

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
OCTOBER 13, 2005-TOWNSHIP HALL-7:00 P.M.

1. CALL TO ORDER- The meeting was called to order by Chairman Fox.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL - Members present: Chairman Fox, Commissioner Rataj, Commissioner Bickel, Commissioner Hopkins, Commissioner Newsom and Commissioner Hill. Absent: Commissioner Germane.

4. APPROVAL OF OCTOBER 13, 2005 PLANNING COMMISSION AGENDA

Move to approve the October 13, 2005 Planning Commission agenda as amended. Motion Hopkins. Second Hill. Voice vote. Motion carried: 5-1-1. Nay: Bickel. Corrections: Add Metes & Bounds Application #745 for Mitton/England as Item 15A.

5. APPROVAL OF SEPTEMBER 22, 2005 PLANNING COMMISSION MINUTES

Move to approve the September 22, 2005 Planning Commission Meeting Minutes as amended. Motion Hill. Second Hopkins. Voice vote. Motion carried: 6-0-1. Corrections: Item #6 First sentence from Alexis Marcarello's comments change size to site, sentence four change subject site to Master Plan, sentence six change proposed to possible. Page four, under Paul Knuth-first sentence add plan for the path in stone. Under Chairman Fox comments under committee reports second sentence delete (the) before applicant.

6. APPROVAL OF SEPTEMBER 15, 2005 PLANNING COMMISSION MINUTES

Move to approve the September 15, 2005 Planning Commission Meeting Minutes as amended. Motion Bickel. Second Rataj. Voice vote. Motion carried: 6-0-1. Corrections: Add comment by Mr. Geigler stating that Chairman Fox and Commissioner Hopkins ideas on ways to approach Natural Features could be handled by the residents and developers. Under accomplishments of the natural Features Committee add the meeting with developers, realtors and concerned residents was postponed until a later date. Item #7 Commissioner Newsom, change statement to: Providing services requires we bring in revenue.

7. APPROVAL OF SEPTEMBER 8, 2005 PLANNING COMMISSION MINUTES

Move to approve the September 8, 2005 Planning Commission Meeting Minutes as amended. Motion Hopkins. Second Hill. Voice vote. Motion carried: 6-0-1. Corrections: Item #5 clarify correction stating that the Planning Commission requested the Applicant to add sidewalk along Crouse Road, consistent with the sidewalks on Avon.

Page 2. Change close call to the public to close public hearing. Motion on item #11 correct Tax Id # 08-25-200-020. Item #12 Motion add per the Hartland Township Land Division Ordinance #57. Item #18 change comment from Commissioner Hopkins to: Approvals of applications with too many conditions are being sent forward to the Board.

8. CALL TO THE PUBLIC

Mr. Augusta, Lake Tyrone Improvement Association - If there are special considerations in the Riparian Ordinance it may open the door for more challenge.

Norm Luger, 1252 Long Lake - There are 340 home owners around Long Lake and this Ordinance is important to every one of them. We need this Ordinance upheld. There is a section in the Ordinance (the exemption) that will be difficult to defend. It shows favoritism and it will weaken the rest of the Ordinances.

Frank Crouse - His lake community is as safe as you can get. He wishes to create and maintain a safe Lake Walden. Mr. Crouse would like the Ordinance passed with the exemption.

9. APPLICANT: JOSHUA STEIN/ SD PROPERTY ADVISORS, LLC REZONING APPLICATION #322 REZONE CA (CONSERVATION AGRICULTURE) TO MR (MULTIPLE DENSITY RESIDENTIAL) SECTION 23
Move to set a public hearing for Joshua Stein/ SD Property Advisors, LLC Rezoning Application #322 to Rezone CA (Conservation Agriculture) to MDR (Multiple Density Residential) for November 10, 2005. Motion Hill. Second Hopkins. Voice vote. Motion carried: 6-0-1.

10. APPLICANT: SHOPS AT WALDENWOODS SIGN APPLICATION #542 SECTION 20 ZONED PDGC (PLANNED DEVELOPMENT GENERAL COMMERCIAL)
Move to approve Sign Application #542 for Shops at Waldenwoods within the standards of the PD Agreement September 2000. Motion Hopkins. Second Hill. Voice vote. Motion carried: 6-0-1.

