

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, Commissioner Phillips, Commissioner Petrucci and Commissioner Colaianne. Commissioner Douglass arrived at 7:35 p.m. and Commissioner Germane arrived at 7:40 p.m. Also present: Carolyn Poissant and Alexis Marcarello of McKenna Associates and Deputy ZA Lutz.

Chairman Fountain requested a moment of silence to honor the passing of former Trustee Robert Bulloch.

4. **APPROVAL OF OCTOBER 14, 2004 PLANNING COMMISSION AGENDA** – Move item #11 up to Item #7a.

Move to approve the October 14, 2004 Planning Commission agenda as amended. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF OCTOBER 7, 2004 PLANNING COMMISSION MINUTES** – Under Committee Reports Colaianne add that there was a discussion of the Private Road sub committee comparing the Lyon Township ordinance with the proposed Hartland Township ordinance.

Page 1 – change date to October 7, not 8.

Change the vote in item#10 to 6-1-0. Nay Germane.

Move to approve the October 7, 2004 Planning Commission minutes as amended. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

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

### **PUBLIC HEARING**

7. **PUBLIC HEARING: APPLICANT: IVANHOE-HUNTLEY HOMES LLC REZONING APPLICATION #313 SECTION 28 REZONING GC & PDMR TO PDMR 50.99 ACRES** – Gary Shapiro and Paul Knute were present. Mr. Shapiro also had his engineers, wetland experts and architect in the audience if they were needed to answer questions.

The project will be for sale condos that will look like homes from the front and the back.

Commissioner Colaianne pointed out that the booklet on the project was available and could have the answers to many of the questions raised about the project. Letters have been received by the Township concerning this project.

Ms. Marcarello reviewed the proposal. The project at 216 units has a lower density than the 302 units that would be allowed under MR zoning. The concept is good but the recognizable benefits required under PD designation need to be documented. Design standards, perimeter setbacks, grading and landscaping were also covered in the review letter.

Ms. Poissant – Half of the site is lake or wetland. The density on the developable portion is 8.64 units per acre. The site is about 20 – 25 ft. above the lake. Buffering is needed. Runoff concerns to the lake and wetlands need to be addressed.

Mr. Knute stated that they have abandoned plans to purchase additional property and build a walkway with a gazebo overlook. They will place it in the master deed and bylaws that there is no lake access.

Mr. Shapiro emphasized that the proposed rezoning would bring the commercial zoning down to a less intensive residential zoning at the site. Commercial use would create much more impervious surface.

Mr. Highlen, an engineer for Ivanhoe-Huntley, described the proposed Vortex 3000 Chamber System to control the collection, cleaning and release of water into the wetland and lake.

Commissioner Colaianne noted that the system would have to be maintained and cleaned out at regular intervals. Mr. Knute stated that he would place such a maintenance provision in the PD agreement.

Commissioner Colaianne pointed out that at least four letters have been recently received concerning this rezoning.

*Katy Schlueter* – Round Lake resident – Would like to see an environmental impact statement. Reviewed the drainage patterns coming into Round Lake. Tree preservation is important to absorb water around the lake and in the wetlands. Copies of the Vortex System information will be given to the lake residents for review.

Mr. Knute pointed out that there will be more trees after the landscaping is done than are currently on the site. There will be a 25 ft. buffer to the wetlands. They are studying ways to reduce the slope next to the lumber yard parking. There will be no streetlights. The buildings will be 2 story with no basements. Both sides of the buildings will be treated as and look like fronts.

Chairman Fountain advised that the Planning Commission does not usually act at the time of the public hearing.

Per Sec. 3.27, Commissioner Phillips requested an environmental impact study to get all the pertinent information in one document.

Ms. Poissant – Drainage and detention are major issues. A sedimentation pond is an important back up to the proposed system.

*Norm Luger* – 1252 Long Lake Court – Expressed concerns with the proposed Vortex system – backups, maintenance, reliability.

The public hearing was closed at 8:55 p.m.

Place on the November 18, 2004 agenda.

Recess: 8:57 p.m.

Resume: 9:05 p.m.

### **OLD AND NEW BUSINESS**

**7a. APPLICANT: IVANHOE-HUNTLEY HOMES LLC PRELIMINARY SITE PLAN APPLICATION #368 SECTION 19 ZONED CONSERVATION AGRICULTURE CRESTWOOD 92 SITE CONDOMINIUM UNITS 80.08 ACRES** – Gary Shapiro and Alan Green were present. The proposed number of condos has been reduced to 85.

Ms. Poissant – McKenna review letter dated September 23, 2004 covered density, landscaping, wetlands, PD standards and active recreation.

