

**HARTLAND TOWNSHIP
PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL
OCTOBER 23, 2003
7:00 PM**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF OCTOBER 23, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF OCTOBER 9, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

7. APPLICANT: CROSSWINDS COMMUNITIES / DESINE- WAYNE PERRY **SITE PLAN APPLICATION #352**
SECTION 20 & 21 ZONED PDMR (PLANNED DEVELOPMENT MULTIPLE DENSITY RESIDENTIAL) **FOX RIDGE**
CONDONINIUMS
8. APPLICANT: WALDEN & ASSOC. / JEFF THOMPSON **SITE PLAN APPLICATION #354** SECTION 20 & 21
ZONED PDGC **AMENDING PD AGREEMENT FROM SITE PLAN #270**

OLD AND NEW BUSINESS

9. APPLICANT: HARTLAND TOWNSHIP **ZONING AMENDMENT #306** AMENDING THE OPEN SPACE TEXT
10. APPLICANT: R. GARI SIGN / MARK SCHAFER **SIGN APPLICATION#448** WALL SIGN FOR HARTLAND
SPRORTS CENTER
11. APPLICANT: R. & D. HOMES, L.L.C. / RIZZO & DRAUGELIS **SITE PLAN APPLICATION #349** SECTION 22
ZONED OS (OFFICE SERVICE)
12. APPLICANT: LAKEVIEW 59 L.L.C **SITE PLAN APPLICATION #337** SECTION 21 GENERAL
COMMERCIAL DISTRICT PROPOSED SERVICE DRIVE
13. APPLICANT: VECTOR PIPELINE **METES & BOUNDS APPLICATION #686** SECTION 05 ZONED CA (CONERVATION
AGRICULTURE)
14. SET A DATE FOR A PUBLIC HEARING APPLICANT FOLDENAUER FARMS / HARTLAND ASSOCIATES SITE PLAN
APPLICATION #243 IN CONJUNCTION WITH SPECIAL USE APPLICATION #185
 - *Review Of Site Plan In Conformance With Article 33 Section 33.02 J Expiration Of Site Plan*
 - *Lot 15 Set-Back Issue*
 - *Master Deed must be amended to show all the revisions since it was 1st approved*

15. DISCUSSION ON THE COMPREHENSIVE PLAN

NEXT SCHEDULED MEETINGS

**NOVEMBER 13, 2003 @ 7:30PM
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, Secretary Kalenauskas, Commissioner Phillips and Commissioner Petrucci. Commissioner Germane arrived at 7:33 p.m. Absent: Commissioner Colaianne and Vice Chairman Douglass. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz.

4. **APPROVAL OF OCTOBER 23, 2003 PLANNING COMMISSION AGENDA** - Move to approve the October 23, 2003 Planning Commission agenda as amended. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.

5. **APPROVAL OF OCTOBER 23, 2003 PLANNING COMMISSION AGENDA** –
In the heading for item #7 – Add “P” to pipeline.

Page 3 – first sentence – Change “as” to “a”.

Page 1 – The building for Vector will be 185 sq. ft. not 4062 sq. ft.

Page 2 – Delete “ammonia”, ammonia is not used to odorize the gas.

Page 3 – item 8a. – In the motion – Change “meeting” to “meet”.

Page 4 – Item 11 – Change “that” to “than” in paragraph after the motion.

Move to approve the October 9, 2003 Planning Commission minutes as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 4-0-3.

6. **CALL TO THE PUBLIC**

Andy Giovanetti – Pleasant Valley LLC and Premier Properties – Submitted a letter and requested the Commission to reconsider the density designation of the special planning area.

Gary Veltman – Cook Road – Wants his property to be all residential on the future land use map.

Tom Parshall – Demonstrate the need for more Light Industrial on the future land use map. There is no CIP in place.

