

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
IN THE TOWNSHIP HALL

JUNE 9, 2005

7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JUNE 9, 2005 PLANNING COMMISSION AGENDA
5. APPROVAL OF MAY 26, 2005 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. HARTLAND SPORTS CENTER / MARK SCHAEFER **SIGN APPLICATION #512** SECTION 22 ZONED GC
(GENERAL COMMERCIAL) GROUND SIGN "HARTLAND SPORTS CENTER
His permit must be issued from MDOT
MDOT allowed Sports Ctr to put up his sign on MDOT's road right of way
8. APPLICANT: WAYNE HOMES **SITE PLAN APPLICATION #389** MAJOR /MINOR CHANGE TO SITE PLAN #268
SECTION 22 ZONED OS (OFFICE SERVICE)
9. APPLICANT: ALAN & AMY MARCH **METES & BOUNDS APPLICATION #730** SECTION 6 ZONED CA
(CONSERVATION AGRICULTURE)
10. 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
11. DISCUSSION ON **SIGN ORDINANCE**
12. CALL TO PUBLIC
13. COMMITTEE REPORT
14. ADJOURNMENT

NEXT MEETINGS

JUNE 23, 2005 @7:30 PM
JUNE 30, 2005 @ 7:30 PM
JULY 14, 2005 @ 7:30 PM

HARTLAND TOWNSHIP PLANNING COMMISSION
JUNE 9, 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, and Commissioner Germane. Absent: Commissioner Kalenaskas and Commissioner Newsom. Also present: Alexis Marcarello of McKenna Associates and Planner Barb.

4. APPROVAL OF JUNE 9, 2005 PLANNING COMMISSION AGENDA- Move to approve the June 9, 2005 Planning Commission agenda as presented. Motion Bickel. Second Hopkins. Voice Vote. Motion Carried. 5-0-2.

5. APPROVAL OF MAY 26, 2005 PLANNING COMMISSION MEETING MINUTES-

Move to approve the May 26, 2005 Planning Commission meeting minutes as amended. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 5-0-2.

Corrections: P.1 Item # 4 strike chairman and add Commissioner. Will Read: Sign Ordinance in lieu of Commissioner Germane being absent. P.2 Last sentence strike is and add are, strike SRE and add SR. Will Read: Some of the most critical issues are in the Rural Residential CP designation(3 acre minimal housing area) and the range of housing lot sizes in the ZO SR district depend on whether sewer is available or not. P. 3 Item 11. strike original and add proposed. Will Read: He also addressed the fact that according to their approved site plan, the materials used to screen the existing dumpster are not the same as those on the proposed site plan. P. 4. Item 11. Strike (e) in Newsome. Will Read: Second Newsom. P. 4. Item12. add whether and is. Will read: We cannot determine whether this is a major or minor change at this time. P.5. Item 12 Add to M-59. Will read: 1. That Blaine road be improved by adding a center lane from Blaine road and M-59 intersection South past the Blaine road entrance. P. 5. Item # 13. Add comment made by Commissioner Rataj. Will read: The entrance to Round Lake Woods from M-59 will not support the required widths of approximately 45'. Property on each side of the proposed entrance (Shell gas station & Burger King) will not allow the required road width. There is also a DTE easement further prohibiting the building of this road. Also adding Mr. Knuth's comment. Will read: We have moved utility poles in the past. P 4 Item 12. add statement made by Mr. Portelli. Will read: Mr. Portelli- The buildings were to be used as model homes only. Poor planning on our part. P. 5. Item 13. Add concern of Commissioner Bickel and Commissioner Hopkins that the equipment used to construct the proposed boardwalk will be detrimental to the surrounding wetlands.

6. CALL TO THE PUBLIC

PUBLIC HEARING

7. APPLICANT: HARTLAND SPORTS CENTER/MARK SCHAEFER SIGN APPLICATION # 512 SECTION 22 ZONED GC(GENERAL COMMERCIAL)

GROUND SIGN- *Planner Barb* stated that Mr. Schaefer has obtained permission from MDOT to put the sign in the road right of way. Due to the elevations and some very large vegetation, the location of the sign per our zoning ordinance creates issues of visibility. He also said that the sign meets size, height and color requirements. *Ms. Marcarello* stated that the MDOT standards should be in addition to the township standards. Proper procedure would be to either comply with all township ordinances or to apply for a variance. *Commissioner Germane* was concerned that there will be other businesses that share the road with the Hartland Sports Center. MDOT may not allow another sign. He felt that it would be discriminating against future business if it were allowed without some sort of provision for those businesses to also utilize the sign. *Mr. Schaefer* stated that he would be willing to advertise for the two future businesses as well. *Commissioner Hopkins* stated that there should be an agreement that this is the only sign allowed for the business park and that any future tenant should have to co-locate on this monument sign. *Commissioner Germane* stated that while the sign is valuable to the community, it does not meet the Hartland Township Ordinance requirements. He suggested denying the application and sending it to the ZBA for a variance. Move to approve sign application #512 Hartland Sports Center/ Mark Schaefer subject to ZBA granting a variance for sign location also that the applicant provide a written statement that accompanies the application so that future tenants of the business park may use the sign as well.

