

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fox, Vice Chairman Bickel, Commissioner Rataj, Commissioner Newsom and Commissioner Hopkins. Absent: Secretary Germane and Commissioner Kalenauskas. Also present: Alexis Marcarello and Amy Neary of McKenna Associates and Planner Barb.

4. **APPROVAL OF MARCH 10, 2005 PLANNING COMMISSION AGENDA** – Move to approve the March 10, 2005 Planning Commission meeting agenda as amended. Motion Hopkins. Second Bickel. Voice Vote. Motion Carried. 5-0-2.
Remove item #7.
Add as item #12a. Commission letter to Board

5. **APPROVAL OF MARCH 3, 2005 PLANNING COMMISSION WORKSHOP SESSION MINUTES** – Move to approve the March 3, 2005 Planning Commission work session minutes as presented. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 5-0-2.

6. **APPROVAL OF FEBRUARY 24, 2005 PLANNING COMMISSION MEETING MINUTES** – Move to approve the February 24, 2005 Planning Commission meeting minutes as presented. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 5-0-2.

8. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

PUBLIC HEARING

OLD AND NEW BUSINESS

9. **APPLICANT: DALE COOPER / VERNON AND TIMOTHY LYONS METES AND BOUNDS APPLICATION #713 SECTION 18 ZONED CA (CONSERVATION AGRICULTURE)** – Tim Lyons was present.
Move to recommend approval of Metes and Bounds Application #713 for Vernon and Timothy Lyons. Tax Id. # 08-18-400-001 and 003. Motion Bickel. Second Hopkins. Voice Vote. Motion Carried. 5-0-2.

10. **APPLICANT: H&L PROPERTIES / MIKE HORAN METES AND BOUNDS APPLICATION # 723 SECTION 33 ZONED INDUSTRIAL** – Wayne Perry was present.
Move to recommend approval of Metes and Bounds Application #723 for H&L Properties. Tax Id. # 08-33-200-008. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

11. **APPLICANT: GIACOMO MATTIOLI METES AND BOUNDS APPLICATION # 725 SECTION 29 ZONED NSC (NEIGHBORHOOD SERVICES COMMERCIAL)** – No one was present to represent the applicant.

Planner Barb noted that the land division issues have been resolved. The division will not impact the duplex to the rear of the site. There will be no access to Hartland Woods Drive from the site.

Commissioner Fox questioned the issues with the easements. Planner Barb stated that Republic Bank, as the potential purchaser, was aware of the easement issues. If not vacated, the easements will create two fronts for the parcel.

Commissioner Bickel – There is substantial blight on the site with a great deal of debris behind the building on the applicants property. Planner Barb will refer this to the Ordinance Enforcement Officer.

Move to recommend approval of Metes and Bounds Application #725 for Giacomo Mattioli Living Trust. Tax Id. # 08-29-100-003 and 004. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

12. APPLICANT: FOX BROTHERS CO. SITE PLAN #371 MAJOR CHANGE TO SITE PLAN #246 ZONED LI (LIGHT INDUSTRIAL) - Steve Konieczny and Chris Fleck were present. Mr. Fleck reviewed the plan. It is an addition to the building located at Bergin Road and Old US 23. The west berm will be created in conjunction with Hartland Commerce Center rather than each development having their own berm side by side. The revised plans show the 10 ft. offset of the addition on the Bergin Road side to break up the long wall on the south. Commissioner Hopkins – The elevations as requested by the previous Commission have not been received by the Commissioners. A copy of the elevations was available at the meeting but the commissioners did not receive an individual copy.

The “no outside storage” note has been added to page 1 item #16.

Commissioner Hopkins – Why a fence with barbed wire? Security and maintenance of the property. Vehicles will be parked outside. There have been some trespassing incidents in the past. Mr. Fleck noted that the previous Commission encouraged the fence.

Commissioner Fox noted that the site has two fronts – Bergin Road and Old US 23 – so the fence could not be nearer to the road than the closest point of the building.

Ms. Marcarello apologized to the applicant for bringing up several points that had been overlooked in the previous planner review. These included the location of the fence as noted by Commissioner Fox and the non-conforming sign on the site. The recommendation was to move the fence to the north a distance to get it away from the setback and the berm. The sign is covered by Sec. 9.03.H.4 of the Ordinance. The sign was legal when approved but the sign ordinance has changed and when there is site plan review on a site, a non-conforming sign on the site must be brought up to conform with the current sign requirements.

