

**HARTLAND TOWNSHIP
PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL
OCTOBER 9, 2003
7:30PM**

AGENDA

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

PUBLIC HEARING

7. APPLICANT: VECTOR PIPELINE **SPECIAL USE APPLICATION #221** IN CONJUNCTION WITH
 SITE PLAN APPLICATION #353 .09 ACRES SECTION 05 ZONED CA (CONSERVATION AGRICULTURE)
with
 APPLICANT: VECTOR PIPELINE **METES & BOUNDS APPLICATION #686** SECTION 05 ZONED CA (CONSERVATION
 AGRICULTURE)
8. APPLICANT: HARTLAND TOWNSHIP **ZONING AMENDMENT #300** AMENDING THE OPEN SPACE TEXT

OLD AND NEW BUSINESS

9. APPLICANT: GERALD DENKHAUS **METES & BOUNDS APPLICATION #680** SECTION 06
10. APPLICANT: HARTLAND ASSOCIATES **SIGN APPLICATION #444** OFF SITE REAL ESTATE SIGN
 SECTION 21
11. APPLICANT: HARTLAND TOWNSHIP **ZONING AMENDMENT #304** AMENDING ORDINANCE 37, ARTICLES 3, 25,
 28, & 30
12. APPLICANT: RASHID & SYLVIA SALAHUTDIN/ JOHN LUKE **METES & BOUNDS APPLICATION #683** SECTION 19
13. SET A DATE FOR A PUBLIC HEARING APPLICANT: FOLDENAUER FARMS / HARTLAND ASSOCIATES **SITE**
 PLAN APPLICATION #243 IN CONJUNCTION WITH SPECIAL USE APPLICATION #185 **EXPIRED SITE PLAN**

NEXT REGULAR MEETING OCTOBER 23, 2003 @ 7:30 PM

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 Germane, Commissioner Phillips and Commissioner Petrucci. Absent – Vice Chairman Douglass. Commissioner Colaianne arrived at 7:37 p.m. Also present: David Nicholson of McKenna Associates and Zoning Deputy Scott Barb.

4. **APPROVAL OF OCTOBER 9, 2003 PLANNING COMMISSION AGENDA** – Move to approve the October 9, 2003 Planning Commission agenda as amended. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

--Move the second part of item #7 (Metes and Bounds #686) out of public hearings and make it item #8a.

--Add item #15 – Call to the Public

--Add item #16 – Committee Reports

--Add item #17 – Adjournment

5. **APPROVAL OF OCTOBER 2, 2003 PLANNING COMMISSION MINUTES** – Move to approve the October 2, 2003 Planning Commission minutes as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

6. **CALL TO THE PUBLIC**

Greg Bogdanski – Advised the Commission to look forward with more vision for planning the future. New planning tools can be implemented to help avoid the mistakes of others. The Commission should be independent, non-political and explore all options for good planning.

PUBLIC HEARING

7. **APPLICANT: VECTOR PIPELINE SPECIAL USE APPLICATION #221 IN CONJUNCTION WITH SITE PLAN APPLICATION #353 .09 ACRES SECTION 05 ZONED CA (CONSERVAATION AGRICULTURE)** – Chairman Fountain advised that the Commission does not usually act on the night of a public hearing.

Donald Mahoney was present representing the Barrs. Lynn Downey and Kent Nickel were present from Vector Pipeline.

The parcel is north of Clyde Road and west of US 23. The facility will be a transfer site to move gas from the 42 inch Vector Pipeline into a Consumers Power pipeline on the Barr property.

Mr. Nicholson summarized the McKenna review of September 26, 2003 concerning landscaping, performance standards, lighting, fire hazard, nuisance issues, length of the 2100 ft. drive, architectural standards security fencing , Fire Department review and review by the Township engineer.

Rick McFeely – Will there be compressors or pumps? It is a metering station for the transfer of gas, not a booster or pump station. The sound will be about 45db. at 500 ft.

Donna Dale – Requested and was given a map of the site. The building will be 4062 sq. ft. in size at 15.9 ft. by 11.6 ft. The building is designed with a flat top and will not be visible behind the fence with green woven slats.

Mr. Downey requested as special meeting if needed to expedite the process. Mr. Nicholson noted that the revised site plans are not yet available.