**8. APPLICANT: WAYNE HOMES SITE PLAN APPLICATION #389
MAJOR/MINOR CHANGE TO SITE PLAN #268 SECTION 22 ZONED**

OS(OFFICE SERVICE)- Mr. Portelli stated that he is again in front of the planning commission to request a major or minor change. He stated that his requests are limited in scope. He would like to build two handicap ramps to be attached to two existing model homes. Wayne Homes is looking to sell the property in a usable state. *Commissioner Germane* asked Mr. Portelli if he can get gravity flow at this site. *Mr. Portelli* stated that they could not and that they were installing a lift pump and a settlement tank. *Ms. Marcarello* stated that it is her opinion that changing model homes to office space is a change in the original concept of use and constitutes a major change. *Mr. Callan* is the prospective buyer of the property. He stated that the over all intent is to generate enough rental income to maintain the property until they can tear down the three existing buildings and redevelop the site. *Commissioner Bickel* stated that the architectural standards of an office are of a higher standard than that of model homes. She asked if then Wayne Homes should have to bring the buildings up to those standards according to a redevelopment plan. *Commissioner Hopkins* added that when he was going through the original file, he did not see any type of review for the conceptual redevelopment plan. *Commissioner Germane* asked Planner Barb to explain the procedure when a new tenant moves into an existing business. *Planner Barb* replied that each new tenant must apply for a zoning compliance certificate, at that time, parking, fire suppression and sewer capacity will be inspected. If the requirements are not met, the zoning department would compel the new tenant to submit a site plan. Move to find that site plan application # 389 Wayne Homes a minor change to site plan # 268 according to Section 33.02 K.5.k of the Hartland Township Ordinance. Motion Germane. Second Rataj. Voice Vote. Motion Carried. 4-1-2.

Mr. Callan said that he still felt uncomfortable with the decision because it could have just as easily been deemed a major change. *Planner Barb* stated that when they have a potential tenant, contact the zoning department to assure that the use will comply with the parking and sewer requirements.

9. APPLICANT: ALAN & AMY MARCH METES & BOUNDS APPLICATION # 730 SECTION 6 ZONED CA(CONSERVATION AGRICULTURE)- *Chairman Fox* stated that the applicants must abandon their county road access. Move to recommend approval of Metes & Bounds application # 730 Tax I.D. # 08-06-200-003 for Alan & Amy March. Motion Hopkins. Second Bickel. Voice Vote. Motion Carried. 5-0-2.

10. 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 JUNE 30, 2005-

Ms. Marcarello stated that the proposed amendments to Section 33.10 are to address design standards for commercial buildings over 60,000 square feet. No changes have been proposed for footnotes A-J. *Commissioner Bickel* suggested forward thinking in addressing larger buildings using green roof systems. *Ms. Marcarello* stated that while it is a good idea, it would be more appropriate to address things such as green roofs, impervious surface, and setbacks, in Section 10. *Ms. Marcarello*- Use group # 5 is being changed to a sub-set of group 1 being 1a. also adding Hartland Road South of Dunham because it is visible from US23. The Planning Commission suggested also adding Clyde Road and Runyan Lake Road. *Commissioner Germane* suggested including a map of designated areas. *Commissioner Bickel* suggested better defining Footnote K. to allow for energy efficient tinted windows. *Ms. Marcarello* will amend to say "excluding stained glass panels". *Chairman Fox* addressed the limitation of flashy accent colors. *Commissioner Rataj* suggested specifically stating "earth tones" in section B. *Commissioner Hopkins* wondered if limiting the colors to earth tones would restrict the interest in the buildings. *Chairman Fox* reminded the other PC members that the facade waiver could assist in eliminating the drab color schemes. *Ms. Marcarello* will have the changes to the Architectural Standards by the June 23, 2005 Planning Commission meeting.

11. DISCUSSION ON SIGN ORDINANCE- Move to postpone discussion of the sign ordinance until the next agenda. Motion Rataj. Second Bickel. Voice Vote. Motion Carried. 3-2-2.

12. CALL TO THE PUBLIC

13. COMMITTEE REPORT

Commissioner Bickel - The natural features committee is currently reviewing the Van Buren and Shelby Township Ordinances to possibly use in the Hartland Township Ordinance. There will be an informational session on June 16, 2005 at 7:00 P.M. at the Hartland Township Music Hall. The session's purpose is to get a broader perspective as it pertains to woodland ordinances in Hartland Township. Guest speakers include: Mike Homier, the Township Attorney, Mike Gavin, a Natural Resources Educator from

Michigan State University, Beth Duman; a Biologist, Dan Swallow; representing Van Buren Township and Jim Ludwig from McKenna an Associates.

J& S Custom Homes had an informal proposing 14 units off of Blaine Road, South of the Round Lake Development. They seemed willing to work with the township in reducing the number of units and protecting the extensive wetland area. They seemed very receptive for working with the environment.

Commissioner Rataj addressed the sign at the old Oasis and the suggestion of a retail development in 2006. There is not an application on file for future development on the property.

14. ADJOURNMENT

Move to adjourn. Motion Hopkins. Second Bickel. Voice Vote. Motion Carried. 5-0-2.

This is a Draft until final approval.

Submitted by,

Jennifer Rardon
Recording Secretary

Matt Germane
Planning Commission Secretary

Next Meetings: June 16, 2005 @ 7:00 P.M.(Music Hall)
June 23, 2005 @ 7:30 P.M.