Mr. Green – The playscape was added but the developers do not want basketball courts, tennis courts or a pool. No streetlights are planned. There was discussion of the pump station, entrance

lighting, mailboxes, private road system, side entry garages and diversity of housing. The homes are estimated at \$300 – 350,000.00. At this time, they are planning to build the homes. Commissioner Petrucci – The Township just finished 3.5 years of comprehensive plan work that incorporates the concept of lower density moving out toward the boundaries of the Township. This plan is contrary to that concept. This site should have 47 to 64 home sites according to that plan concept.

There were conflicting opinions as to whether or not this parcel was always part of the sewer master plan. It is currently zoned CA.

Mr. Green – The property was purchased and planning began under the previous master plan.

Ms. Marcarello – The reviews are being done per the current comprehensive plan but the PD would allow for deviation from that plan.

Mr. Green offered to make a contribution to the Township to place recreational amenities such as tennis and basketball courts in another location in the Township.

David Goldberg of Aspen Group – owned the property for 5 years – The Comprehensive Plan change impacted this parcel. A contract was signed to be in the sewer system.

Place this on the October 28, 2004 agenda if the applicant is ready.

**8. APPLICANT: HARTLAND LUMBER / OLDFORD SITE PLAN APPLICATION #367 SECTION 28 ZONED LI (LIGHT INDUSTRIAL)** – Mr. Oldford Jr. was present with Dan Leclair of Alpine Engineering. The fence has been moved in so the trees are on the outside and offer more screening.

Mr. Oldford would like action tonight to move the process along.

Commissioner Germane noted that the gravel drive on the adjoining parcel infringes on the Oldford property. Mr. Oldford stated that he was aware of this.

Grade changes will require retaining walls, the detention basin will be larger per new county standards and there will be planting along the front edge of the pond.

Move to recommend approval of Site Plan Application #367 in Section 28 Light Industrial for Hartland Lumber. This recommendation is subject to the applicant satisfying the conditions in the Williams and Works letter of September 23, 2004 and the Fire Department letter of October 14, 2004. The Planning Commission recognizes that the proposed building does not satisfy the architectural standards of the ordinance. The applicant will submit a letter providing supporting reasons for a waiver request for those standards as outlined on page 33.29 of the ordinance. Motion Germane. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

**9. APPLICANT: HOVNANIAN HOMES SITE PLAN #374 SECTION 22 ZONED OS (OFFICE SERVICE)** - Dennis Gottstein and Bob Beaugrand were present. Ms. Lutz advised the Commission to look at the original plan for their review.

Ms. Poissant – The request is for 2 model homes and a garage on a .87 acre site. There are setback issues. The Planning Commission has the option to reduce the M59 setback to 50 ft. but the plan show 25ft. to the structures. There are parking spaces in the 20 ft. side setback to adjacent residential. Landscaping and architectural standards also need to be addressed.

Mr. Beaugrand claimed hardship due to the restrictions of the site. Commissioner Kalenauskas advised that such hardship was self imposed in that the parcel may not be suitable for the proposed use.

Commissioner Douglass – The 80 ft. setback has pretty much been the standard along M59. The 3 issues are front setback, parking in the side setback and the architectural standards.  
Mr. Gottstein – The garage could be removed and the parking adjusted.  
Commissioner Kalenauskas – These are model homes in an office zoning.

Move to table Site Plan Application #374 for Hovnanian Homes. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

**10. APPLICANT: RUBY TUESDAY / W. D. PARTNERS CONCEPTUAL SITE PLAN APPLICATION #378 SECTION 20 ZONING PDGC (PLANNED DEVELOPMENT GENERAL COMMERCIAL) RESTAURANT IN SHOPS AT WALDENWOODS PHASE II** – Keith Wheaton was present. This will be part of the Shops at Waldenwoods PD.

Chairman Fountain – The location of the site is confusing.

The Commission will be looking at adjacent development, parking location possibly in the rear and a continuing evaluation of the proposed stacked stone and stucco exterior materials.

Any changes in access and construction should be noted on the plan.

**12. DISCUSSION ON PROPOSED CHANGES TO HARTLAND TOWNSHIP ORDINANCE ARTICLE 9 SIGNS** – There was no discussion.

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

**14. COMMITTEE REPORTS**

*Phillips* – Mr. Perry and Mr. Rotondo will work with the Township engineer on the Rotondo site. The Planning Commission and the Board have scheduled meetings in the room for November 4. Commissioner Phillips will ask the Board to change their date.

**15. ADJOURNMENT** – Move to adjourn. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

The meeting was adjourned at 11:33 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,

~~Ann Ulrich  
Clerk~~



D. Kalenauskas  
Planning Commission Secretary

Meetings – October 28, 2004 @ 7:30 p.m.  
November 4, 2004 @ 7:30 p.m.  
November 18, 2004 @ 7:30 p.m.