

**HARTLAND TOWNSHIP PLANNING COMMISSION
APRIL 22, 2004 - TOWNSHIP HALL - 7:30 P.M.**

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- 1. CALL TO ORDER** - The meeting was called to order by Chairman Fountain.
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL** - Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Colaianne, Commissioner Germane and Commissioner Phillips. Absent: Vice Chairman Douglass. Also present: Sally Hodges and Darrell Fecho of McKenna Associates and Deputy ZA Lutz.
- 4. APPROVAL OF APRIL 22, 2004 PLANNING COMMISSION AGENDA** – Move to approve the April 22, 2004 Planning Commission agenda as presented. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.
- 5. APPROVAL OF APRIL 8, 2004 PLANNING COMMISSION MINUTES** – Move to approve the April 8, 2004 Planning Commission meeting minutes as presented. Motion Germane. Second Phillips. 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. SET A DATE FOR A PUBLIC HEARING: APPLICANT JERRAD BEAUCHAMP SITE PLAN APPLICATION #364 IN CONJUNCTION WITH SPECIAL USE APPLICATION #224 SECTION 28 ZONED LI (LIGHT INDUSTRIAL) MINI WAREHOUSE AND OUTDOOR STORAGE FACILITY "OLD US 23 SELF STORAGE"** - Proposed hearing date – May 13, 2004. Move to set a Public Hearing on May 27, 2004 for Jerrad Beauchamp for Site Plan Application #364 in conjunction with Special Use Application #224. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.
- 8. SET DATE FOR A PUBLIC HEARING: APPLICATION : HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #299 HARTLAND TOWNSHIP COMPREHENSIVE PLAN** - Proposed Public Hearing Date – June 3, 2004 – Ms. Hodges noted that this could be assigned an application number but it is not a zoning amendment. Chairman Fountain agreed and the words "Zoning Amendment" will be deleted leaving it as Application #299 since the comprehensive plan does not change zoning. Move to set a Public Hearing on June 3, 2004 for the Hartland Township Comprehensive Plan, Application #299. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.
- 9. APPLICANT: WALDEN & ASSOCIATES / PHASE II SHOPS AT WALDENWOODS SITE PLAN APPLICATION #360 SECTION 20 FINAL APPROVAL** – Present: Jeff Thompson, Ames

Gilmore, Matt Niles and Kim Donaghy. Phase II will be the proposed Target Store and a section of smaller shops.

Ms. Hodges summarized the April 14, 2004 McKenna review letter. The items included clarification of what is included in Phase II, connecting sidewalks with the northern development, adding benches, waste bins, street furniture and bike racks to the Target site and include missing elevations as indicated. There was discussion of the screening at the rear of the store, including the truck well, to shield it from the adjoining residential. A floor plan is needed for the Target store with parking calculations. The road running behind Target will be extended to go behind future Phase III and the section where it now turns south will be removed.

The planters at the front of the store will serve to screen the cart storage area from the parking lot. Chairman Fountain noted that the Target roofline was flat and straight unlike the roofline for Farmer Jack. The applicant was advised that sign approval is a separate process and not included with the site plan. Ms. Hodges requested drawings of any cart corrals in the parking lot.

Commissioner Germane would like to see improved rear elevations with as much screening as possible. Mr. Thompson responded that the same landscape architect was doing the commercial and the residential so they would work together to be sure it was well screened. He was willing to add screening as needed to accomplish visual and noise screening. Ms. Hodges noted that it is the responsibility of the commercial to screen the residential as the commercial is the more intense use.

Commissioner Petrucci - The commercial is existing and those who buy the units will know exactly what they are buying next to.

Commissioner Germane requested that the base color stripe on the front of the store be continued around to the back to break up the mass of brick presented by the current rear elevation. Mr. Gilmore agreed to have the 4 ft. block base in contrasting color be the same on the rear and sides as is shown on the front. Mr. Thompson – There will be M59 improvements with the construction of Phase II. There may be some changes required to the detention pond west of TCF Bank. The Target store property will be split off and purchased by Target.

Commissioner Germane noted that Phase II is a major deviation from the original PD as approved. At this stage of construction, trucks will be exiting the site through the parking lot which is a safety concern. The drainage calculations have been sent to Williams and Works but there has not been a response yet. The developers will review the illumination in the rear parking lot and seek to reduce it or shield it near the residential.

Mr. Thompson was given a copy of the April 16, 2004 Williams and Works letter as well as a copy of the April 16, 2004 Fire Department review. He stated that maintenance of the site will remain the responsibility of the center and easements, roads etc. will be part of the reciprocal agreement for the site. The revised plans should be at the Township within 10 – 14 days. Mr. Thompson was reminded that the pavement in Phase I is very wavy. He is aware of the situation and what caused it.

Move to table Site Plan Application #360 Final Approval for Shops at Waldenwoods. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

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

11. COMMITTEE REPORTS

Petrucci – There is a sign committee meeting planned for April 29, 2004.

Kalenauskas – There were three applicants at the ZBA meeting.

Fountain – There was a meeting with Ms. Hodges on the comprehensive plan. The sewer update at the Board meeting showed the project to be on schedule, the Director of Township Services will be taking questions and the Planning Commission needs to be kept in the loop about this important issue.

Phillips – An effort is being made to get minutes for the Sewer Committee meetings.

Petrucci – There are concerns about who will pay for the extension of the sewer lines to the proposed development west of Hartland Estates. The Township should not pay for this. In spite of efforts against it, the sewer project is influencing the master plan. There is a question as to whether Hartland Estates will have to hook to the sewer if it goes west along M59. Commissioner Philli will take the question to the Township.

Colaianne – Would like a template for a cell tower ordinance to use to update the current ordinance.

12. ADJOURNMENT – Move to adjourn. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

The meeting adjourned at 9:05 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Meeting – May 13, 2004