

**HARTLAND TOWNSHIP
PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL
NOVEMBER 13, 2003
7:30 PM**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE-
3. ROLL CALL
4. APPROVAL OF NOVEMBER 13, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF OCTOBER 30, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: DANIEL BISHOP **METES & BOUNDS APPLICATION #687** SECTION 24
8. APPLICANT: MELODY PAIGE **METES & BOUNDS APPLICATION #689** SECTION 08
9. APPLICANT: CROSSWINDS COMMUNITIES / DESINE- WAYNE PERRY **SITE PLAN APPLICATION #352**
SECTION 20 & 21 ZONED PDMR (PLANNED DEVELOPMENT MULTIPLE DENSITY RESIDENTIAL) FOX RIDGE
CONDONINIUMS
10. APPLICANT: WALDEN & ASSOC. / JEFF THOMPSON **SITE PLAN APPLICATION #354** SECTION 20 & 21
ZONED PDGC AMENDING PD AGREEMENT FROM SITE PLAN #270
11. APPLICANT: HARTLAND ASSOCIATES **SIGN APPLICATION #444** OFF SITE REAL ESTATE SIGN
SECTION 21
12. APPLICANT: LONNY MORGANROTH / DESINE-WAYNE PERRY **SITE PLAN APPLICATION #356** MAJOR / MINOR
CHANGE TO SITE PLAN #270 SECTION 28
13. APPLICANT: WIL-PRO DEVELOPMENT / MARSHALL BLAU **SITE PLAN APPLICATION #355** SECTION 28
ZONED LI HARTLAND COMMERCE CENTER PHASE II
14. CALL TO PUBLIC
15. COMMITTEE REPORT
16. ADJOURNMENT

NEXT SCHEDULED MEETINGS NOVEMBER 20, 2003 @ 7:30PM

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 Phillips, Commissioner Germane and Commissioner Colaianne. Also present: David Nicholson of McKenna Associates and Deputy Planner Scott Barb.

4. **APPROVAL OF NOVEMBER 13, 2003 PLANNING COMMISSION AGENDA** – Move to approve the November 13, 2003 Planning Commission agenda as amended. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.
Add item #8a – Set Public Hearing for Special Use #215 / Site Plan Application #339 for Melody Paige.

5. **APPROVAL OF OCTOBER 30, 2003 PLANNING COMMISSION MINUTES** – Move to approve the October 30, 2003 Planning Commission minutes as presented. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

Move to amend the November 13, 2003 agenda to add as item #8a. Melody Paige Cemetery to set a public hearing date. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

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

PUBLIC HEARING

OLD AND NEW BUSINESS

7. **APPLICANT : DANIEL BISHOP METES AND BOUNDS APPLICATION #687**
SECTION 24 - Bill England was present.

Move to recommend approval of Metes and Bounds Application #687 for Daniel Bishop. Tax Id. # 08-24-200-008 per the State Land Division Act and Hartland Township Zoning Ordinance #37. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

The Planning Commission recommends a road maintenance agreement but it is not a requirement of the Ordinance.

8. **APPLICANT : MELODY PAIGE METES AND BOUNDS APPLICATION #689**
SECTION 08 – Paul Paige was present. The ZBA granted a variance on the parcel size.

Move to recommend approval of Metes and Bounds Application #689 for Melody Paige. Tax Id. #08-08-300-017 per the State Land Division Act and Hartland Township Zoning Ordinance #37. The ZBA granted a variance upon appeal. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

8a. SET A PUBLIC HEARING – Move to set a public hearing for Melody Paige for Special Use Application #215 in conjunction with Site Plan Application #339 on December 11, 2003. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: CROSSWINDS COMMUNITIES / DESINE – WAYNE PERRY SITE PLAN APPLICATION #352 SECTION 20 & 21 ZONED PDMR (PLANNED DEVELOPMENT MULTIPLE DENSITY RESIDENTIAL) FOX RIDGE CONDOMINIUMS – Wayne Perry and Nicole Jaeger were present. The public hearing was held October 23, 2003.

Mr. Nicholson has had conversations with the applicants. Preliminary approval does not address every detail of the plan. There are issues with the plan and engineering that will have to be addressed within the PD (planned development) negotiations for the site.

There was discussion of the offset requirement in the ordinance. This can be negotiated in the discussions of the PD agreement. Commissioner Douglass felt that the architectural design of the buildings gave the look of offsets without strict adherence to the number called out in the ordinance.

Mr. Nicholson advised that it was not reasonable to dictate strict adherence to a specific design. This tended to make all the buildings in a community look alike. The spirit of the requirement was to avoid flat roofs and walls. This plan achieves that with design not offsets. The numerous details added give a depth of style.

Commissioner Colaianne – The 12 unit buildings have single car garages. Is there demand for this? Scott Day of Crosswinds – This design has been well received for single residents as well as empty nesters with only one vehicle.

The six unit buildings will have basements.

Mr. Perry responded to a question on lot coverage with an estimate of 38 – 42% but that was not a firm figure. Storm water would flow north to the lake and the wetlands.

Commissioner Germane would like to see more details of the impact traffic will have on the area. There has been no response from the schools on the roads in the development.

Move to recommend preliminary approval for Site Plan Application #352 in Section 20 & 21 for a Planned Development Multiple Residential for Crosswinds. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

There are also items in the Fire Department review which will have to be resolved.

