

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 Phillips, Commissioner Petrucci, Commissioner Germane and Commissioner Colaianne. Also present: Sally Hodges and Alexis Marcarello of McKenna Associates and Planner Scott Barb.

4. **APPROVAL OF AUGUST 26, 2004 PLANNING COMMISSION AGENDA** – Move to approve the August 26, 2004 Planning Commission agenda as presented. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

5. **APPROVAL OF AUGUST 19, 2004 PLANNING COMMISSION SPECIAL WORK SESSION MINUTES** – Move to approve the August 19, 2004 Planning Commission Work Session minutes as presented. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-0-1. Abstain Fountain.

6. **APPROVAL OF AUGUST 12, 2004 PLANNING COMMISSION MINUTES** – These have been already approved.

7. **APPROVAL OF JULY 29, 2004 PLANNING COMMISSION MINUTES** – Move to approve the July 29, 2004 Planning Commission minutes as presented. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 7-0-0.

PUBLIC HEARING

OLD AND NEW BUSINESS

9. **APPLICANT: PLASTECH / PHILLIPS SIGN AND LIGHTING SIGN APPLICATION #489 SECTION 28 LI (LIGHT INDUSTRIAL)** – No one was present for the applicant. Sign specialist Germane reviewed the application. The application is to replace an existing sign. This application is only for the ground sign and does not include the wall sign.

Move to approve Sign Application #489 for Phillips Sign and Lighting / Plastech specifically for the ground sign. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

10. **APPLICANT: PLASTECH SITE PLAN APPLICATION #372 MINOR CHANGE TO SITE PLAN #180 (AKA MOLMEC / LDM)** - No one was present to represent the applicant. Planner Barb explained that the activities would remain the same as with LDM. A silo will be placed on the existing pad if approved. It will be the same as the three existing on the site. Commissioner Phillips – Originally, there were concerns with the water discharge from the site.

Commissioner Kalenauskas – The water system in the cooling towers should be closed so there will be no chemical or pollutant pick up by the water as it goes through the system prior to discharge.

Move that the Planning Commission determine Site Plan Application #372 Plastech is a minor change as per the Zoning Ordinance Sec. K.5.I Additions or deletions of permitted accessory uses to be approved principal uses as designated on the site plan. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

Move that the Planning Commission finds the additional tank a minor change and accepts Site Plan Application #372 as revised. Motion Germane. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

Planner Barb – There have been some very preliminary discussions about an addition to the site.

11. APPLICANT: IVANHOE HUNTLEY REZONING APPLICATION #312 SECTION 19 REZONING FROM CA TO PDSR (CONSERVATION AGRICULTURE TO PLANNED DEVELOPMENT SUBURBAN RESIDENTIAL) IN CONJUNCTION WITH SITE PLAN APPLICATION #368 CRESTWOOD 92 CONDOMINIUM UNITS -
Chairman Fountain – The applicant was not prepared to be at this meeting and has requested a postponement.

Ms. Hodges – Place on the first available agenda when the applicant is prepared and the reviews are complete. The public has many ways to find out what is on the meeting agendas.

Move to postpone Ivanhoe Huntley Rezoning Application #312 in Section 19 CA to PDSR in conjunction with Site Plan Application #368 Crestwood 92 Site Condominiums to the first available date upon completion of the applicant packet to the Planning Commission. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

Move to add to the agenda item 11a. to Reset a Public Hearing for September 9, 2004 for Millpond / William Johns Subdivision Plat Application #10 Section 6 Zoning CA. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-1-0. Nay Germane.

11a. RESET PUBLIC HEARING PLAT APPLICATION #10 – Move to set a Public Hearing for September 9, 2004 for Applicant Millpond / William Johns Subdivision Plat Application #10 Section 6 Zoning CA (Conservation Agriculture). Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

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

13. COMMITTEE REPORTS

Colaianne – Private Roads – Typos in the ordinance need to be corrected. The Lyon Township Ordinance to regulate private roads has been distributed to the Commission for review. It was approved in 2001.

Chairman Fountain – Review it in light of the issues facing Hartland Township and see how and if they addressed those issues.

The private roads subcommittee will be Commissioner Colaianne, Commissioner Fountain and Commissioner Douglass. Input can be sought from the Road Commission, the Fire Authority, developers, residents, the Township Attorney, the Planning staff, Township Engineer and other sources.

Colaianne – The flexibility built into the Lyon Township ordinance is a very good point and could result in efficient government. This would allow the Planning Commission to deal with exceptions as they come up.

Kalenauskas – Issues that need to be addressed include enforcement of shared drive regulations, 13th house paving issue, easement rights, length, accessibility and easement access.

Ms. Hodges – Spacing and access of private roads should be included.

Colaianne – Reduce the number of houses on a shared drive from 4 to an agreed number or eliminate shared drives completely.

Douglass – Check on the legality of the Township requiring adjoining properties to access a private road. Consider how often a road would get blocked with a catastrophic event and how much that should influence road decisions.

Ms. Marcarello – Encourage is the concept used in Lyon by making connecting the best choice.

Germane – Maintenance agreements should also be discussed.

Douglass – Those resident who split their property first use up the capacity of the road and those who want to split later are left with nothing.

The Premier Community concept should be kept in mind during this review. The committee will work to have a report ready by Halloween.

Ms. Hodges will prepare a memo for Commissioner Colaianne to review to go to the Board.

Petrucci – Nothing.

Kalenauskas – The Ivanhoe Huntley development on the NE corner of Beck and Pontiac Trail seems to be taller than the 35 ft. allowed by Hartland ordinance.

Douglass – Is the new Comprehensive / Master Plan in effect? Yes. What does SR relate to in the Plan? Medium Density? High Density? Ms. Hodges – The zoning ordinance needs to be reviewed and updated to correlate with the new Plan. Focus the Planned Development on the quality of the development and the benefits to the Township.

Douglass – Sewer availability should not dictate the size, density or quality of a development. Ms.

Hodges – It shouldn't but in fact it does drive increased density.

Phillips – Site on Old 23 being excavated – site plan? Planner Barb – The site plan came in today. Commissioner Petrucci did not want this discussed since it is being addressed by the Township at this time with Mr. Rotondo.

Germane – Move to cancel the work session on September 2, 2004 and reschedule it for Tuesday August 31, 2004. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

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

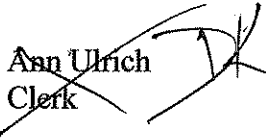
HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AUGUST 26, 2004 – TOWNSHIP HALL – 7:30 P.M.

4

The meeting adjourned at 9:04 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,


Ann Ulrich
Clerk


D. Kalenauskas
Planning Commission Secretary

Sign Work Session – August 31, 2004 @ 7:30 p.m.

Next Meeting – September 9, 2004 @ 7:30 p.m.