

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 Petrucci, Commissioner Germane, Commissioner Phillips and Commissioner Colaianne. Also present: David Nicholson of McKenna Associates and Deputy Zoning Administrator Lutz.

4. **APPROVAL OF JANUARY 22, 2004 PLANNING COMMISSION AGENDA** – Move to amend the January 22, 2004 Planning Commission meeting agenda as discussed. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1. Nay Germane.

Remove item #11 – Foldenauer Farms

Remove item #5 - 1-8-04 Minutes

Add January 29, 2004 work session under Scheduled Meetings

Add February 19, 2003 Joint Board /PC meeting under Scheduled Meetings

Change the February 12, 2003 date under Scheduled Meetings to 2004

Remove item #6 – 1-15-04 Joint Meeting minutes

Add as item #14a. Morganroth Development Sign for Fountain Square

Move to table the January 15, 2004 Joint Planning Commission / Township Board meeting minutes. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

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

PUBLIC HEARING

8. **APPLICANT: WALDEN & ASSOCIATES REZONING APPLICATION #308 REZONING FROM PDMR TO PDGC 3.15 ACRES IN CONJUNCTION WITH ZONING AMENDMENT APPLICATION #354 AMENDING THEIR PD AGREEMENT** - Jeff Thompson of Aiken & Associates was present. There was an error in the publication for the public hearing. There was no description of the parcels to be rezoned and no mention of the rezoning. The audience had no questions.

Mr. Nicholson – This is a separate issue from Rezoning Application #307 and is in a different stage of the process.

The public hearing closed at 7:38 p.m.

Move to place Rezoning Application #308 on the January 29, 2004 Planning Commission meeting agenda. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

9. **APPLICANT: CW DEVELOPMENT LLC REZONING APPLICATION #307 REZONE FROM PDMR/ PDGC / PDRR / TO PDMR IN CONJUNCTION WITH SITE PLAN APPLICATION #352 FOX RIDGE** – Wayne Perry of Desine Inc. was present with Nicole Jaeger of CW Development. Mr. Perry reviewed the application and stated there were no significant changes.

The audience had no questions.

Mr. Perry stated that they are seeking to rezone the entire parcel, not just two small sections to ensure that the whole parcel will have the same zoning. Commissioner Kalenauskas had some issues with the size of the anchor store and its proximity to the residential. This can be discussed during the review process. The public hearing was closed at 7:55 p.m.

Move to discuss Rezoning Application #307 at the January 29, 2004 Planning Commission meeting. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried, 7-0-0.

Mr. Perry – The applicant is seeking preliminary plan approval not conceptual approval. Chairman Fountain offered to continue a discussion of Mr. Perry's concerns at the end of the meeting if time allowed.

10. APPLICATION: 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 application.

Mr. Nicholson gave a brief review of the application. This plan is similar but not the same as previous plans submitted for the former Oasis site. There were numerous issues in the site plan and special use reviews from McKenna.

Tige Reader – Will the building be torn down? Chairman Fountain – Since no one is present from the applicant, there is no answer to that.

Commissioner Colaianne questioned if the applicant was aware of the public hearing. Deputy ZA Lutz responded that they called and wanted the date changed but were told that the public hearing had been published and would go forward. They apparently chose not to attend.

Mr. Nicholson – The print currently being used is dated March 12, 2002.

Chairman Fountain – There is not appropriate information available to conduct a public hearing.

Deputy ZA Lutz – The legals submitted were not correct.

Move to recess this public hearing to February 26, 2004 on Special Use Application #222 in conjunction with Site Plan Application #357. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

The Township Attorney would have to advise if action can be withheld on this until the site is cleared. Commissioner Colaianne advised not rushing action on this to satisfy the community desire to see the site cleared.

Mr. Perry wished to state that he prepared the plans and the package for this applicant. The plans in front of the Commission are copies of those plans with perhaps some modification. Desine Inc. has no current representation of this applicant. Mr. Perry's signature and seal on these plans do not mean he is currently representing this client and he will review the use of his seal and signature.