Commissioner Bickel – Is barbed wire necessary? Mr. Konieczny – The purpose of the fence is security and the barbed wire is an option offered by the ordinance so it will stay.

Commissioner Bickel – Some of the front landscape material has died and not been replaced. The distance between the trees shown on the plan will take a long time to fill in. Mr. Fleck responded that the trees are in compliance with the ordinance requirements. Ms. Marcarello – The trees are in compliance but more shrubs are needed.

Mr. Fleck reviewed the elevations. The addition will be for storage of materials and will not be heated.

Commissioner Hopkins – The February 8, 2005 Fire Authority letter addresses the 55 ft. turning radius for fire fighting equipment and concerns that the concrete truck well is in that turning space. Mr. Fleck – The radius has been checked. In order to get the 55ft. turning radius, you do

not have to provide that area in a 360 degree circle. The area shown will provide the proper turning area.

Mr. Fleck has had numerous discussions with the Drain Commissioner on the pond size and the forebay requirement. Williams and Works participated in the discussions and will provide approvals of the pond size and the forebay.

The applicant agreed to move the fence inside the berms on the south.

The applicant agreed to remove the barbed wire on the gate area on the front of the site facing Old US 23 where the fence is coated black. Landscaping will hide most of the barbed wire visible from the street on Bergin Road.

The applicant agreed to place at least 5 additional trees on the south berm facing Bergin Road. They will be planted in a staggered pattern in order to give a more natural look to the site. They will be planted to the west of the septic field.

Ms. Neary pointed out that bringing the sign into compliance in a requirement of the ordinance is not negotiable. The applicant has the option to go to the ZBA.

Mr. Fleck was advised that the sign work can be done concurrently with the construction. He requested a final list of what needs to be done on the site plan so the project can move forward.

Move to recommend approval of Site Plan Application #371 for Fox Brothers Co. Tax Id. # 08-28-300-017. Approval contingent on the following items:

1. Add 5 blue spruce along Bergin road on the south berm.
2. Remove the barbed wire on the black gate and fence on the east.
3. Relocate the fence inside the berm on the south and west side.
4. The non-conforming sign will be brought into compliance with current ordinance standards.
5. The site plan will meet the contingencies of the Fire Marshal letter of February 8, 2005.

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

The applicant can submit the changes to Planner Barb for review before the application goes to the Board.

12a. LETTER TO THE TOWNSHIP BOARD – Commissioner Hopkins drafted a letter to the Board concerning final site plan compliance inspection as requested by the Planning Commission.

Move to approve the letter as drafted by Commissioner Hopkins to be submitted to the Township Board concerning site plan inspections. Motion Newsom. Second Rataj. Voice Vote. Motion Carried. 5-0-2.

13. CALL TO THE PUBLIC – There being no response, the call to the public was closed.

14. COMMITTEE REPORTS

Bickel – Ivanhoe Huntley / Round Lake Woods was in for more discussion. There should be stakes in the ground by Friday if Commissioners want to review the site. There were discussions of commercial vs. residential on the site, possible 6 unit buildings instead of 12 unit buildings and other issues. Use Group 1 architectural standards were applied. Ms. Marcarello stated that they were doing a pattern book.

Newsom – The By-laws Committee agreed on a draft with input from Trustee Colaianne. The draft will be available at the March 17 meeting.

Hopkins – The Ordinance Alignment Committee had met and is beginning work on the Master / Comprehensive Plan and Ordinance alignment.

Rataj – Nothing.

Fox – Nothing.

15. ADJOURNMENT – Move to adjourn. Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

The meeting adjourned at 9:04 p.m.

Submitted by,

Matt Germane
Planning Commission Secretary

Next Meeting – March 17, 2005 @ 7:30 p.m.
April 14, 2005 @ 7:30 p.m.

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Donald A. Rhodes
Supervisor

Ann Ulrich
Clerk

Kathleen A. Horning
Treasurer

Joe Colaianne
Trustee

Bill Fountain
Trustee

Larry Hopkins
Trustee

Joe Petrucci
Trustee



ATTENTION

HARTLAND TOWNSHIP RESIDENTS

THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS SCHEDULED A SPECIAL WORKSHOP

**THURSDAY, MARCH 3, 2004
7:30 PM**

**IN HARTLAND TOWNSHIP BOARD ROOM
3191 HARTLAND ROAD
HARTLAND, MI**

**ELECTION OF OFFICERS
DISCUSSION OF GOALS AND OBJECTIVES**

**Denise Lutz
Township Deputy Zoning**