10. APPLICANT: WALDEN & ASSOCIATES / JEFF THOMPSON SITE PLAN APPLICATION #354 SECTION 21 & 21 ZONED PDGC AMENDING PD AGREEMENT FROM SITE PLAN #270 – Jeff Thompson was present.

Mr. Nicholson read his short review dated November 6, 2003. The Fire Department letter of October 16, 2003 noted the hydrant locations were not approved as shown.

Chairman Fountain noted that the approval being sought was for the concept of the layout, not construction plans at this point.

Mr. Nicholson pointed out some of the changes from the original concept drawing. Phase 2 anchor store is much larger than originally shown, north boundary line changed, greenspace layout improved, M59 drainage basins expanded and other changes.

Jeff Thompson – The current plan has fewer parking spaces and less building area. Some of the changes were in response to the requests of the tenant of the anchor store, currently Target. Commissioner Colaianne noted that there are issues with the current parking lot. The pavement is rippling perhaps due to moisture conditions. Mr. Thompson agreed that those need to be addressed in the existing and planned for in the expansion.

The plan is to continue the architectural style of Phase One but Target has a style of building that it will submit apart from the rest of Phase 2.

Move to recommend approval in principal with the concept of the plan presented by Walden & associates / Jeff Thompson for Site Plan Application #354 to amend the Planned Development Agreement for Site Plan #270. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 6-1-1. Nay Germane.

11. APPLICANT: HARTLAND ASSOCIATES SIGN APPLICATION #449 OFF SITE REAL ESTATE SIGN SECTION 21 – Move to approve Sign Application #449 for Hartland Associates. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

Commissioner Douglass noted that there is no height limitation on the posts for the temporary sign. Add this to the active issues list.

Commissioner Phillips left at 9:00 p.m.

12. APPLICANT: LONNY MORGANROTH / DESINE – WAYNE PERRY SITE PLAN APPLICATION #356 MAJOR / MINOR CHANGE TO SITE PLAN #270 SECTION 28 - Wayne Perry was present. The request is to put 29 parking spaces along the back of the building. Vehicles are already being parked there.
Mr. Nicholson – This proposal will improve alignment and circulation.
It was consensus that this is a minor change.

Move that the Planning Commission determines Site Plan Application #356 for Lonny Morganroth to be a minor change amending Site Plan #351 which was a major change to Site Plan #270. This determination is per Section 33.02.5.a and f on page 33.10. This includes the addition of plantings per the ordinance requirements. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

Mr. Nicholson suggested a mix of evergreen and deciduous trees to provide year around screening. They should be staggered and clustered to give a more natural appearance. Mr. Perry noted that the locations of the utilities would limit some of the planting areas but they would spread it as much as possible.

13. APPLICANT : WIL-PRO DEVELOPMENT / MARSHAL BLAU SITE PLAN APPLICATION #355 SECTION 29 ZONED LI HARTLAND COMMERCE CENTER PHASE II - Mr. Blau was present. Mr. Nicholson noted that his November 7, 2003 correspondence noted a correction.

Move to recommend approval for Wil- Pro Development Site Plan Application #355 for Hartland Commerce Center Phase II. Tax Id. # 08-28-300-021. Approval conditional upon meeting the requirement in the McKenna review of November 7, 2003 to show the zoning designation for Cobblestone Preserve, stated as PDSR in the environmental impact statement. Motion Colaianne. Second Petrucci. Voice Vote Motion Carried. 6-0-1.

Commissioner Douglass – Land has been acquired and added to the plan that was not part of the original site plan.

Commissioner Germane – The building design is being repeated. There should be increased buffering requirements between LI and residential in the ordinance.

Commissioner Petrucci – There are currently trucks and equipment stored behind the buildings. Will this continue with Phase II? Mr. Blau stated that this was a temporary condition and would not be continued with Phase II. The owner has been notified that this cannot continue.

Mr. Blau noted that this design has been very well accepted and there could be some variation on the colors but the design will remain the same.

Mr. Nicholson – extending the berm on the west side would kill the existing trees. It would be more beneficial to add evergreen and deciduous trees and shrubs to fill in the gaps of the natural vegetation to screen the residential to the west. Mr. Blau agreed to do this.

Mr. Nicholson suggested that the PC formulate buffering requirements for LI next to residential. Review LI section of the ordinance.

Commissioner Petrucci left at 10:35 p.m.

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

15. COMMITTEE REPORTS

Colaianne – There appear to be issues with the trailers located on the Stockwell Academy property. This is a special use and should be reviewed. It appears trees were removed on the south end as well as a fence.

Request the Zoning Enforcement Officer to review this in the context of the site plan.

Douglass – The proposed architecture of the proposed Target store will have to be compared to the existing style of the development. The drawings were to have been left at the Township but appear to be gone. Scott Barb will pursue having a copy returned for review.

Fountain – There has been a request from Slatkin for their property to remain commercial.

There seems to be a lot of dirt at the site of the Methodist Church in the village. Will this impact the elevations?

The latest version of the text and map for the Comprehensive Plan were distributed.

16. ADJOURNMENT – Move to adjourn. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 5-0-2.

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
NOVEMBER 13, 2003 – TOWNSHIP HALL – 7:30 P.M.

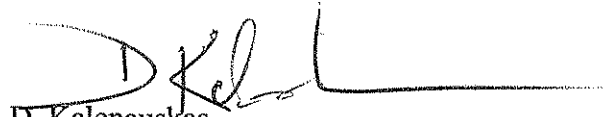
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The meeting was adjourned at 10:45 p.m.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Meeting – November 20, 2003 @ 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