

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AUGUST 25, 2005-TOWNSHIP HALL-7: 30 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 Germane, Commissioner Newsom and Commissioner Hill.

4. APPROVAL OF JULY 28, 2005 PLANNING COMMISSION AGENDA

Move to approve the August 25, 2005 Planning Commission agenda as amended. Motion Hopkins. Second Hill. Voice Vote. Motion Carried. 7-0-0. Corrections: Item 5. Delete August 8 and add August 11. Item 4. Remove special. Delete agenda item number 12.

5. APPROVAL OF THE AUGUST 11, 2005 PLANNING COMMISSION MEETING MINUTES

Move to approve the August 11, 2005 Planning Commission Meeting Minutes as amended. Motion Bickel. Second Newsom. Voice Vote. Motion Carried. 7-0-0. Corrections: Add: Item 15. Add: condition on the motion that the dumpster be located behind the building. Item 16. Add: The applicant agreed to add three additional trees on the east side of entrance from the Target parking lot, they also agreed to raise the brick in the back of the building to better shield the area of the cooler, also agreed to change the prints to show that the dumpster construction materials would match the building materials. Motion on item 10 should be clarified. Add: Pending a formal written withdrawal request.

6. CALL TO THE PUBLIC- No one came forward

OLD AND NEW BUSINESS

7. SET A DATE FOR PUBLIC HEARING

APPLICANT: GLEN PROPERTIES/GEORGE DUKE REZONING

APPLICATION #321 SECTION 27 REQUESTING A REZONING FROM SR (SUBURBAN RESIDENTIAL) TO MDR (MEDIUM DENSITY RESIDENTIAL)

Proposed Date September 22, 2005

Move to set a Public Hearing Date on September 22, 2005 for Glen Properties/George Duke Rezoning Application #321 Section 27 Request for a Rezoning from SR (Suburban Residential) to MDR (Medium Density Residential. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

WITHDREW APPLICATION 8/17/05

**8. APPLICANT: MARK SOKANA, MIKE SOKANA, AND GHYADA BAHOORA
REZONING APPLICATION #314 REZONING CA (CONSERVATION
AGRICULTURE) TO GC (GENERAL COMERCIAL) SECTION 24**

Move to withdraw Rezoning Application #314 for Mike Sokana, Mark Sokana, and Mike Bahoora Rezoning CA to GC Section 24. Motion Newsom. Second Bickel. Voice Vote. Motion Carried. 7-0-0.

Written notice of intent to withdraw the application has been received.

**9. APPLICANT: K. HOVNANIAN HOMES SIGN APPLICATION #506
SECTION 22 ZONED OS (OFFICE SERVICE) PERMANENT GROUND SIGN
"HOVNANIAN HOMES"**

Move to approve Sign Application #506 K. Hovnanian Homes for a free standing ground sign. Motion Germane. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

**10. APPLICANT: GARY CORNILLAUD SITE PLAN APPLICATION #397
SECTION 16 ZONED LC (LIMITED COMMERCIAL)**

Gary Cornillaud, 2558 Cedar Lane was present.

Planner Barb- The proposed improvements to the site include the addition of a 12' by 7' porch on the front of the house, a wood ramp and landing for handicap access near the rear of the house, the addition of a concrete parking area in front of the garage, and a proposed 3 foot wide decorative concrete walk leading to the front of the home from Avon street. The proposed use is professional office space. Landscaping according to Section 7.03.D has not been met. The Planning Commission can substitute existing vegetation in lieu of these requirements according to Section 7.06.A. The ordinance stipulates that sidewalks must be 5 feet wide. The Planning Commission may modify these requirements. The existing home will be renovated to accommodate the architectural scheme that is compatible with the village and settlement area. It is the Planning Department's suggestion that the Planning Commission grant an architectural facade waiver from the existing architectural standards.

