

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 Petrucci, Commissioner Germane, Commissioner Phillips and Commissioner Colaianne. Absent: Secretary Kalenauskas. Also present: Sally Hodges and Alexis Marcarello of McKenna Associates and Deputy ZA Lutz.

4. **APPROVAL OF MAY 27, 2004 PLANNING COMMISSION AGENDA** – Change the date for the minutes being approved to May 13, 2004 from May 6, 2004.

Move to approve the May 27, 2004 Planning Commission meeting agenda as amended. Motion Germane. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF MAY 13, 2004 PLANNING COMMISSION MINUTES** – Page 1 Item #7 Public Hearing – The bank reference should have been 1<sup>st</sup> National Bank and not Republic Bank.

Move to approve the May 13, 2004 Planning Commission minutes as corrected. Motion Phillips. Second Colaianne. 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**

7. **APPLICANT: JERRAD BEAUCHAMP SITE PLAN APPLICATION #364 IN CONJUNCTION WITH SPECIAL USE APPLICATION #224 SECTION 28 ZONED LI (LIMITED COMMERCIAL) MINI WAREHOUSE AND OUTDOOR STORAGE FACILITY “OLD US 23 SELF STORAGE”** - Mr. Beauchamp and Mr. Perry were present. Chairman Fountain advised that the Commission did not normally act on the night of a public hearing.

Mr. Perry described the site as 10+ acres on the west side of Old 23 north of Bergin Road. The self storage buildings will be in the front with the fenced outside storage set back from the road. Two of the four buildings will be heated, two will not. There will be brick on some sides and fronts. There is a single entrance with a gate at the office and a second gate at the fenced storage yard.

*Matt King* – Cobblestone Preserve – There is already storage going on at the site built by Wil-Pro (Commercial condos) so the residents object to more visible storage in the area.

*Alice Wyland* – Read the ordinance on walls and shielding of a site. Mr. Perry indicated there would be a 6 ft. cyclone fence around the perimeter.

In response to a question from Ms. Wyland, Mr. Perry agreed that the plan would have to be modified to have the two way traffic lane adhere to the ordinance and agreed to make the change. Fire Walls between units? Mr. Perry – No. Ms. Wyland felt that there should be a fire wall every few units since there have been fires in other units of this type.

There was a discussion of the permits and standards required to discharge to the wetland.

There is already junk on the site which needs to be addressed as well as grading standards and fill contamination

*Donna Evens* – Rolling Hills – Researched this type of development and found 94 of them within a 30 mile radius. Since these have vacancies, why is another such facility needed? Mr. Beauchamp stated that his research showed that there is a need for this including outside storage. The existing storage facility does not have outside storage.

*Mark Horning* – The current storage has yet to go over 80% occupancy. Is this compatible with the proposed comprehensive plan? Chairman Fountain – The current plan shows this as LI and this use is included. Mr. Horning felt that this development does not contribute to improving the tax base of the community and will not best serve the community.

Commissioner Douglass – The by-laws of many condo developments prohibit outside storage. Those residents use self storage such as this.

*Brian Evens* – This is a large development on this site, it will create few jobs and is a low tax base use.

*Robert English* – Rolling Hills – Cobblestone Preserve already sees Fox Brothers, tractor trailers, 24 hour traffic, noise, lights and congestion on Bergin and Old 23. Has the Township done studies on the area? Chairman Fountain explained that individual developments do impact studies where appropriate but the entire area is not studied by the Township. Mr. Perry stated that an impact study was developed for this specific property only as required.

Commissioner Colaianne – The McKenna review recommends substantial revisions to the plan including buffers and transitional zones including berms.

*Dave Hohn* – Plans for berms or trees to shield the site from the homes to the west? Mr. Perry – The trees that exist will remain.

*Brian Evens* – 24 hour lighting? Mr. Perry – Not planned.

*Robert Clark* – Requested that the plans show concern for those that will be seeing this and make the site acceptable. Mr. Beauchamp agreed to address these concerns by shielding the site from Cobblestone homes.

*Mark Horning* – Words are easy to say. These promises need to be in writing to be binding. Ugly development is coming down M59 and needs to be addressed now if any rural appearance is to be saved.

Commissioner Petrucci expressed concern with the outside storage.

Ms. Hodges discussed accessory uses and questioned if this meets that criteria.

Move to place Site Plan Application #364 / Special Use Application #224 on the June 24, 2004 Planning Commission agenda. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

Move to close the public hearing. Motion Colaianne. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

The public hearing was closed at 8:20 p.m.

## **OLD AND NEW BUSINESS**

**8. APPLICANT: BRIGHT STAR INC. / BRANDENBROOKE SIGN PERMIT APPLICATION #478 SECTION 28 ZONED GC (GENERAL COMMERCIAL) “CAL’S**

**PLACE RESTAURANT** – Abraham was present from Bright Star. Commissioner Germane – The current sign was never approved but this sign will replace it. The tall group sign will also be changed but that is not part of this approval.

Move to approve Sign Application #478 for Bright Star Inc./ Fountain Square “Cal’s Place Restaurant. This motion applies only to the wall sign and not the free standing non conforming sign. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-1-1. Nay Fountain.

