

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
AT THE TOWNSHIP HALL

JUNE 23, 2005  
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JUNE 23, 2005 PLANNING COMMISSION AGENDA
5. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

OLD AND NEW BUSINESS

6. APPLICANT: HARTLAND SPORTS CENTER / MARK SCHAFFER SITE PLAN APPLICATION #392 MAJOR / MINOR  
CHANGE TO SITE PLAN #341 IN CONJUNCTION WITH SPECIAL USE #217 SECTION 22 GC (GENERAL COMMERCIAL)

SET A DATE FOR PUBLIC HEARING ON JULY 14, 2005

7. APPLICANT: CONSUMER ENERGY SITE PLAN APPLICATION #390 IN CONJUNCTION WITH SPECIAL USE APPLICATION #226  
ZONED CA (CONSERVATION AGRICULTURE) SECTION 25

SET A DATE FOR PUBLIC HEARING ON JULY 14, 2005

8. APPLICANT: MIKE HORAN SITE PLAN APPLICATION #391 IN CONJUNCTION WITH SPECIAL USE APPLICATION #227  
ZONED LI SECTION 33

POSTPONE UNTIL JULY 28, 2005

9. APPLICANT: MARK SOKANA, MIKE SOKANA, & GHAYDA BAHORA REZONING APPLICATION #314 REZONING CA  
(CONSERVATION AGRICULTURE) TO GC (GENERAL COMMERCIAL) SECTION 24  
9/23/04 PC AGENDA PUBLIC HEARING  
10/28/04 APPLICANT REQUESTS TO BE TAKEN OFF AGENDA  
12/01/04 APPLICANT REQUESTS A POSTPONEMENT RESCHEDULE FOR 12/16/04  
12/16/04 APPLICANT REQUESTS A POSTPONEMENT RESCHEDULE FOR 2/4/05  
4/28/05 APPLICANT REQUESTS A POSTPONEMENT UNTIL LATE JUNE (JUNE 23?)

POSTPONE UNTIL JULY 28, 2005

10. APPLICANT: JOSEPH S. NOVITSKY & JANIECE R. MAXWELL / BULK PETROLEUM SPECIAL USE APPLICATION #225 IN  
CONJUNCTION WITH SITE PLAN #381 ZONED GC (GENERAL COMMERCIAL) SECTION 21 "HARTLAND C-STORE & MAD MAX EXPRESS  
OIL & LUBE" GAS STATION, CONVENIENCE STORE, CAR WASH & OIL CHANGE FACILITY  
POSTPONED 5/12/05 PC MEETING  
POSTPONE 5/26/05 PC MEETING
11. DISCUSSION ON ZONING AMENDMENT APPLICATION #316 AMENDING HARTLAND TOWNSHIP ORDINANCE #37 ARTICLE 33  
SECTION 33.10 ARCHITECTURAL STANDARDS  
5/26/05 PC MEETING SET A PUBLIC HEARING FOR 6/30/05  
6/30/05 PUBLIC HEARING
12. DISCUSSION ON SIGN ORDINANCE
13. CALL TO PUBLIC
14. COMMITTEE REPORT
15. ADJOURNMENT

NEXT MEETINGS JUNE 30, 2005  
JULY 14, 2005

@ 7:30 PM  
@ 7:30 PM

HARTLAND TOWNSHIP PLANNING COMMISSION  
JUNE 23, 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 Germane, Commissioner Rataj, Commissioner Hopkins, Commissioner Newsom, and Commissioner Bickel. Absent: Commissioner Kalenaskas. Also present: Planner Barb and Alexis Marcarello of McKenna Associates.
4. **APPROVAL OF JUNE 23, 2005 PLANNING COMMISSION AGENDA**- Move to approve the June 23, 2005 Planning Commission agenda. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 6-0-2.
5. **CALL TO THE PUBLIC**- Gary Mirto- representing McGurrin's Irish Pub- *Mr. Mirto* stated that he understands the job of the Planning Commission but *Mr. Yurich* refuses to go through with a major change, in fear of a complete site plan review process. The outside seating area is an intricate part of what the pub is trying to do. If outdoor seating is not allowed, McGurrin's will be forced to move to another location. *Ms. Marcarello* assured *Mr. Mirto* that when an applicant requests a change; the only review done is that which pertains to the requested change.

