permitted in the LI District.

**Alexis Marcello, McKenna Associates:** Stated that if the use is not specifically listed in a district, the GC and LI districts permit an unnamed use may go into either district upon determination of the Planning Commission. Mr. Beauchamp is requesting the Planning Commission determine that his business is an unnamed use and then make a determination in which district it belongs.

**Commissioner Hopkins:** Concerned that if his use changes or grows, the district in which he belongs may change. As the business is currently stated, it belongs in LI. However, if the business grows into more of a lawn and garden center, it would not be permitted in LI.

**Amy Chesnut, McKenna Associates:** Right now Mr. Beauchamp's business as described in his letter could be permitted in LI as a special use. The special use will allow the PC added discretion and standards as stated in 10.02.BB.

It is consensus of the Planning Commission that Mr. Beauchamp's business, as described in his letter dated April 21, 2006, belongs in the LI district according to Zoning Ordinance 27.03.J.

## **11. DISCUSSION ON WATERSHED MANAGEMENT COMMITTEE MISSION STATEMENT AND SCOPE OF WORK**

**Commissioner Newsom:** Summarized the Watershed Management Committee Mission Statement and Scope of Work. It was decided that the words "smart growth" should not be capitalized so that it is not confused with the commonly used catch phrase and philosophy of "Smart Growth".

It is the consensus of the Planning Commission to accept the Mission Statement and Scope of Work of the Watershed Management Committee as amended.

## **12. DISCUSSION ON 2<sup>ND</sup> DRAFT OF THE LARGE BUILDING STANDARDS**

**Alexis Marcarello and Amy Chesnut, McKenna Associates:** Reviewed the McKenna Draft #2 Letter regarding Site Development Standards for Large Buildings dated May 4, 2006. Minor changes were suggested by the Planning Commission. McKenna will make the revisions in preparation for the Public Hearing.

Move to set a Public Hearing for June 8, 2006 for the Hartland Township Planning Commission amending Hartland Township Zoning Ordinance, Article 10.02 Site Development Standards for Large Buildings and revisions to Article 7.09 Lighting.

Motion Newsom. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.

## **13. CALL TO PUBLIC**

**Katie Schlueter, 1575 Shoreline Drive:** The Watershed Committee meets every 2<sup>nd</sup> Friday of the month at Green Oak Township at 9 a.m. The watershed committee has discussed setting up subcommittees to address individual issues such as public education and land use planning. It is the township's choice whether to participate. It will cost \$1,000 to participate. She also asked how the buffer will function if the grade of the land decreases around a large building. If there is an Ordinance to guide hours of operation, where would that appropriately go?

**Amy Chesnut, McKenna Associates:** If there is a provision for hours of operation, it must apply to the whole district. The Ordinance cannot discriminate. If the Township adopts an Hours of Operation Ordinance, it would have to apply to all buildings within a certain district, regardless of size. An option may be to allow a 24 hour store under a special use permit.

#### 14. COMMITTEE REPORT

**Chairman Fox:** There was an informal meeting for the entire Waldenwoods property. The Crouse family is interested in putting together a PD for the entire 1,400 acre parcel. The PD would allow them to develop a plan for the whole parcel and allow the Township the opportunity to know what is coming in the future.

**Commissioner Hopkins:** The Township attorney, Mike Homier, raised the topic of Conditional Rezoning at the last Hartland Township Board meeting. The Board agreed to have the Planning Commission start formulating standards with McKenna Associates to guide the approval process for Conditional Rezoning.

**Amy Chesnut, McKenna Associates:** Met with MDOT and Frank Crouse regarding the M59 right of way issue and discussed the expansion plans. MDOT wants to purchase a portion of the land for new right of way to permit construction of the M59 boulevard. This may have an impact on Mr. Crouse's property. He will be coming to the Planning Commission with a revised PD taking in account the proposed right of way.

**Commissioner Newsom:** Asked about the M59 Corridor Expansion Committee. He would like to know if it still exists. If so, can the Planning Commission receive updates?

#### 15. ADJOURNMENT

Move to adjourn at 9:42 p.m. Motion Crouse. Second Hopkins. Voice Vote. Motion Carried.6-0-1.

**This is a Draft until Final Approval.**

Submitted by,

Leslie M. Sauerbrey  
Recording Secretary

  
Laura J. Hill  
Planning Commission Secretary