

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
AT THE TOWNSHIP HALL

APRIL 27, 2006  
7:00 PM

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF APRIL 27, 2006 PLANNING COMMISSION AGENDA
5. APPROVAL OF APRIL 6, 2006 PLANNING COMMISSION AND TOWNSHIP BOARD JOINT MEETING MINUTES
6. APPROVAL OF APRIL 13, 2006 PLANNING COMMISSION MINUTES
7. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE (5-MINUTE TIME LIMIT)

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

8. APPLICANT: COLAUR DEVELOPMENT SITE PLAN APPLICATION #400 MAJOR/MINOR CHANGE  
TO SITE PLAN APPLICATION #400 SECTION 22 ZONED GC (GENERAL COMMERCIAL)
9. APPLICANT: SCOTT TOBEL METES & BOUNDS APPLICATION #749 SECTION 32 ZONED CA  
(CONSERVATION AGRICULTURE)
10. APPLICANT: JERRY STOCKMAN RESUBMISSION OF METES & BOUNDS APPLICATION # 744 SECTION 22  
ZONED CA (CONSERVATION AGRICULTURE)  
TABLED 10/27/05 PC AGENDA  
TABLED PER APPLICANT 11/10/05 PC AGENDA  
TABLED PER APPLICANT 3/23/06 PC AGENDA
11. APPLICANT: JOE ROTONDO REZONING APPLICATION #323 REZONING LI (LIGHT INDUSTRIAL) TO GC (GENERAL COMMERCIAL SECTION 28 ZONED LI (LIGHT INDUSTRIAL) \*REQUESTING  
A CONDITIONAL REZONING  
PUBLIC HEARING 3/23, 2006 PC AGENDA PLACE ON 3/27/06 PC AGENDA
12. APPLICANT: HARTLAND TOWNSHIP METES & BOUNDS APPLICATION #748 SECTION 21 ZONED CA  
(CONSERVATION AGRICULTURE)
13. DISCUSSION ON MDOT-WALDENWOODS
14. DISCUSSION OF PC BY-LAWS
15. DISCUSSION ON LARGE BUILDING STANDARDS
16. DISCUSSION ON ZONING VS. POLICE POWERS ORDINANCE
17. CALL TO PUBLIC (5-MINUTE TIME LIMIT)
18. COMMITTEE REPORT
19. ADJOURNMENT

NEXT MEETINGS

MAY 11, 2006  
MAY 25, 2006

@7:00 PM  
@ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
APRIL 27, 2006**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL:** Present: Commissioner Voight, Commissioner Rataj, Commissioner Hill, Chairman Fox, Commissioner Hopkins, Commissioner Crouse. Absent: Commissioner Newsom
- 4. APPROVAL OF APRIL 27, 2006 PLANNING COMMISSION MEETING AGENDA**  
Move to approve the Planning Commission Meeting Agenda for April 27, 2006 as amended. Motion Hill. Second Rataj. Voice Vote. Motion Carried. 6-0-1. Corrections: Added Item #11A, Applicant: Keller Williams / Signs & Promos, Sign Permit Application #564; Revised Item #8, Application #400 to #415; Revised Item #11, scheduled for PC action date to 4/27/06.
- 5. APPROVAL OF APRIL 6, 2006 PLANNING COMMISSION AND TOWNSHIP BOARD JOINT MEETING MINUTES**  
Move to approve the Minutes of the April 6, 2006 Planning Commission and Township Board Joint Meeting. Motion Hill. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.
- 6. APPROVAL OF APRIL 13, 2006 PLANNING COMMISSION MEETING MINUTES**  
Move to approve the Minutes of the April 13, 2006 Planning Commission Meeting as amended. Motion Hill. Second Rataj. Voice Vote. Motion Carried. 6-0-1. Corrections: Item #6, corrected the spelling to "Frank Crouse"; Item #12, corrected the spelling to "Julie Banish".
- 7. CALL TO PUBLIC** - No one came forward.