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

6. **APPLICANT: HARTLAND SPORTS CENTER/MARK SCHAFFER SITE PLAN APPLICATION #392 MAJOR/MINOR CHANGE TO SITE PLAN #341 IN CONJUNCTION WITH SPECIAL USE #217 SECTION 22 GC (GENERAL COMMERCIAL)**-*Mr. Schaefer* is requesting to convert 4,000 sq. ft. of upper level space in the existing Hartland Sport Center building into a restaurant. The restaurant will be serving beer and wine. The proposed restaurant will include a pool table, extra seating, a self-contained convection oven, a salad prep table, a pizza prep table, a hamburger maker, and a cheese warmer. The main concerns of the board were the parking capacity and whether the proposed restaurant would increase the usable non-residential floor area by more than 5 percent. *Ms. Marcarello*- The proposed change would not increase the usable area by more than 5 percent. *Commissioner Fox*- I do not envision that the restaurant would draw more of a crowd than the usual hockey patrons. Move to rule Site Plan Application #392 a minor change to Site Plan #341 in conjunction with Special Use Application #217 per the Hartland Township Ordinance # 37 Article 33.02 K5C, I, and A provided the applicant provides the township with drawings that label the kitchen equipment, there is no wait staff provided, and there will not be built-in kitchen food preparing equipment. Motion Hopkins. Second Germane. Voice Vote. Motion Carried. 7-0-1.

**SET A DATE FOR PUBLIC HEARING ON JULY 14, 2005**

**7. APPLICANT: CONSUMERS ENERGY SITE PLAN APPLICATION #390 IN CONJUNCTION WITH SPECIAL USE APPLICATION # 226 ZONED CA(CONSERVATION AGRICULTURE) SECTION 25-** *Planner Barb* explained that the applicant is requesting to expand the Consumers Energy Regulating Station on Tipsico Lake Road. Motion to set a public hearing date for July 14, 2005 for Site Plan Application #390 in Conjunction with Special Use Application # 226. Motion Newsom. Second Hopkins. Voice Vote. Motion Carried. 7-0-1.

**SET A DATE FOR PUBLIC HEARING ON JULY 14, 2005**

**8. APPLICANT: MIKE HORAN SITE PLAN APPLICATION #391 IN CONJUNCTION WITH SPECIAL USE APPLICATION #227 ZONED LI SECTION 33-** *Planner Barb* indicated that the applicant is requesting to build a 10,000 square feet warehouse with an outdoor storage facility. Move to set a public hearing date for July 14, 2005 for Site Plan Application #391 in conjunction with Special Use Application # 227. Motion Bickel. Second Newsom. Voice Vote. Motion Carried. 7-0-1.

**POSTPONE UNTIL AUGUST 25, 2005**

**9. APPLICANT: MARK SOKANA, MIKE SOKANA & GHAYDA BAHOORA REZONING APPLICATION #314 REZONING CA(CONSERVATION AGRICULTURE) TO GC(GENERAL COMMERCIAL) SECTION 24**

**9/23/04 PC Agenda Public Hearing**

**10/28/04 Applicant request to be taken off agenda**

**12/01/04 Applicant requests a postponement reschedule for 12/16/04**

**12/16/04 Applicant requests a postponement reschedule for 2/4/05**

**4/28/05 Applicant requests a postponement until late June(June 23?)**

*Ms. Marcarello* encouraged the Planning Commission to take action even if the application is denied. She stated that the application was submitted a year ago, there are new PC members and that there should be a new public hearing and a new application. *Planner Barb* cited that the ordinance does not specify an expiration date. Move to postpone Rezoning Application #314 Rezoning CA to GC until August 25, 2005. Motion Bickel. Second Newsom. Voice Vote. Motion Carried. 7-0-1.

