

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

FEBRUARY 10, 2005
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF FEBRUARY 10, 2005 PLANNING COMMISSION AGENDA
5. APPROVAL OF JANUARY 27, 2005 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: BROWNIES SIGN CO. **SIGN APPLICATION #508** SECTION 22 ZONED OS (OFFICE SERVICE) PERMENANT GROUND SIGN
8. APPLICANT: BILL CARR SIGNS **SIGN APPLICATION #509** SECTION 23 ZONED OS (OFFICE SERVICE) PERMENANT GROUND SIGN

APPLICATION REQUEST FOR PUBLIC HEARING HAS BEEN CANCELED

9. APPLICANT: MIKE HORAN / WAYNE PERRY-DESINE **REZONING APPLICATION #315** REZONING
I (INDUSTRIAL) TO LI (LIGHT INDUSTRIAL) SECTION 28
PUBLIC HEARING WAS SET FOR **FEBRUARY 24, 2005 PC MEETING**

REQUESTS A POSTPONEMENT UNTIL APRIL 28, 2005

10. 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 REQUESTS TO BE TAKEN OFF AGENDA
12/1/04 APPLICANT REQUIESTS A POSTPONEMENT RESCHEDULE FOR 12/16/04
12/16/04 APPLICANT REQUESTS A POSTPONEMENT RESCHEDULE FOR 2/ 10/05

11. APPLICANT: MORRIS S. LAW **METES & BOUNDS APPLICATION #724** SECTION 25 ZONED CA
(CONSERVATION AGRICULTURE)
12. DISCUSSION ON PRIVATE ROAD ORDINANCE
13. DISCUSSION ON PLANNING COMMISSION BY-LAWS
14. CALL TO PUBLIC
15. COMMITTEE REPORT
16. ADJOURNMENT

NEXT SCHEDULED FEBRUARY 10, 2005 @ 7:30 PM
FEBRUARY 25, 2005 @ 7:30 PM

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

2. **PLEDGE OF ALLEGIANCE**

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

4. **APPROVAL OF FEBRUARY 10, 2005 PLANNING COMMISSION MEETING AGENDA** – Move to approve the February 10, 2005 Planning Commission meeting agenda as presented. Motion Fox. Second Bickel. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF JANUARY 27, 2005 PLANNING COMMISSION MINUTES** – Move to approve the January 27, 2005 Planning Commission minutes as amended. Motion Fox. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.

Commissioner Bickel requested the following be added to the car wash item on page 5 – The applicant was advised that the gables could remain on the roof with brick instead of siding in this area.

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

PUBLIC HEARING

OLD AND NEW BUSINESS

7. **APPLICANT: BROWNIE'S SIGN CO. SIGN APPLICATION #508 SECTION 22 ZONED OS (OFFICE SERVICE) PERMANENT GROUND SIGN** - Lon Brown and Anthony Rizzo were present. Mr. Rizzo explained that the original location of the sign was changed due to an underground gas line at the first site. The parcel was created by combining two lots.

The address is not shown on the sign. The applicant agreed to add the address. The sign is 14 sq. ft. too large.

Commissioner Fox – Does the color have to be compatible with the structure? Chairman Germane responded that as long as the color is not wild and distracting, it is usually acceptable.

Commissioner Rataj – What materials will be used? Aluminum, lexan, UL lighting with a pipe and concrete base. Commissioner Fox felt that brick would be a more compatible base material.

Move to approve Sign Application #508 for Brownie's Sign Co. on the condition that the applicant add the address to the sign and reduce the size to 50 sq. ft. according to the regulations of the Sign Ordinance. The Sign Specialist will receive and review the revised print for compliance. Motion Bickel. Second Fox. Voice Vote. Motion Carried. 6-0-1.

8. **APPLICANT: BILL CARR SIGNS SIGN APPLICATION #509 SECTION 23 ZONED OS (OFFICE SERVICE) PERMANENT GROUND SIGN** – Mr. Elfstrom was present. The sign is for Edward Jones Investments on M59. The name will be added to the existing road sign that lists all the occupants in the office center. There will be a wall sign on the front of the

building. It was determined after discussion that the entrance sign will be on the interior of the building and is not part of this application.

The sign noted on the drawings as WI4 is the sign being reviewed for approval.

Move to approve Sign Application # 509 for Bill Carr Signs for a wall sign 20 inches by 120 inches. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

9. APPLICANT: MIKE HORAN, / WAYNE PERRY – DESINE REZONING APPLICATION #315 REZONING I (INDUSTRIAL) TO LI (LIGHT INDUSTRIAL) SECTION 28 – The request for a public hearing has been cancelled.

10. APPLICANT: MARK SOKANA, MIKE SOKANA AND GHAYDA BAHORA REZONING APPLICATION #314 REZONING CA (CONSERVATION AGRICULTURE) TO (GC (GENERAL COMMERCIAL) SECTION 24 – The applicant requested a postponement until April 28, 2005.

The location of this application is M59 and Fenton Road. Planner Barb stated that there is no limit on the number of postponements an applicant can request. *Rodney Taskey* of 2075 Wilson Lane stated that the adjoining land owners want to be present for this item but the applicant keeps scheduling then canceling or postponing.

Planner Barb – Applications are valid for one year. After discussion, Chairman Germane directed Planner Barb to advise the applicant that this would not go back on the agenda until all documents and information are properly submitted.

11. APPLICANT: MORRIS S. LAW METES AND BOUNDS APPLICATION #724 SECTION 25 ZONED CA (CONSERVATION AGRICULTURE) – Mr. Law was present.

