

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Secretary Kalenauskas called the roll. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Phillips, Commissioner Petrucci and Commissioner Germane. Commissioner Colaianne arrived at 7:55 p.m. and Commissioner Douglass was absent. Also present: David Nicholson of McKenna Associates and Deputy Planner Scott Barb.

4. **APPROVAL OF MARCH 11, 2004 PLANNING COMMISSION AGENDA** – Remove item #6 – The 2-26-04 minutes were previously approved.  
Move to approve the March 11, 2004 Planning Commission agenda as amended. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF MARCH 4, 2004 PLANNING COMMISSION MINUTES** – Move to approve the March 4, 2004 Planning commission minutes as presented. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

6. **Removed.**

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

### **PUBLIC HEARING**

### **OLD AND NEW BUSINESS**

8. **APPLICANT: MIKE PODELNYK METES AND BOUNDS APPLICATION #692 SECTION 04 ZONED CONSERVATION AGRICULTURE** – Mike and Mary Podelnyk were present. Mr. Podelnyk reviewed the proposed split. Commissioners Phillips and Fountain did the on site review.

There was discussion of the shared drive. The applicants distributed a revised plan for a shared driveway to come off Hartland Road at the current location. The dimensions of parcels 2 and 4 have changed.

Chairman Fountain advised them that the assessor and others in the Township would have to review this new plan if that is the one they choose to pursue. The reviews were done on the original plan. The Planning Commission cannot decide which plan the applicant should use. If the revised plan is chosen by the applicant, it must go through planning and zoning as well as the assessor before coming to the Planning Commission for review.

Move to table Metes and Bounds Application #692 for Mike Podelnyk to the March 25, 2004 Planning Commission meeting. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

9. **APPLICANT: ARBY'S RESTAURANT / CHRIS PAWLOSKI SITE PLAN APPLICATION #362 MAJOR / MINOR CHANGE TO SITE PLAN #100 SECTION 21 ZONED GC** – Mr. Pawloski was present. The proposal is to remodel the exterior of the building

without changing the footprint of the structure. Mr. Pawloski pointed out that there was a difference of 8 sq. ft. from the specifications approved in the original site plan. Chairman Fountain reviewed the criteria for a minor change. Photos were distributed of a building that incorporates the proposed changes to the Hartland structure. All materials on all 4 sides will be removed and replaced.

Add review of major / minor change criteria to the active issues list.

The signs will remain the same.

Move to determine Site Plan #362 a minor change to Arby's / Chris Pawloski per Article 33.02.K.5. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

**10. APPLICANT: VANNESSA REINEKE / BROWNIES SIGNS SIGN PERMIT APPLICATION #463 SECTION 28 ZONED GC (GENERAL COMMERCIAL)**

**"DOODLES ICE CREAM"** – Mr. Reineke was present. The original sign approval was for #1 and #3 (south and east) per the drawing submitted by the applicant. He now wishes to change that to #1 and #2 (east and west).

Mr. Reineke feels that if each sentence is taken out of context in Sec. 9.07.E.4 and considered as an individual item, he should be allowed 3 signs.

Mr. Nicholson advised reading E.4 as it was written as continuing to refer to "public roads" as clearly stated in the beginning of the section.

Move to rescind the previous approval for Application #463 on February 26, 2004. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-1-1. Nay Colaianne.

Move to approve Sign Application #463 for Vanessa Reineke for Signs #1 and #2 on the east and west sides of the building. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-1-1. Nay Colaianne.

Mr. Reineke expressed a desire to go before the ZBA.

**Recessed from 1-22-04**

**11. CONTINUATION OF PUBLIC HEARING FOR APPLICANT JOHN DARR LLC / JOHN MATOUK SPECIAL USE APPLICATION #222 IN CONJUNCTION WITH SITE PLAN #357 "HARTLAND BP GAS MART"** – No one was present for this item.

Move to close the public hearing for Special Use application #222 in conjunction with Site Plan Application #357. The applicant may reapply. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 5-0-2.

The applicant has not appeared, has not been available for questions and did not show repeatedly for public hearings.

The plans submitted with the request were dated March 12, 2002 and received by the Township November 12, 2003 and were originally from Desine Inc. Mr. Perry was present and stated that although he created the original plans, he has not changed or updated the plans. The plans show a service station with gas pumps, parking spaces and other features.

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

**13. COMMITTEE REPORTS**

*Kalenauskas* – The large blue flag flying with the name Fountain Square on it appears to be a method to circumvent the sign requirements of the ordinance. A flag is a sign.

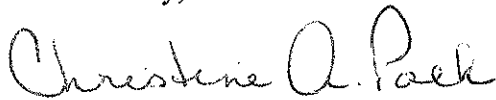
The sign subcommittee may schedule a meeting.

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

The meeting was adjourned at 8:38 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 – March 25, 2004 @ 7:30 p.m.