Dan Callan – Need balance in the types of housing in the Township. Need different price levels for a healthy community. M59 and US23 will bring development. Commissioner Kalenauskas noted that Millpoint was to have been higher density, more moderately priced housing but the prices have just escalated out of the “affordable” or “obtainable” range. This poses a difficulty in creating and maintaining “affordable” housing that the Township has no control over.

Move to set a Planning Commission meeting on October 30, 2003. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

PUBLIC HEARING

7. APPLICANT: CROSSWINDS COMMUNITIES / DESINE – WAYNE PERRY SITE PLAN APPLICATION #352 SECTION 20 & 21 ZONED PDMR (PLANNED DEVELOPMENT MULTIPLE DENSITY RESIDENTIAL) FOX RIDGE – Wayne Perry was present with Nicole Jaeger, Richard Schram and Scott Day. Mr. Perry reviewed the proposed site and Ms Jaeger reviewed the structures that are proposed. It is located behind the Shops at Waldenwoods, 6 and 12 unit buildings, 272 units, pool and pool house, open space and pathways. The buildings will have garages, hipped roofs, private entrances, varied rooflines and elevations. The 6 unit buildings will be 1400 to 1800 sq. ft. of space and 3 styles. The 12 unit buildings will be 1150 sq. ft. to 1600 sq. ft. with 6 styles.

Richard Wilkinson – Woodcliff Village – When is construction planned to begin? Spring / summer of 2004 with 2 phases. What will the units cost? From the mid \$100,000.00 to \$200,000.00.

Commissioner Phillips – Have the plans been submitted to the schools? Ms. Jaeger – Yes, there have also been conversations with transportation.

Mr. Nicholson advised that there are design parameters in the ordinance that have to be considered including building length, shared walls and units per building. These are open to negotiation with the PD designation. The plans are a good transition from the commercial at M59 and Old 23.

Commissioner Petrucci – Will the roads tie into the shopping area without traversing Old 23? Yes.

The public hearing was closed at 8:08 p.m. The Planning Commission does not usually act on the night of a public hearing.

Move to place Site Plan Application #352 on the November 13, 2003 agenda. Motion Germane. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

8. APPLICANT: WALDEN & ASSOCIATES / JEFF THOMPSON SITE PLAN APPLICATION #354 SECTION 20 & 21 ZONED PDGC AMENDING PD AGREEMENT FROM SITE PLAN #270 - Mr. Thompson was present. The proposed residential will be exchanging some property with the commercial. The plans will be adjusted to allow for the roads connecting the commercial and residential.

Tetra Tech reviewed the plans as if they were complete site plans which they are not.

When the phase that encompasses the water facility is developed, the road to the tower and water plant will be upgraded. There are REU's available that could be transferred to the residential if needed.

Chairman Fountain called for questions from the audience. None were received.

Mr. Nicholson – There have been internal changes from the original concept plan.

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

Move to place Site Plan Application #354 , amending the PD Agreement on the November 13, 2003 Planning Commission agenda. Motion Petrucci. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

OLD AND NEW BUSINESS

9. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT #306 AMENDING THE OPEN SPACE TEXT – Move to recommend approval of Zoning Application #306 Amending the Open Space definition text. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 5-0-2.

**10. APPLICANT: R. GARY SIGN / MARK SCHAFFER SIGN APPLICATION #448 WALL SIGN FOR HARTLAND SPORTS CENTER – Ron Gary was present. Sign Specialist Germane noted that the square foot calculation was in correct. The current size is 20% greater than the ordinance. There is 400 feet of road frontage. The Commission has approved larger signs for larger buildings in the past.
Move to approve Sign Application #448 for R. Gary Sign/ Mark Schaffer for a wall sign recognizing deviations. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.**

11. APPLICANT: VECTOR PIPELINE SPECIAL USE APPLICATION #221 IN CONJUNCTION WITH SITE PLAN APPLICATION #353 .09 ACRES SECTION 05 ZONED CA (CONSERVATION AGRICULTURE) - Lynn Downey of Vector was present.