**9. APPLICANT: MCPHERSON OIL CO /M59 MOBIL STATION – DALE LEMKE SITE PLAN APPLICATION #365 MAJOR / MINOR CHANGE SECTION 28 GC(GENERAL COMMERCIAL)** – No one was present for this application. It will come up later.

**10. APPLICANT: MIKE PODELNYK METES AND BOUNDS APPLICATION #692 (LAND DIVISION) METES AND BOUNDS APPLICATION #701 (BOUNDARY CHANGES) SECTION 04 ZONED CONSERVATION AGRICULTURE** – Mr. and Mrs. Podelnyk were present. Deputy ZA Lutz noted that there have been revisions done to the plan. Mr. Podelnyk reviewed that history of the application. He now has a legal agreement with the neighbor to use their driveway including some easements and greenbelt preservation. Application #701 for the boundary change will be handled by the Assessor.

Move to recommend approval of Metes and Bounds Application #692 for Mike Podelnyk per the State Land Division Act. This is a revision to a previously approved plan and references the drawing dated received May 13, 2004. There is also an internal boundary change Application #701. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**11. APPLICANT: WALDEN & ASSOCIATES / TARGET STORES SITE PLAN APPLICATION #360 SECTION 20 ZONED PDGC (PLANNED DEVELOPMENT GENERAL COMMERCIAL) “FINAL SITE PLAN”** – Jeff Thompson, Ames Gilmore, Chuck Fosse, Rich Houdek and Kim Donaghy were present.

Mr. Thompson – Phase II shows one access point with Fox Ridge to the north. They will work with Fox Ridge on a temporary access to the west if Phase III does not coincide with the development of Fox Ridge and a need for a second access. The access would be the normal pass through standard for a shopping center and not built the Livingston County standards for a road. Customer and construction traffic must be kept separate.

Mr. Gilmore went through the revisions made to the plans to address issues agreed to previously including color on all sides, dock screening wall, generator wall, cart corrals and plant annotations. Chuck Fosse – Phase II building materials will be consistent with Phase I materials and will include more brick.

Rich Houdek – Evergreen and deciduous trees have been increased. Open space calculations and walkways have been addressed.

Kim Donaghy – Engineering references to future uses have been removed. Only what is currently planned is shown. There are a few additional notations including moving the water main and the north/south walkway shown as 7.5 feet.

Sally Hodges summarized the McKenna review dated May 18, 2004. Sidewalk installation, landscaping, reciprocal maintenance agreement, outlot, bike details and building materials were included in the review comments.

Mr. Thompson will submit a chart with the percentages of various materials used on the exterior of Phase II.

Commissioner Phillips – The Pharmacy in Target will be the third one in this development.

Chairman Fountain – The Fire Department recommended a stand pipe on the roof.

Commissioner Germane – How is signage addressed? Mr. Thompson – The standard was established in the original PD agreement and will continue to cover the full development.

Revisions have to be made and submitted to the planning consultants for review before the item can go on the agenda. It will be added as soon as possible when complete.

Move to postpone Site Plan #360 to the first possible meeting. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-1-1. Nay Colaianne.

**12. APPLICANT: MARK SCHAFFER / HARTLAND SPORTS ARENA SITE PLAN APPLICATION #366 MAJOR / MINOR CHANGE TO SITE PLAN #341 AND SPECIAL USE APPLICATION #350 SECTION 22 ZONED GC (GENERAL COMMERCIAL) – Mr. Schaffer was present.**

Move to determine Site Plan Application # 366 for Hartland Sports Arena to be a minor change to Site Plan Application #341 per Sec. 33.02.K.5.H and I. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

The plans are for pressure treated wood and cellotex to deaden the sound.

**9. MCPHERSON OIL SITE PLAN APPLICATION #365 – No one was present to represent the applicant.**

Move to determine Site Plan Application #365 for McPherson Oil / M59 Mobil to be a major change per Sec. 33.02.K.4.J of the ordinance. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-0-1.

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

#### **14. COMMITTEE REPORTS**

*Fountain* – The Comprehensive Plan dated May 2004 has been distributed. Ms. Hodges is developing the agenda for the public hearing.

*Phillips* – The shoreline keyholing concern is continuing. Information has been submitted for PC review. Add to the June 10, 2004 agenda. Seeking to amend Sec. 3.25.

*Germane* – It remains confusing as to which version of the agenda is the correct one to use at the meetings.

**15. ADJOURNEMENT – Move to adjourn. Motion Petrucci. Second Douglass. Voice Vote.**  
**Motion Carried. 6-0-1.**

The meeting was adjourned at 10:27 p.m.

Submitted by,

Christine A. Polk  
Recording Secretary

A handwritten signature in black ink, appearing to read 'D. Kalenauskas', with a stylized, flowing script.

D. Kalenauskas  
Planning Commission Secretary

Special Meeting for Public Hearing on Comprehensive Plan – June 3, 2004 @ 7:30 p.m.  
Next Meeting – June 10, 2004 @ 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