The Commissioners raised no objections to moving to item #13 at this point in the meeting.

13. APPLICANT : MIKE YURICK / DAN HABERL – THE SIGN WORKS SIGN APPLICATION #457 "DESIGNS FOR EYES" SECTION 28 ZONED GC WALL SIGN @ HARTLAND TOWN CENTER – Mr. Haberl was present. The Yankee Carpenter sign will

be moved and reduced in size. It will make room for the Designs for Eyes sign and will become conforming to the ordinance.

Move to approve Sign Application #457 for Designs for Eyes sign per the Ordinance. Motion Germane, Second Kalenauskas, Voice Vote, Motion Carried, 7-0-0.

Chairman Fountain noted that a new sign application would be needed for the revamped and moved Yankee Carpenter sign.

Move to address the changes to Sign Application #385 at the February 12, 2004 Planning Commission meeting. Motion Germane, Second Colaianne, Voice Vote, Motion Carried, 7-0-0.

14. APPLICANT : MORGANROTH / LON BROWN – BROWNIES SIGNS SIGN APPLICATION #458 “STATE FARM INSURANCE” SECTION 28 ZONED GC WALL SIGN @ FOUNTAIN SQUARE - Mr. Brown was present. The sign will be a store front sign that includes the State Farm logo.

Move to approve Sign Application # 458 for State Farm Insurance. Motion Germane, Voice Vote, Motion Carried, 7-0-0.

14a. DISCUSSION OF REQUEST TO PLACE LETTER SIGN ON NORTH WALL AT FOUNTAIN SQUARE – This was added to the agenda as indicated at the last meeting. Mr. Morganroth and Mr. Brown were present. A revised graphic of the proposed letter sign was distributed showing the letters closer together.

Commissioner Kalenauskas – This appears to be a monument sign similar to the Waldenwoods entrance sign.

Commissioner Germane – The issue is whether this is a second sign for this development. The tall non conforming sign already exists as the sign for the development. The Township does not control what goes on the sign. If Mr. Morganroth chooses to advertise the individual stores in the center rather than the center itself, that is his choice.

Chairman Fountain – This is a second sign request in violation of the ordinance.

Move to approve Sign Application #455 as a wall sign identifying Fountain Square not the shops that are within it. Motion Colaianne, Second Petrucci, Voice Vote, Motion Fails, 2-5-0. Nays Phillips, Germane, Fountain, Douglass and Kalenauskas.

Commissioner Phillips read the definition of a wall sign in the ordinance and this does not comply with that definition.

Commissioner Colaianne advised that the sign section of the ordinance is coming up for review so there may be some changes in the future.

15. INFORMATIONAL PRESENTATION BY WALDEN & ASSCOAITES / TARGET STORES SITE PLAN APPLICATION #360 – Jeff Thompson was present. He emphasized that this was a conceptual presentation for the Target store not the Phase II Shops at Waldenwoods. Target is seeking feedback on the proposed revised elevations.

Eames Gilmore was present for Target. After the informal meetings, the planned elevations of the store were revised to blend more with the existing Phase I and proposed Phase II of the Shops at Waldenwoods. This included sloping roof lines, compatible materials and colors, various materials to break up the bulk of the large front elevation.

Commissioner Kalenaskas – This is moving in a good direction with very positive changes.

Commissioner Phillips – Red dots on the front elevation? Mr. Gilmore - The red dots delineate where the sloped curb is to keep cars off the sidewalk.

Commissioner Germane – Size of the building? Mr. Gilmore – 123,500 sq. ft. with 90,000 sq. ft. sales floor. The employee parking is kept in the front in a safe public area. It is anticipated there will be about 60 cars per shift.

The grade for Target is about 10 ft. above Phase I. The block on the back of the store will be attractive.

Commissioner Petrucci would like to see the dormers be a more prominent feature than shown.

Mr. Gilmore – The rooftop units will be screened from all sides.

Commissioner Douglass agreed that these plans were a substantial improvement over the original.