11. APPLICANT: VILLAGE SIGN APPLICATION #544 SECTION 19 ZONED CA (CONSERVATION AGRICULTURE) (ZONED PDSR) PERMANENT GROUND SIGN
Move to approve Sign Application #544 for Ivanhoe Huntley "Crestwood Village" permanent ground sign contingent upon approval of final PD application and meet the standard of the PD agreement set forth in Article 2 Paragraph 2.2. Motion Hopkins. Second Rataj. Voice vote. Motion carried: 6-0-1.

12. APPLICANT: PHIL VANGELL METES & BOUNDS APPLICATION #743 SECTION 14 ZONED CA (CONSERVATION AGRICULTURE)

The assessor has approved this application for number of splits and the length to width ration for parcel #2 is good because this is a retroactive Land Division.

Move to approve Metes & Bounds Application #742 for Phil Vangell Tax Id# 08-14-100-007, 008, 009. Motion Hill. Second Rataj. Voice vote. Motion carried: 6-0-1.

13. APPLICANT: AARON LAWRENCE METES & BOUNDS APPLICATION #740 SECTION 14 ZONED CA (CONSERVATION AGRICULTURE)

Aaron Lawrence was present. The assessor approved the division as complete with conditions.

It does meet the Land Division Act. The site distance review from the Livingston County Road Commission does not meet their standard site distance and was denied.

The applicant is requesting to be tabled until he can resolve the issues stated.

Commissioner Newsom requested a consent letter from the neighbor to remove a tree that is creating drive location issues.

Move to table Metes & Bounds Application #740 for Aaron Lawrence, Tax Id#08-14-100-008 until October 27, 2005. Motion Newsom. Second Rataj. Voice vote. Motion carried: 6-0-1.

14. APPLICANT: RUTH WYCKOFF METES & BOUNDS APPLICATION #741 SECTION 3 ZONED CA (CONSERVAITON AGRICULTURE)

Wayne Perry form Desine Incorporated was present.

The assessor has approved the application for number of splits. It meets the Land Division Act. There are access issues. The easement must be brought up to standard. According to Section 3.14 it must be widened to 18 feet. Road Commission has revised their approval with plans dated October 5, 2005. According to the new Land Division Ordinance #57 the access must meet the Ordinance standard.

Move to table Metes & Bound Application #741 for Ruth Wyckoff Tax Id #08-03-300-024 per the applicants request. Motion Bickel. Second Newsom. Voice vote. Motion carried: 6-0-1.

15. APPLICANT: KEN WILKINSON METES & BOUNDS APPLICATION #742 SECTION 22 ZONED CA (CONSERVATION AGRICULTURE)

The assessor has approved the number of splits and it meets the Land Division Act. There is an issue with the Life Lease that exists on a portion of the property. The Planning Commission is requesting a copy of the Life Lease and a correct Tax ID number.

Move to table metes & Bounds Application #742 for Ken Wilkinson (Wilkinson Trust). Motion Hopkins. Second Newsom. Voice vote. Motion carried: 6-0-1.

15A. APPLICANT: MITTON/ENGLAND METES & BOUNDS APPLICATION #745 ZONED CA (CONSERVATION AGRICULTURE)

Commissioner Bickel - The reason I did not vote for this application to be on tonight's agenda is because the deadline for submissions for tonight's meeting was September 29, 2005 and these materials were not received by the Township until October 3, 2005 which according to our policy would have prevented this item from being on the agenda. The

items for our review were not available until tonight's meeting. The Planning Commission needs to make certain that we are consistent with all applicants and in follow all of our policies. We should not be creating special circumstances for select individuals when we are not willing to do so for all individuals.

Move to approve Metes & Bounds Application #745 for Terry Mitton Tax Id #08-02-100-018 per the Hartland Township Land Division Ordinance #57. Motion Hill. Second Rataj. Voice vote. Motion carried: 6-0-1.

16. APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION ZONING AMENDMENT #320 AMENDING ARTICLE 2, CONSTRUCTION OF LANGUAGE AND DEFINITIONS, SECTION 2.02 DEFINITIONS AND ARTICLE 3, GENERAL PROVISIONS, SECTION 3.25 SHORELINE AND LAKE PROTECTION PROVISIONS TO INCLUDE SUPPLEMENTARY SHORELINE REGULATIONS "RIPARIAN RIGHTS"

The Planning Commission will discuss Section #4 with the Township Attorney.

Move to table Application #320 amending Article 2, construction of language and definitions for supplementary shoreline regulations until October 27, 2005. Motion Bickel. Second Rataj. Voice vote. Motion carried: 6-0-1.

17. APPLICANT: GLEN PROPERTIES/GEORGE DUKE REZONING APPLICATION #321 SECTION 27 REQUESTING A REZONING FROM SR (SUBURBAN RESIDENTIAL) TO MDR (MEDIUM DENSITY RESIDENTIAL)

Move to table Rezoning Application #321 for Glen Properties indefinitely per the applicant's communication received October 6, 2005. Motion Hopkins. Second Hill. Voice vote. Motion carried: 6-0-1.

18. APPLICANT: IVANHOE HUNTLEY HOMES LLC PLANNED DEVELOPMENT APPLICATION #368-312 "CRESTWOOD" SECTION 19 FOR 80 SITE CONDOMINIUM UNITS

Move to recommend Final PD approval for Site Plan Application #368 in conjunction with Rezoning Application #312 rezoning from CA to PDSR Tax Id # 08-19-300-002 for Ivanhoe Huntley Homes "Crestwood" to construct a residential development of eighty homes with verification of approval from the Township Engineer for the latest prints dated September 26, 2005. Motion Hopkins. Second Newsom. Voice vote. Motion carried: 6-0-1.

19. APPLICANT: MIKE HORAN SITE PLAN APPLICATION #391 SECTION 33 ZONED LI (LIGHT INDUSTRIAL) PARCEL A

Wayne Perry, Desine Engineering and Gary Cornillaud, Architect were present.

Move to grant a facade waiver for Applicant Mike Horan for the use of masonry product manufactured to resemble brick and achieving the aesthetic intent of Zoning Ordinance No. 37. Also changing the North and South elevation to show a maximum of 25 percent of split faced block. Also, the use of steel painted roof material is deemed acceptable to

achieve an aesthetic look. Motion Hopkins. Second Newsom. Voice vote. Motion carried: 6-0-1.

Move to recommend approval of Site Plan Application #391 for Mike Horan Tax Id# 08-33-200-008 zoned Light Industrial. Motion Newsom. Second Hopkins. Voice vote. Motion carried: 6-0-1.

20. APPLICANT: JOE ROTONDO SITE PLAN APPLICATION #387 SECTION 21 ZONED GC (GENERAL COMMERCIAL) GRADING

Move to table Site Plan Application #387 for Joe Rotondo indefinitely per the letter dated October 12, 2005. Motion Newsom. Second Hill. Voice vote. Motion carried: 6-0-1.

21. CALL TO THE PUBLIC- No one came forward.

22. COMMITTEE REPORT

Commissioner Bickel distributed a proposed outline for an executive summary for Natural Features Protection explaining she has received mixed messages from the other Planning Commission members. She requested that the Planning Commission review the outline and provide comment as soon as possible since the Natural Features Committee would like to discuss the Executive Summary on October 27, 2005 at the next regularly scheduled meeting. It was determined that the Executive Summary presentation could not be added to the 10/27 agenda due to time constraints with commissioners to review and comment on the outline. Instead the requested comments for the outline would be considered during the meeting on 10/27.

Chairman Fox attended three informal meetings. The first was Joe Rotondo for a piece of property on Old US23 where a hotel is proposed. The property is zoned for this use. The second was a proposal for multiple stores for the former Oasis property which is zoned GC.

23. ADJOURNMENT

Move to adjourn at 10:40 P.M. Motion Newsom. Second Hopkins. Voice vote. Motion carried: 6-0-1.

This is a Draft copy of the meeting minutes until Final Approval by the Planning Commission at a future meeting.

Jennifer Rardon
Recording Secretary

Matthew Germane
Planning Commission Secretary