

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Phillips and Commissioner Colaianne. Commissioner Germane arrived at 7:36 p.m. Also present Sally Hodges and Alexis Marcarello of McKenna Associates and Planner Barb.

4. **APPROVAL OF NOVEMBER 4, 2004 PLANNING COMMISSION AGENDA** – Move to approve the November 4, 2004 Planning Commission agenda as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF OCTOBER 28, 2004 PLANNING COMMISSION MINUTES** – Move to approve the October 28, 2004 Planning Commission minutes as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

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

PUBLIC HEARING

OLD AND NEW BUSINESS

7. **APPLICANT: FOX RIDGE HOMES LLC SIGN APPLICATION #496 SECTION 21 ZONED PDMR (PLANNED DEVELOPMENT MEDIUM RESIDENTIAL)** – Move to table Sign Application #496. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

8. **APPLICANT: MICHIGAN REHAB SPECIALIST SITE PLAN # 377 SECTION 21 GC (GENERAL COMMERCIAL) PARCEL OFF LAKEVIEW 59 LLC SERVICE DRIVE**
Present for this item: Jouni Mantyla, Rodney Goble and Tracy Ezell.

Sally Hodges summarized the McKenna review letter dated October 26, 2004. It included the size of the building, parking, permitted use access agreement, sidewalks, building pad shown on adjoining parcel, interior parking lot planting, landscape screening, lighting, architectural standards, materials sample board and other issues.

Chairman Fountain – Concerns with the significant stand of trees, location of the storm sewer, Williams and Works letter of October 28, 2004.

There was discussion of the definition of “brick” and “block” as well as “scored block” and “split face”. Mr. Ezell - The same materials will be used on all four sides. The colors are shades of gray with a blue metal roof. Agreed to place snow guards on the metal roof.

Planner Barb – Ordinance compliance can be reviewed in house after the consultants are finished.

Commissioner Kalenauskas – The Township prefers the parking to be in the back if possible.

There are also issues with the road, setbacks, detention pond and others. Place this on the November 18 agenda.

Future use of this building may be restricted by the available parking.

Move to table Site Plan Application #377 for Michigan Rehab Specialists to the next meeting.
Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: JOE ROTONDO / WAYNE PERRY / DESINE SITE PLAN APPLICATION #373 SECTION 28 ZONED LI (LIGHT INDUSTRIAL) – Wayne Perry was present.

Chairman Fountain – A memo has been distributed concerning the walk of the site on October 29, 2004. There was agreement on the 7 items listed in the memo concerning the site.

Mr. Perry – The water flows were observed in the rain today and the water can go either to the north or the south. Mr. Yurick has expressed interest in a shared detention basin. “Temporary” could mean as much as two years until an item is removed, depending on how long development takes. The goal is to be completed and seeded by October 2005.

A residents made some comments from the audience.

Commissioner Colaianne – Efforts are being made to bring the site into compliance. The Township has limited enforcement power but the County can do more.

Commissioner Germane – The MDOT construction could be a major cause of the pollution and sediment in the area.

Mr. Perry agreed that there had been no activity on the site since October 29, 2004 in order to bring it into compliance.

Move to recommend approval of Site Plan Application #373 for Joe Rotondo / Wayne Perry / Desine if each item in the October 29, 2004 memo by Chairman Fountain is a condition of approval with the addition of an eighth - create a stone berm on the south east side of the MDOT detention area. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

7. Revisited - Sign Specialist Germane spoke to the sign maker for this item. He is seeking an off site location.

The Planners left at 9:18 p.m.

Recess – 9:19 p.m.

Resume – 9:22 p.m.

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

Commissioner Germane – The work session on soil erosion , control and pollution is set for Monday December 6, 2004. The venue should seat about 100 people. Speakers from the Drain Commissioner, Huron Valley Watershed, Natural Resources Conservation Service and Livingston County Soil District Office are planned to be speakers. Presentation then questions. It could also include Price and Co. which sells soil erosion control equipment and could answer questions. Other townships could be informed of the presentation and invited.

Move to have a work session at 7 p.m. Monday December 6, 2004 at the Music Hall in Hartland.
Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

10. DISCUSSION ON REVISING THE PLANNING COMMISSION BY-LAWS – The dual pay scale for meetings vs. work sessions remains an issue. Conflict of interest is covered by State law. Commissioner Colaianne will pursue wording and incorporate changes as discussed. A markup copy of the recommended changes to the by-laws was distributed and other suggested changes made for the Commission to consider. Review and bring back suggestions.

12. COMMITTEE REPORTS

Phillips – Informal meeting on a platted sub on Maxfield. 37 lots presented and sewers being reviewed.

Germane – Reopen meeting minutes – in item #10, the existing sign at the site did receive a temporary permit from the Township. In item #11 – The on site sign is v-shaped, the off site sign is not.


Commissioner Kalenauskas and Petrucci accepted the friendly amendments of the minutes motion. The Planning Commission accepted them 7-0-0.

13. ADJOURNMENT – Move to adjourn. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 7-0-0.

The meeting adjourned at 10:18 p.m.

Submitted by,


Ann Ulrich
Clerk


D. Kalenauskas
Planning Commission Secretary

Meetings – November 18, 2004	@ 7:30 p.m.
December 9, 2004	@ 7:30 p.m.
December 16, 2004	@ 7:30 p.m.