

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
AT THE TOWNSHIP HALL

**FEBRUARY 23, 2006**

7:00 PM

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF FEBRUARY 23, 2006 PLANNING COMMISSION AGENDA
5. APPROVAL OF JANUARY 26, 2006 PLANNING COMMISSION MINUTES
6. APPROVAL OF FEBRUARY 9, 2006 PLANNING COMMISSION MINUTES
7. CALL TO PUBLIC      **PLEASE APPROACH FRONT CENTER MICROPHONE**  
**5-MINUTE TIME LIMIT**

**PUBLIC HEARING**

8. APPLICANT: METRO PCS / JACK HELMS    **SPECIAL USE APPLICATION # 229 IN CONJUNCTION WITH SITE PLAN APPLICATION #408**  
SECTION 21    ZONED CA (CONSERVATION AGRICULTURAL) COLLOCATION OF AN ANTENNA ON AN EXISTING SPRINT TOWER  
**1/26/06 PC AGENDA      SET A PUBLIC HEARING**

**OLD AND NEW BUSINESS**

9. SET A DATE FOR A PUBLIC HEARING FOR MARCH 23, 2006      APPLICANT: JOE ROTONDO      **REZONING APPLICATION #323** REZONING LI (LIGHT INDUSTRIAL) TO GC (GENERAL COMMERCIAL)    SECTION 28      ZONED LI (LIGHT INDUSTRIAL)
10. CALL TO PUBLIC  
**5-MINUTE TIME LIMIT**
11. COMMITTEE REPORT
12. ADJOURNMENT

NEXT MEETINGS

MARCH 9, 2006  
MARCH 23, 2006

@ 7:00 PM  
@7:00 PM

17  
2/3/5  
2/15/06  
2/16/06

## HARTLAND TOWNSHIP PLANNING COMMISSION MEETING FEBRUARY 23, 2006

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

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

### 4. APPROVAL OF FEBRUARY 23, 2006 PLANNING COMMISSION AGENDA

Move to approve the Planning Commission Meeting agenda for February 23, 2006. Motion Hill. Second Voight. Voice Vote. Motion Carried 4-0-3.

### 5. APPROVAL OF JANUARY 26, 2006 PLANNING COMMISSION MEETING MINUTES

Move to approve the January 26, 2006 Planning Commission Meeting Minutes. Motion Hill. Second Rataj. Voice Vote. Motion Carried 4-0-3.

### 6. APPROVAL OF FEBRUARY 9, 2006 PLANNING COMMISSION MEETING MINUTES

Move to approve the February 9, 2006 Planning Commission Meeting Minutes. Motion Hill. Second Rataj. Voice Vote. Motion Carried 4-0-3.

### 7. CALL TO PUBLIC

David Henry, 1439 Division - Is concerned about Rezoning Application #323 stating that it will significantly affect Round Lake and the watershed south. He suggests going through the PD process, giving the Township more authority.

Scott Hole, 600 Chukker Cove - Strongly opposes the proposed site plan for Echo Woods. He believes the development is too dense and is an extreme contrast to the area. He believes this type of development belongs on the M-59 corridor. He stated that 7 homes sites are proposed along his back lot line. He is also worried about the watershed and traffic.

Robert Erb, 688 Chukker Cove - Believes that the Echo Woods development as proposed is unacceptable. He also stated that there have been over 100 calls or e-mails sent to the Township in opposition and he will do everything in his power to stop the current proposed plan from being approved. He has 10 acres and as proposed he will have 8 lots backing to his parcel.

### 8. APPLICANT: PUBLIC HEARING FOR METRO PCS/JACK HELMS SPECIAL USE APPLICATION #229 IN CONJUNCTION WITH SITE PLAN #408 SECTION 21 ZONED CA (CONSERVATION AGRICULTURE) CO-LOCATION OF AN ANTENNA ON AN EXISTING SPRINT TOWER.

Christopher Flick, representing Metro PCS was present.

Open the Public Hearing at 7:17 p.m. for Applicant Metro PCS, Tax ID# 08-21-400-039. The applicant is requesting Special Use Approval for co-locating an additional wireless antenna on an existing tower and to install related equipment cabinets. For the record, at the Planning Commission meeting on January 26, 2006 a public hearing was set for today, February 23, 2006. All public notice requirements have been met.

Alexis Marcarello, McKenna Associates - References the review comments submitted to the Township in the review letter dated January 27, 2006.

Planner Barb - Agreed with the McKenna comments. He recommended approval with submission of a revised plan including landscaping, stating that it would facilitate a quicker approval process.

Christopher Flick - Agrees to add landscaping required for the site plan approval and to include distances on the revised prints as requested by the Township planners.

Louie Barta, 2631 Moonglow Ct. - Mentioned that the existing tower is in the middle of the proposed "Hartland Crossing" parking lot. Alexis from McKenna Associates, addressed his concerns.

Christopher Flick - Stated that he is aware that the entire tower could be moving in the future and that they would still be landscaping as required.

Closed the public hearing at 7:30 p.m.

Move to place Site Plan Application #408 in conjunction with Special Use Application #229 on the March 23, 2006 agenda for Site Plan Review. Motion Hill. Second Rataj. Voice Vote. Motion Carried 4-0-3.

**9. SET A DATE FOR A PUBLIC HEARING APPLICANT: JOE ROTONDO, REZONING APPLICATION #323 REZONING LI (LIGHT INDUSTRIAL) TO GC (GENERAL COMMERCIAL) SECTION 28.**

Move to set a date for a Public Hearing on March 23, 2006 for Rezoning Application #323 Joe Rotondo, rezoning from LI (Light Industrial) to GC (General Commercial). Motion Hill. Second Voight. Voice Vote. Motion Carried 4-0-3.

**10. CALL TO THE PUBLIC**

Katie Schlueter, 1575 Shoreline Drive - Stated that the previously proposed Round Lake Development was willing to implement rain gardens and mature buffering in order to protect the fragile ecosystem. She is requesting that the Planning Commission suggest to some of the new proposed mall. She suggested porous pavement, bio-swales with plants more native to the area and containing the run off to re-use for watering.

Joan Smith, 11453 Timberline Trail - Is concerned about run off from the new developments that will flow into Handy and Round Lake.

**11. COMMITTEE REPORTS**

Commissioner Hill - The Ordinance Review Committee met on the thirteenth, they prioritized their list of Ordinances to review and task were assigned to each committee member. She distributed a new prioritized list of the items.

Chairman Fox - Understands the concerns of the residents of Echo Woods, but would like to explain the PD process. (He explained the process) He stated that all residents concerns are welcome.

**12. ADJOURNMENT**

Move to adjourn at 7:45 p.m. Motion Voight. Second Hill. Voice Vote. Motion Carried. 4-0-3.

This is a Draft until Final Approval.

Submitted by,

Jennifer Rardon  
Recording Secretary

  
Laura J. Hill  
Planning Commission Secretary