Move to place Vector Pipeline site plan and special use on the October 23, 2003 Planning Commission agenda. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 5-1-1. Nay Germane.

8. PUBLIC HEARING – APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT #300 AMENDING THE OPEN SPACE TEXT – The Planning Commission does not usually act at the time of the public hearing.

Mr. Nicholson read the revised text concerning open space definition. Water has been included in the definition of usable open space along with recreational buildings.

Greg Bogdanski – A TDR (Transfer of Development Rights) could be useful if there is not appropriate open space available on a site. Other property could be purchased and donated for the open space use.

The public hearing was closed at 8:44 p.m.

Move to have the amendment for Open Space and Usable Open Space be taken up for consideration on October 23, 2003. (Township staff will determine the correct amendment number). Motion Colaianne. Second. Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

OLD AND NEW BUSINESS

8a. APPLICANT: VECTOR PIPELINE METES AND BOUNDS APPLICATION #686 SECTION 05 ZONED CA (CONSERVATION AGRICULTURE) – The checklist is complete and the Assessor has signed off on it.

Scott Barb – Waiting for the site distance review. This could be on the agenda for October 23, 2003.

Commissioner Kalenauskas – The site is in CA and is less than the required 2 acres in this zoning.

Move to deny Metes and Bounds Application #686. It does not meeting the requirements of CA lot size. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

The applicant was advised that they could request and pay for a special ZBA meeting and should discuss this with Deputy ZA Lutz.

9. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT #304 AMENDING ORDINANCE #37 ARTICLES 3, 25, 28 & 30 – Mr. Nicholson – There were only minor comments at the public hearing.

The wording of the heading should be changed to “Road Easement or Private Shared Driveway Maintenance Agreement”.

Commissioner Petrucci – The Multi Family Residential shown at Cook and Hartland Road around the south and east perimeter of the PLIT will cause problems in the future. Go back to the original map and let the Board do with it as they please.

Commissioner Kalenauskas – Is having 2 uses on one parcel a good or bad thing? Commissioner Colaianne – It can be a very good thing. Mr. Yaldo has commercial and residential on his property off of Clark Road.

Commissioner Colaianne – It is time to make some tough decisions and get this plan done and moving through the approval process. People are moving into the open spaces of Hartland and demanding the services that go with residential development. If residential is to be the destination of planning for future growth then everyone should be aware that they will be paying the high taxes for a bedroom community.

Trustee Phillips wanted no development around the water area at Clyde and US23.

There was a majority of the Planning Commission supporting leaving the underlying density for the M59 / Pleasant Valley Special Planning area as LSDR not MSDR.

Commissioner Germane – The latest table shows Hartland to be 87% residential . Improved roads would make moving around the Township easier.

Greg Bogdanski – Industrial space is being overbuilt.

Commissioner Petrucci – Get this finished and revisit the map in a year. Make the MFR area bordering the south part of the Clyde Road / US23 PLIT 660 ft. deep.

Commissioner Kalenauskas – Where is office / research? Is it part of LI? How about putting it on Fenton Road? There is no utilities infrastructure on Fenton Road.

Chairman Fountain – Revise the text to match the map as decided tonight.

Commissioner Philips – Change Planned Light Industrial Technology to Planned Light Industrial Research Development.

Mr. Nicholson – The revised copy will be distributed October 23 for discussion.

15. CALL TO THE PUBLIC

Angus McLarty – The ZBA meeting last night was cancelled because Vector Pipeline is considered an essential service based on Sec. 3.22. Mr. Nicholson explained that the variance would be for the land split not meeting the requirements of CA not on how the land was going to be used.

Greg Bogdanski – Open Space should be placed at the front of a development. When will the public hearing on the comprehensive plan be scheduled? Probably February.

The Commission should decide what they want the Township to be then work back from that.

15. COMMITTEE REPORTS

Fountain – The Hazard Mitigation Seminar is October 28 – Sign up if attending.

Phillips – Foldenauer Farms has revisions to make to their plans.
Reviewed the Biddix denial at the Township Board meeting.

Kalenauskas – There should be at least one representative of the Planning Commission at the County meeting where recommendations on the Comprehensive plan are made. This is very important.

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