Mr. Cornillaud is concerned that paving the driveway (adding more impervious surface) will cause flooding and drainage issues. Because paving is a standard in the ordinance, it may not be waived. Ms. Neary from Mckenna suggested that they approve the application with the condition of paving so the applicant may research alternatives and come back for a change if needed. With the proposed use, loading space is not required. The Planning Commission will waive the landscaping requirements but would like a commitment from the applicant to add foundation plantings. Both of the applicant's parking spaces must be barrier free because the Hartland Township Ordinance requires one more handicap accessible space than the state requires. Section 22.G of the ordinance states that sidewalks shall be provided along all public streets. Therefore, the Commission is requiring that sidewalks be provided. A general concern of the commission is the condition of the existing garage. Mr. Cornillaud plans to change the garage at a later date. Move to recommend approval of Site Plan Application #397 Tax Id # 08-16-101-124 for Gary Cornillaud at 3508 Avon under the conditions that the applicant upgrade the driveway to concrete/pavement, install sidewalks consistent with the other sidewalks along Crouse, install additional foundation plantings, and paint the garage with a color consistent with the building. Motion Hopkins. Second Germane. Voice Vote. Motion Carried. 7-0-0.

**11. APPLICANT: HARTLAND CENTER LLC SITE PLAN APPLICATION #395
SECTION 22 ZONED OS (OFFICE SERVICE) CONVERTING OFFICE TO
CONDOMINIUMS 2.7 ACRES MILLENNIUM CENTER MEDICAL OFFICE TO
HARTLAND CENTER OFFICE CONDOMINIUM.**

Wayne Perry from Desine Engineering was present.

Mr. Perry- The legal description on the cover sheet is correct. The part on the right hand corner of the site plan, which says 2.68 Acres, is incorrect and will be corrected.

The Planning Commission does not want the term "storage coral" used in the documents. Move to recommend approval of Site Plan #395 Tax Id #08-22-300-045 for Hartland Center LLC as it pertains to the Condominium By-Laws and Master Deeds with the condition that it be amended to reflect the comments made by the Township Planner and Attorney before proceeding to the Board. Motion Hopkins. Second Hill. Voice Vote. Motion Carried. 7-0-0.

12. DISCUSSION/SET DATE FOR PUBLIC HEARING ON PROPOSED LI (LIGHT INDUSTRIAL) DISTRICT CHANGES

Proposed date September 22, 2005

The applicant is responsible for all applicable costs of the proposed changes to the ordinance.

The Planning Department is waiting for communication with the applicant before going forward with the proposed text changes.

Discussed proposed changes and it is general consensus that the changes are appropriate. A public Hearing will not be set at this time.

13. CALL TO THE PUBLIC

Katie Schleutter- She had concerns with Section D and Section E of the proposed Riparian Ordinance. She questioned how existing common use lots repair themselves without coming out of conformity. She also wondered what would happen if someone decided to split and inadvertently changed the whole subdivisions use of the common use lot.

14. COMMITTEE REPORT

Commissioner Bickel- The Violation letter from the DEQ for Little Joe Meadows is a prime example for Planning Commission to be asking for impact studies.

August 31, 2005 there is a Phase II Storm water Management Plan meeting at Howell Township Hall from 7 to 9 P.M.

Informal committee- Rotondo discussed a proposal off of Hacker Road North of M-59 it is roughly 36 acres with a proposed 38 lots, incorporated is 3 cul-de-sacs with a single entrance. There was discussion of coming in as a PD and the possible paving of Hacker Road. It seems like a fairly efficient use of the land. The other informal was a proposal for general office use and medical facilities just south of the Township hall. They may require variances because of the set back issues.

Commissioner Hopkins- The new Land Division Ordinance is in place. The Commission should take the time to review the changes because we are now the final approval in the process.

15. ADJOURNMENT

Move to adjourn at 9:37 P.M. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

This is a Draft Until Final Approval,

Jennifer A. Rardon
Recording Secretary

Matt Germane
Planning Commission Secretary