

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

2. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF DECEMBER 16, 2004 PLANNING COMMISSION AGENDA – Move to approve the December 16, 2004 Planning Commission agenda as presented. Motion Kalenauskas. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

5. APPROVAL OF DECEMBER 9, 2004 PLANNING COMMISSION MINUTES – Pg. 3 item #10 – Commissioners Bickel and Fox will act as the site plan committee alternates through the end of the year and Commissioner Douglass will be a site plan committee member through the end of the year.

Move to approve the December 9, 2004 Planning Commission minutes as amended. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

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

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: MARK SOKANA, MIKE SOKANA & GHAYDA BAHORRA REZONING APPLICATION #314 REZONING CA (CONSERVATION AGRICULTURE TO GC (GENERAL COMMERCIAL) SECTION 24 – Applicant requested to be removed from the agenda and rescheduled for February 10, 2005.

8. APPLICANT: IVANGOE HUNTLEY HOMES LLC PLANNED DEVELOPMENT APPLICATION #368-312 CRESTWOOD SECTION 19 92 SITE CONDOMINIUM UNITS 80.08 ACRES – Paul Knute was present. The revised drawings came into the Township today so the Commission has not had time to review them.

The Commission has been working on this application for months. There was some review for the benefit of the new members. Ms. Marcarello summarized the McKenna review dated December 9, 2004. This is not for the latest drawing but a previous version. The review included number of units, benefits of development to community, setbacks, open space, recreational amenities, tree protection, density, design standards, design details for planned development, review and approval standards. Preliminary approval of a plan guarantees final approval of a plan agreeable to both parties.

Mr. Knute reviewed the original plan and the numerous versions that have been created over time. Commissioner Fox noted that some of the building envelopes do not appear to have room for a deck. Mr. Knute was open to placing square footage restrictions on the size of the homes. Ivanhoe

Huntley will be the builders as well as the developers. There will be a minimum of 30 feet between the foundations.

Commissioner Kalenauskas – The Drain Commissioner and Williams and Works should review the drain calculations for the wetlands and such documentation should be in place before any approvals are given. Paul LeClair of Alpine Engineering – The 2 detention basins empty in different directions. They are working with the Drain Commissioner to reduce the impact as much as possible.

Ms. Marcarello – The applicant should be able to get a preliminary / conceptual approval from the Drain Commissioner if the Township requests it. They should be able to define how much water they will be dealing with and where it is going to go.

There was a question as to whether the lift station for this site would be sized to service other developments. Mr. LeClair was not sure of the capacity since the Township would design it. Mr. Knute – The planned boardwalk out to the rear wetland open space will not intrude on the wetland. It will be more of an overlook. There will be no building in the wetland.

Commissioner Hopkins – The private road will be built to Livingston County standards? Yes. Will there be lighting? Yes – At the boulevard entrance and possibly the gazebo but no streetlights.

Mr. Knute – Cast iron style mailboxes are planned.

Commissioner Bickel – If possible, the developer could use some of the new polymer erosion control materials during construction as discussed at the erosion seminar in Hartland. The applicant agreed that the detention ponds would be made to look as natural as possible.

The Commission wants sidewalks installed as indicated. Mr. Knute will install the bike path as indicated. M59 expansion could remove the sidewalks in the future. There was discussion of escrow funds for future sidewalk installation when M59 plans are known.

In response to Commissioner Germane, Ms. Marcarello explained the density calculations as compared to adjacent developments. Commissioner Germane continued his reservations about the density. If developed as CA there would be 40 homes on the site instead of 80. The intent of the comprehensive plan was for lower density as development moved west.

Mr. LeClair - Lots 8-10 will have wetlands as part of the purchase but will also be part of the conservation easement. Much of the open space is wooded. Filling in some of the unregulated wetlands will change the water patterns. Detention ponds are included in the open space. Ms. Marcarello – The plan as reviewed meets the usable open space requirements.

Mr. Knute – All the homes are 2 story – no ranch style designs. There will be 2 or 3 car garages and no sheds or fences.

Move to table Ivanhoe Huntley Homes LLC Planned Development Application #368-312 Crestwood to the January 13, 2005 agenda. Motion Kalenauskas. Second Bickel. Voice Vote. Motion Carried. 7-0-0.

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

10. COMMITTEE REPORTS

Fox – The private road review committee is close to a revised document. Discussion could be at the January 13th and 27th meetings. The January 20th work session should be limited only to review of the proposed private road revision.

Move to set a work session for January 20, 2005 for the Private Road Ordinance review. Motion Fox. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

McKenna does not need to attend the 20th meeting.

Kalenauskas – Thanks to Commissioner Douglass for his service to the Community and the Planning Commission.

Hopkins – Mr. Homier will do the training session on a Saturday chosen by the Commission. It will take about 6 hours.

Escrows may be a good idea but must be carefully set up and monitored. Director Olney and Treasurer Horning can be consulted about this.

Germane – The sign ordinance is also being revised. Planner Barb will be working on the revisions. A timeline of 4 to 6 weeks is anticipated.

There was some confusion on the part of the applicant for the Crosswinds sign. It has been installed but the approval has yet to be given.

Model by-laws from MTA will be distributed for review.

It would be beneficial if Williams and Works could come to a meeting and discuss their reviews, both the form and the process. The Commission can discuss any changes or additions they might like to see in the reviews. They could also answer questions from the Commissioners on the new sewer system that they are designing.

Move to schedule a work session on January 6, 2005 to meet with the Township Engineers. This will be the sole topic for that meeting. Motion Germane. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

Bickel – Nothing.

Douglass – The Commission should continue to schedule joint meetings with the Board. An active issues list should be developed and prioritized.

Ms. Marcarello suggested setting one work session per month in addition to the 2 regular meetings to work on issues to be determined by the Commissioners.

Commissioner Douglass expressed his thanks to the Commissioners he has worked with over the years for their commitment to Hartland Township and to the new members for coming in to continue the work.

11. ADJOURNMENT – Chairman Douglass adjourned the meeting at 9:40 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



D. Kalenauskas
Planning Commission Secretary

HARTLAND TOWNSHIP PLANNING COMMISSION
DECEMBER 16, 2004 – TOWNSHIP HALL – 7:30 P.M.

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Next Meetings – Work Session - January 6, 2005 @ 7:30 p.m.
Meeting – January 13, 2005 @ 7:30 p.m.
Work Session – January 20, 2005 @ 7:30 p.m.
Meeting - January 27, 2005 @ 7:30 p.m.