Commissioner Kalenaskas – Rear landscaping? Mr. Thompson – Trees are planned and lighting will be per code with down lighting, safety lighting and a photometric plan.

Truck traffic flows will be checked. There are two pedestrian access points planned. Bike racks and benches will be installed.

Recess – 9:03 p.m.

Resume – 9:08 p.m.

**12. APPLICANT: DESINE – ERIC RAUCH / RDTJ SITE PLAN APPLICATION #359
SECTION 22 MILLENNIUM CENTER MEDICAL OFFICES -**

Wayne Perry was present.

The site is south of M59 and east of Lakena. A 14,000 sq. ft. medical office facility is planned.

The detention pond will be expanded and the site has sewer and water access.

A revision had to be made to remove parking from the 50 ft. setback on Lakena. The building was moved to the east to accommodate this.

Architect Kevin Johnson – This building will reflect the style of the existing Remax building.

Mr. Perry – Each McKenna issue has been addressed including the photometric, typography, storm sewer and fire suppression in the revised plan. A second access onto Lakena is not possible since it is private and no permission is forthcoming.

Move to table Site Plan Application # 359 until the final drawing is received. Motion
Kalenaskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

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

17. COMMITTEE REPORTS

Colaianne – In the preliminary review of the STR land split there are two proposed plans. Are the splits available to this property? Mr. Nicholson – No specific proposal has been reviewed.

Commissioner Kalenaskas questioned the length to width ratio of the split. A north / south split would address this rather than the east / west split as shown. Consideration must be given to the STR setbacks and encouraging a transition from CA to STR.

17a. DISCUSSION ON FOX RIDGE WITH MR. PERRY – Site Plan Application #352 Fox Ridge. Mr. Perry was present. There was a discussion on saving as many of the trees as possible. Mr. Perry - The steep slopes on the site make substantial grading necessary but they are committed to keeping as many of the large old trees as possible. The ones to the east can probably be saved but the ones in the center will have to be removed. The Township engineer is holding the development to the 5% grading in the Ordinance and there is a substantial grade change between Waldenwoods and Fox Ridge.

Mr. Nicholson – The existing major roadways are the starting elevations for the Phase I development.

Mr. Perry – The second phase has to go from those existing elevations.

There was a discussion of the issues and delays caused by publishing errors on this application. This made it necessary to resubmit the application which then came under the new ordinance requirements. Mr. Perry felt the application was going in circles with ordinance changes, engineering changes and unanswered questions. CW Development does not want to go forward paying for more detailed plans before having an answer about being able to build the units as proposed. They can't get to the Board with this question until more detailed plans are created per the new ordinance.

Mr. Nicholson agreed that no decision has yet been made under the PD to allow the length and number of units per building to be created as proposed. He suggested that the PC could make a recommendation on the architectural style and size and forward that to the Board.

Chairman Fountain requested that Mr. Nicholson of McKenna Associates and Steve Williams of Williams and Works be present at the January 29, 2004 meeting. Deputy ZA Lutz will contact Mr. Williams.

Mr. Perry – This application needs the rezoning and an answer on the building size to go forth. Mr. Nicholson agreed that the current requirements for preliminary approval require more information than previously. The Township can request the Township Engineer to work with the developers on the grading issues under a planned development.

17. COMMITTEE REPORTS (continued)

Kalenauskas – In November of 2000 a split was approved on Hunter Ridge. The ZBA granted a 5th access to the road because existing wetlands made it impossible to access another road. These sites need to be physically reviewed so the Commission can be aware of such situations.

Commissioner Phillips – Commissioners used to be assigned parcels to review but that ended several years ago.

Phillips – The Board did not act on Rezoning Amendment #305. The attorney will draft a resolution for approval.

Germane – Was there a decision on the Board member to be a PC member? No.

The Planning Commissioners are not receiving minutes from the Board meeting. Would like to receive them in the future.


18. ADJOURNMENT – The meeting was adjourned at 10:37 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 – January 29, 2004 7:30 p.m.
February 12, 2003 7:30 p.m.
February 19, 2004 Joint PC / Board meeting 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