**OLD AND NEW BUSINESS**

- 8. APPLICANT: COLAUR DEVELOPMENT     SITE PLAN APPLICATION #415**  
**MAJOR/MINOR CHANGE TO SITE PLAN APPLICATION #400**  
**SECTION 22   ZONED GC (GENERAL COMMERCIAL)**  
*Chairman Fox:* Stated that the applicant has requested to be tabled per letter dated April 26, 2006 from Charles Laurencelle, and that no action/motion is required by the PC.
- 9. APPLICANT: SCOTT TOBEL     METES & BOUNDS APPLICATION #749**  
**SECTION 32   ZONED CA (CONSERVATION AGRICULTURE)**  
Move to table Metes & Bounds Application #749 for Scott Tobel per the applicant's request for an indefinite period of time. Motion Hopkins. Second Hill. Voice Vote. Motion Carried. 6-0-1.

**10. APPLICANT: JERRY STOCKMAN RESUBMISSION OF METES & BOUNDS  
APPLICATION # 744 SECTION 22 ZONED CA (CONSERVATION AGRICULTURE)**

*Present: Applicant, Jerry Stockman*

*Engineer for applicant, Dan Schrauben of P.E.A.*

*Representing Hartland Township, Amy Chestnut of McKenna Associates*

**Commissioner Crouse:** Questioned the cross section of the private drive on page 4 of the proposed plans, in particular the crown on the driveway.

**Mr. Schrauben:** Stated that the driveway is proposed with a typical 2% crown.

**Commissioner Crouse:** Requested an explanation on the process for developing this driveway.

**Mr. Schrauben:** Stated that the process was driven by the DEQ. They had a driveway on grade crowned to get the water to run off. They had to deal with the flood plane channels and the flow through requirements for the event of a flood condition. That is why there are smaller culverts. They help maintain the hydrology on the site.

**Commissioner Crouse:** Stated that the driveway appears to be designed for water to rise on top of areas of the driveway, leaving approximately 5' of driveway width dry at the time of the 100 year flood event.

**Mr. Schrauben:** "Yes, the driveway is allowed to flood. That is part of the design".

**Commissioner Crouse:** Questioned whether there should be a concern about washout of the driveway.

**Mr. Schrauben:** "That is a possibility, but it is better than other structural solutions. The DEQ approved this plan".

**Commissioner Crouse:** Stated that Hartland has incurred the 100 year flood event four times in the last 25 years. He questioned why not raise the bed of the driveway.

**Mr. Schrauben:** Stated that if the driveway is raised, it will be wider because of grading and land balancing and therefore, have a greater impact on the wetlands.

**Commissioner Crouse:** Does not believe this proposal provides all year access.

**Commissioner Hopkins:** Asked if they have considered a maintenance agreement for the culverts to keep the waterways clean and free flowing all of the time.

**Mr. Schrauben:** Stated that it is a good idea. It could possibly be included as part of the driveway maintenance agreement.

**Ms. Chestnut:** Stated while the concerns express are legitimate, the proposal appears to meet the requirements of the Hartland Township Land Division Ordinance #57. There may be questions if this proposal meets the shared driveway standards of our Ordinance and granting this division does not guarantee they will be given land use permits.

Move to approve Metes & Bounds Application #744 for Jerry Stockman. Tax ID #08-22-100-002 per the Hartland Township Land Division Ordinance #57. Motion Hopkins. Second Hill. Voice Vote. Motion Carried. 6-0-1.

**11. APPLICANT: JOE ROTONDO REZONING APPLICATION #323  
REZONING LI (LIGHT INDUSTRIAL) TO GC (GENERAL COMMERCIAL)  
SECTION 28 ZONED LI (LIGHT INDUSTRIAL)**

Move to table Rezoning Application #323 for Old US 23, LLC. until May 11, 2006 per applicant request as stated in a letter dated April 26, 2006 from Joseph Rotondo. Motion Hill. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

**11A. APPLICANT: KELLER WILLIAMS / SIGNS & PROMOS      SIGN PERMIT APPLICATION  
#564    ZONED GC (GENERAL COMMERCIAL)  
WALL SIGN "KELLER WILLIAMS REALTY"**

*Present: Representing the applicant, Nancy Rademacher  
Representing Signs & Promos, Julie Banish*

Move to approve Sign Permit Application #564 for Keller Williams Realty. Tax ID #08-28-100-036.  
Sign for Fountain Square. Motion Rataj. Second Hill. Voice Vote. Motion Carried. 6-0-1.