Recess: 8:30 p.m.

Resume: 8:36 p.m.

Mr. Nicholson summarized the October 23, 2003 McKenna review. Site Plan – adequate screening, roadway use, lighting, brick eliminate green slat screening. The special use issues have been resolved but there are site plan issues unresolved.

Commissioner Phillips – Plans to train the local Fire Department? Mr. Downey agreed to provide a training opportunity if requested. They already have all the information on the main pipeline.

Chairman Fountain – The fire department should decide what they want in the way of training.

There is documentation that the Fire Department has reviewed and approved the site.

Points 3,4 and 5 in the McKenna review need resolution.

#3 – Vector will agree in writing that if the use of the road changes in the future, they will upgrade the condition of the road to handle additional traffic. There will be a gate. If easement is granted elsewhere, the gate will be moved closer to the road and the road will be upgraded.

#4 Lighting – The lights will only be on when someone is on site. It was suggested that a timer be placed on the lights so they shut off automatically in case the technician should forget.

#5 Brick – A prefab light colored building is planned for the site. Mr. Nicholson suggested going with a brick building and doing away with the fence slats since they can deteriorate and become shabby looking.

Commissioner Petrucci – There may be closer development in the future so a brick building would be more attractive.

Mr. Downey agreed to submit a letter that these three items would be incorporated into the plan.

Commissioner Germane – Include gate location on plan.

The seven points on the Tetra Tech MPS review should be met.

Mr. Downey – Livingston County wants a commercial access drive so that will be changing to meet their standards.

Commissioner Kalenauskas – In 2002 the alarms at the Jackson facility were mostly status and communications alarms averaging one per month.

There is no way to eradicate the possibility of tampering with the site. They increase monitoring when needed. Pipelines are one of the safest ways of moving material.

The three points need to be addressed as agreed, the applicant should contact the fire department for updated approval and the TTMPs items need to be addressed.

Move to table Site Plan Application #353 to the October 30, 2003 meeting. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

12. APPLICANT: VECTOR PIPELINE METES AND BOUNDS APPLICATION #686 SECTION 05 ZONED CA (CONSERVATION AGRICULTURE) – Mr. Downey was present. Angus McLarty was present to report on the actions of the ZBA on this application.

1. The lot size exemption was granted based on this being an essential service. 2. The variance on the use of barbed wire was also granted.

Move to recommend approval of Metes and Bounds Application #686 for Vector Pipeline in Section 05. Tax Id. # 08-05-200-002. This approval is per the ZBA decision of October 22, 2003. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

13. SET A DATE FOR A PUBLIC HEARING APPLICANT: FOLDENAUER FARMS / HARTLAND ASSOCIATES SITE PLAN APPLICATION #243 IN CONJUNCTION WITH SPECIAL USE APPLICATION #185 – Move to set a public hearing for Foldenauer Farms / Hartland Associates for November 20, 2003. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

15. COMMITTEE REPORTS

Petrucci – Nothing.

Kalenauskas – Nothing.

Germane – Review the County comments on Articles 29 and 14.

Phillips – Mr. Yaldo has been in for informal discussions on his Clark Road / M59 property. Discussions are for a PD with condos and commercial.

An opinion piece from the Mackinac Center for Public Opinion was distributed.

Fountain – Discussion of PD and RR comments from County Planning should be added to the October 30, 2003 agenda.

Petrucci – More microphones are needed so viewers can hear what is going on. The Planning Consultant should also have a microphone.

Phillips – 2 metes and bounds were approved at the Board meeting. There was Board consensus to have the Director of Township Services get proposals for engineering firms to work on site plan reviews. The urban sprawl video is available and would be valuable to the Commissioners.

16. ADJOURNMENT – The meeting was adjourned at 9:41 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



Next meetings – October 30, 2003
November 13, 2003
November 20, 2003