The 8 acre parcel will be split into 2 acres parcels, one of which will have the existing house. This is located on Dorothy's Way, a private road.

It was noted that Parcel A should have the 80 ft. setback labeled "front" on the drawing. This parcel has two fronts and the drive will come off Dorothy's Way.

The Livingston County Road Commission and MDOT have stated that they have no jurisdiction on this road.

Commissioner Bickel noted that 6 parcels access the road. Planner Barb noted that the private road must have a 22 ft. traveled way. The road is 22 ft. but vegetation has grown in a foot on each side making it appear 20 ft. wide. The drawing should show the 22 ft. width.

Commissioner Fox advised the applicant that the land division could be approved but there could be issues that need resolution per Section 30 of the Ordinance when application is made for land use permits. Road maintenance agreements are not required for land division but can be required for land use permits.

Planner Barb – The block shed on the adjoining parcel is on the property line. This does not effect this division but could be reviewed by the ordinance enforcement officer.

Move to recommend approval of Metes and Bounds Application #724 for Morris Law. Tax Id. # 08-25-100-009 per the State Land Division Act. The front yard setback note will be added to the revised drawing for clarification. Motion Newsom. Second Bickel. Voice Vote. Motion Carried. 6-0-1.

12. DISCUSSION OF PRIVATE ROAD ORDINANCE – Chairman Germane – This will become a stand alone ordinance.

Commissioner Fox – The Commission voted to move the ordinance on to the planner, engineer and attorney for review. After waiting for a definition that was not received, the distribution of the draft will go forward. A t-turnaround definition could include a diagram.

Chairman Germane was absent from the work session on the Private Road Ordinance and had about 18 items concerning that ordinance. The Commission had to decide whether or not to reopen the discussion. It was determined that Commissioner Germane would e-mail his items to the other Commissioners for consideration. They could then respond to Commissioner Fox on whether or not they supported those changes. If a majority supported them, the changes would be made to the draft. Members should respond by February 18, 2005.

13. DISCUSSION ON PLANNING COMMISSION BY-LAWS – Chairman Germane noted that MTA provides models for Planning Commission by-laws. The Commission has to decide if they wish to move elections from March to January. Members can determine if they wish to take the MTA model by-laws and change them or take the existing by-laws and make changes. It was decided to have a sub committee review and make suggestions about the by-laws. Members will be Newsom, Rataj and Germane. The committee could request advice from Trustee Colaianne on this since he was involved prior to moving on to the Board. Chairman Germane – There are three kinds of meetings for the Planning Commission – work sessions, special meetings and regular meetings. This should be made clear in the by-laws.

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

15. COMMITTEE REPORTS

Rataj – Currently working with Planner Barb on the sign ordinance.

Hopkins – The seminar with Attorney Homier will be on the 26th of February. The Board has directed the Planning Commission to review the Zoning Ordinance per the trends and the Comprehensive / Master Plan. The PC should also go ahead with the yearly review of the Comprehensive / Master Plan. Commissioners Fox, Bickel and Kalenauskas will be the review committee. The Board would like a timeline and an action plan from the committees. Commissioner Hopkins will seek a date from the Board for the joint meeting.

Bickel – An informal meeting for Ruby Tuesday was held. Commissioner Fox – The Township has requested that most of the parking be located in the rear of the building, the parking lots of adjoining developments flow through, screening was discussed as well as architectural standards.

Marcarello – The Commission should make a decision on standing seam metal roofs. Commissioner Germane – They can be well done but the Commission in the past discouraged them in high visibility areas such as M59. The other commissioners agreed.

Germane – The estimated PC budget is \$25,000.00. Time sheets are required for reimbursement. A work session is needed to set goals and objectives for the Commission.

Move to set a work session for March 3, 2005 at 7:30 p.m. Motion Newsom. Second Fox. Voice Vote. Motion Carried. 6-0-1.

16. ADJOURNMENT - Move to adjourn. Motion Fox. Chairman Germane adjourned the meeting at 9:38 p.n.

These minutes are a preliminary draft until final approval.

Submitted by,

A handwritten signature in black ink, appearing to read 'D. Kalenauskas', with a long horizontal flourish extending to the right.

D. Kalenauskas
Planning Commission Secretary

Next scheduled meeting – February 25, 2005 @ 7:30 p.m.
Work Session – March 3, 2005 @ 7:30 p.m.

ACTIVE ISSUES LIST

1. 7-12-01 Review size allowed for wall signs based on linear feet.
2. 2-21-02 Review Temporary Accessory Endeavor Permits – operating on private property.
3. 3-14-02 Review and revise subdivision regulations
4. 10-24-02 Accessory structures on stacked lots
5. 11-4-02 Discussion on Lighting Ordinance
6. 3-13-03 Speed Limits
7. 9-11-03 Accessory Buildings on parcels created without a principal structure
8. 10-9-03 Review and revise Article. 9 of the Zoning Ordinance
9. 11-13-03 Review height of temporary signs (post height)
10. 11-13-03 Review LI including buffering requirements for adjacent residential
11. 1-8-04 Determine final inspection responsibility for site plan compliance
12. 3-11-04 Review criteria for major / minor change determination
13. 5-6-04 Transitional uses and buffering between uses
14. 6-3-04 Develop timeline for Hazard Mitigation Plan creation
15. 6-10-04 Text Amendment to Noise Ordinance – Ambient Noise Levels