**12. APPLICANT: HARTLAND TOWNSHIP      METES & BOUNDS APPLICATION #748  
SECTION 21    ZONED CA (CONSERVATION AGRICULTURE)**

Move to approve Metes & Bounds Application #748 for Hartland Township. Tax ID #08-21-200-011.  
per the Hartland Township Land Division Ordinance #57. Motion Hopkins. Second Crouse. Voice Vote.  
Motion Carried. 6-0-1.

**13. DISCUSSION ON MDOT-WALDENWOODS**

Ms. Amy Chestnut, McKenna Associates: Briefed the Planning Commission on what they know at this time but have tentatively scheduled to meet with MDOT to go over the proposal for the widening of M59.

Mr. Frank Crouse: Stated that the current MDOT proposal will impact his properties along M59. He said that a revision to the existing Waldenwoods PD will be necessary and consideration may need to be given to him for other properties he has along M59.

Ms. Amy Chestnut, McKenna Associates: Will brief the Planning Commission at our next meeting with their finding from the tentatively scheduled MDOT meeting.

**14. DISCUSSION OF PC BY-LAWS**

Commissioner Hill: Proposed changes to the PC By-laws were given to the PC members for review. The By-laws are to be reviewed every year. A discussion of the proposed changes occurred. Commissioner Hill will make the suggested changes and resubmit to the PC for approval.

**15. DISCUSSION ON LARGE BUILDING STANDARDS**

Ms. Amy Chestnut, McKenna Associates: Reviewed the McKenna Review Letter for Large Building Standards dated April 5, 2006. A discussion of Planning Commission comments occurred. Amy will take the comments and return to the board with a revised draft.

## 16. DISCUSSION ON ZONING VS. POLICE POWERS ORDINANCE

**Chairman Fox:** Attorney Homier suggests that the sign ordinance be kept as a zoning ordinance instead of a police power ordinance, as originally proposed by the Planning Commission. Keeping signs in the Zoning Ordinance will allow for legal non-conforming signs, however, under a police power ordinance, all non-conforming signs are considered illegal and will not be allowed. Secondly, a zoning ordinance can also designate per zoning district what signs will be permitted. This would be much more difficult to do in a police power ordinance. Lastly, a zoning ordinance allows the applicant to work with the ZBA if they feel they can show a practical difficulty. There is no such thing as the ZBA under a police power Ordinance. Attorney Homier will work with Chairman Fox to adjust the proposed Sign Ordinance to keep it within the Township's Zoning Ordinance.

## 17. CALL TO PUBLIC

**David Henry, 1439 Division Dr.:** Would like to see the Planning Commission keep the 5 minute Call to the Public. He believes that 5 minutes is more appropriate because PC meetings are different than Board meetings. He also feels the Planning Commission should address screening and lighting near residential areas when developing large building standards.

## 18. COMMITTEE REPORTS

**Commissioner Rataj:** Attended an informal meeting regarding plans for a retirement/assisted living complex located on M59 west of the old high school.

**Chairman Fox:** Addressed a letter received from Williams & Works regarding the Township's Engineering Standards. They requested direction from the Planning Commission to be submitted by May 11, 2006. Commissioner Crouse feels that the appropriate step is for Williams & Works to update the Standards to reflect current requirements from other governmental agencies and any suggestions they may have before the WMP Committee reviews the document. It was agreed to have Rolly Olney contact Williams & Works regarding a quote to complete this work.

**Commissioner Hopkins:** The Board approved any PC member to attend an MSU extension class regarding the Zoning Enabling Act. However, the Township attorney, Mike Homier, would be willing to give the class, free of charge in his office in Lansing. He proposed May 13, 2006 as a class date. If anyone is interested in attending please get with Commissioner Hopkins.

## 19. ADJOURNMENT

Move to adjourn at 9:53 p.m. Motion Hopkins. Second Voight. 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