**POSTEPONE UNTIL JULY 28, 2005**

**10. APPLICANT: Joseph Novitsky & Janiece Maxwell/Bulk Petroleum Special Use Application #225 in Conjunction with Site Plan #381 Zoned GC(General Commercial) Section 21 "Hartland C-Store & Mad Max Express Oil & Lube Gas Station, Convenience Store, Car Wash & Oil Change Facility**

**Postponed 5/12/PC Meeting**

**Postponed 5/26/05 PC Meeting**

*Planner Barb* stated that there has been no contact with the applicant. He has tried to contact Ms. Maxwell and has had no return calls. Move to postpone Joseph Novitsky & Janiece Maxwell/Bulk Petroleum Special Use Application #225 in Conjunction with Site Plan Application #381 until July 28, 2005. Motion Newsom. Second Hopkins. Voice Vote. Motion Carried. 7-0-1.

**11. DISCUSSION: ZONING AMENDMENT APPLICATION #316 AMENDING HARTLAND TOWNSHIP ORDINANCE #37 ARTICLE 33 SECTION 33.10 ARCHITECTURAL STANDARDS**

**5/26/05 PC Meeting Set a Public Hearing for 6/30/05**

**6/30/05 PUBLIC HEARING**

Discussion on Zoning Amendment Application #316. Ms. Marcarello said that the only change that has been made for the latest revision is the descriptions of use groups were made more clear. Commissioner Hopkins noticed a typing error in use group #1. Ms. Marcarello said that the changes will be made and ready for public viewing on June 24, 2005. The strike out version as well as the final draft will be available.

**12. DISCUSSION: SIGN ORDINANCE**

Discussion of sign ordinance. *Chairman Fox* distributed a copy of the Genoa Township Sign Ordinance. *Commissioner Hopkins* stated that it flowed well. *Commissioner Bickel* said that it was short and to the point. *Commissioner Germane* stated that the Genoa Township Ordinance addresses a more commercial area, mainly the Latson Road and Grand River area. *Planner Barb* said that Genoa Township has different dynamics than Hartland Township. Hartland Township focuses on keeping its rural character and Genoa Township is a more commercial area. The benefit is that it is much shorter, but does it suit our long-term goals? *Commissioner Germane* agreed to address and balance the good points of both ordinances with the sub-committee and bring it back to the PC. *Chairman Fox* agreed to be the third member of the sign committee, with *Commissioner Rataj* and *Commissioner Germane*.

**13. CALL TO THE PUBLIC-**Gary Cornillaud-2558 Cedar Lane Ct.- *Mr. Cornillaud* asked the Planning Commission to encourage flexibility and allow creativity on part of the design professionals when creating an ordinance to improve the community. He stated that they should keep an open mind and not create a "stepford" community.

-Greg Bogdanski, 3664 Hartland Hills Drive- *Mr. Bogdanski* asked if *Commissioner Kalenauskas* was still a member of the Planning Commission. He stated that if he were not, it would be a great loss to the community. He also stated that instead of focusing on the woodlands so much, the PC should make it a priority to protect the fragile waters in the watershed. *Mr. Bogdanski* also addressed the sign ordinance. He stated that Hartland Township has a unique opportunity to be different and the township should not focus on Genoa Township. Hartland Township has a hard time enforcing what already exists. He also said that a better way to plan a community is to figure out what we want to be, design a plan based on population, or the end result and work our way backward.

**14. COMMITTEE REPORT**

*Commissioner Bickel* thanked everyone for being at the Special Meeting on June 16, 2005 addressing Woodland Ordinances. There are sections of the ordinance that if we tweak could be beneficial as a start. She asked for suggestions from the PC members.

**15. ADJOURNMENT-**Move to adjourn at 10:05 P.M. Motion Bickel. Second Newsom. Voice Vote. Motion Carried. 7-0-1.

These minutes are a preliminary draft until final approval.

Submitted by,

J. Rardon  
Recording Secretary

Matt Germane  
Planning Commission Secretary

Next Meeting: June 30, 2005 @ 7:30 P.M.  
July 14, 2005 @ 7:30 P.M.