

**HARTLAND TOWNSHIP  
PLANNING COMMISSION MEETING  
AT THE TOWNSHIP HALL  
AUGUST 28, 2003  
7:00 PM**

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AUGUST 28, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF JULY 24, 2003 PLANNING COMMISSION MINUTES
6. APPROVAL OF AUGUST 7, 2003 SPECIAL PLANNING COMMISSION JOINT MEETING WITH HARTLAND TOWNSHIP BOARD MINUTES
7. APPROVAL OF AUGUST 14, 2003 PLANNING COMMISSION MINUTES
8. CALL TO PUBLIC                      PLEASE APPROACH FRONT CENTER MICROPHONE

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

9. APPLICANT: TROY & SUZANNE BIDDIX    REZONING APPLICATION #304    REZONE CA (CONSERVATION AGRICULTURE) TO SR (SUBURBAN RESIDENTIAL)
10. APPLICANT: MARK A. REUTTER                      METES & BOUNDS APPLICATION #678    SECTION 03
11. APPLICANT: MICHAEL ZIELINSKI                      METES & BOUNDS APPLICATION #679    SECTION 11
12. APPLICANT: LAKEVIEW 59 L.L.C                      SITE PLAN APPLICATION #337    SECTION 21    GENERAL COMMERCIAL DISTRICT    PROPOSED SERVICE DRIVE

**TABLED ON AUGUST 14, 2003**

13. APPLICANT: BRANDONBROOKE INVESTMENT CO / LONNY MORGANROTH                      SIGN APPLICATION #439  
MONUMENT SIGN                      FOUNTAIN SQUARE                      SECTION 28

**MAJOR CHANGE**

14. APPLICANT: BRANDONBROOKE INVESTMENT CO / LONNY MORGANROTH                      SITE PLAN APPLICATION #351  
MAJOR / MINOR CHANGE                      FOUNTAIN SQUARE                      SECTION 28

15. CALL TO PUBLIC
16. COMMITTEE REPORT
17. ADJOURNMENT

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 Petrucci and Commissioner Colaianne. Commissioner Phillips arrived at 7:50 p.m. Commissioner Germane arrived at 7:07 p.m. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz. Supervisor Rhodes was in the audience.

4. **APPROVAL OF AUGUST 28, 2003 PLANNING COMMISSION AGENDA** – Move to approve the August 8, 2003 Planning Commission agenda as presented. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 4-3-0.

5. **APPROVAL OF JULY 24, 2003 PLANNING COMMISSION MINUTES** – It was determined that these minutes had been approved August 21, 2003. The motion made to approve and the second were withdrawn.

6. **APPROVAL OF AUGUST 7, 2003 SPECIAL PLANNING COMMISSION JOINT MEETING WITH HARTLAND TOWNSHIP BOARD MINUTES** – It was determined that these minutes were approved at the August 14, 2003 meeting.

7. **APPROVAL OF AUGUST 14, 2003 MINUTES** - Pg. 2 –Item #8 - Commissioner Colaianne pointed out that the Fire Department might like to have a southern access to Meadowview. Item #10 – Commissioner Colaianne stated that he had said that the ordinance should be flexible enough to allow for recognized logos. Commission Kalenauskas pointed out that the Methodist logo was determined not to be a sign.

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

### **PUBLIC HEARING**

### **OLD AND NEW BUSINESS**

9. **APPLICANT: TROY AND SUZANNE BIDDIX REZONING APPLICATION #304 REZONE CA (CONSERVATION AGRICULTURE) TO SR (SUBURBAN RESIDENTIAL)** – Wayne Perry was present. The public hearing was held on August 14, 2003. Bitten Drive access was an issue. Mr. Perry stated that there were two access points within Meadowview for this parcel and Bitten Drive would not be used.

Lake, parts of lakes and extensive wetlands are on the parcel. The smallest parcel planned in the development is  $\frac{3}{4}$  acre.

Commissioner Kalenauskas – This extends an already long access from Bergin Road. Mr. Nicholson questioned if Mr. Follmer had decided when he would open the access to Old 23 for regular use. Mr. Perry did not have an answer. Bitten Drive is almost completely in Brighton Township.

Mr. Nicholson summarized the items in the June 26, 2003 review letter.

Chairman Fountain – The lots in adjoining Chukkers Cove appear to be substantially larger than those in Meadowview Phase 3. Mr. Perry pointed out that Chukkers Cove was a land division with a two acre minimum.

Mr. Perry – Construction traffic will come from Bergin Road. The gate at Bitten Drive will remain locked.

Move to recommend approval for Troy and Suzanne Biddix Rezoning Application #304 CA to SR. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 4-1-2. Nay Germane.

**10. APPLICANT: MARK A. REUTTER METES AND BOUNDS APPLICATION #678 SECTION 03** – Mr. Reutter was present. Chairman Fountain noted that the assessor was the only signature on the checklist. None of the items was checked off.

Move to table Application #678 for Mark A. Reutter. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

**11. APPLICANT: MICHAEL ZIELINSKI – METES AND BOUNDS APPLICATION #679 SECTION 11** – Wendy Parsons of Boss Engineering was present. This checklist was also missing all checks marks.

Move to table Application #679. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 5-0-2.

**12. APPLICANT: BRANDONBROOKE INVESTMENT CO. / LONNY MORGANROTH SIGN APPLICATION #439 MONUMENT SIGN FOUNTAIN SQUARE SECTION 28** – No one was present for this item. There is no drawing of the proposed sign available.

Move to table Sign Application #439 until further information is received. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

**13. APPLICANT: BRANDONBROOKE INVESTMENT CO. / LONNY MORGANROTH MAJOR / MINOR CHANGE FOUNTAIN SQUARE SECTION 28** – Mr. Perry was present. The site plan has been revised and the subsurface disposal system removed. They are requesting to hook to the sanitary sewer when it is available. There is also a request to place a pond and fountain on the former subsurface disposal system site.

Mr. Nicholson noted that this was a simple request so no review letter was submitted. The archway has been removed, there will be 2 fountains in the new pond and the sub surface system has been removed.

Mr. Perry – The new pond will be shallow ( 2 feet deep) , have a plastic liner and be fed by a water supply with overflow control. It will be more a reflecting pool than a pond. It will have high volume recirculation, go 12 to 14 feet in the air, have a 400 to 500 gallon per minute volume and may be lit at night.

Commissioner Kalenauskas – Maintenance will be an important issue. There could be issues of public health with concerns of West Nile fever should the ponds become stagnant.

Mr. Perry presented a request from Mr. Morganroth to include planters on the north boundary of the parking lot to shield and improve the look of the property from M59. The 2.5 ft. tall cement planter will have soil and flowers. Shrubs will be planted in between.

Move to recommend approval Site Plan Application #351 for Brandenbrooke Investment Co. / Lonny Morganroth for plans dated July 28, 2003 with the notation that any water features that go into disrepair will be considered a site plan violation. The addition of proposed landscaping planters and shrubs on the north side of the parking lot is included in this recommendation. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-1-1. Nay Fountain.

10. REUTTER – Move to take item #678 off the table. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

Deputy ZA Lutz researched the checklist and verified that all items were complete.  
Move to recommend approval of Metes and Bounds Application #678 for Mark A. Reutter per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Tax Id. # 08-03-200-007. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

11. ZIELINSKI – Move to take item # 679 off the table. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 6-0-1.

Parcel D1 is an existing non-conforming lot. It could be noted as the parent parcel and then it would not be created by this action.

Move to recommend approval of Metes and Bounds Application #679 in Section 11 for Michael Zielinski per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

Parcel D4 will have an engineered field. The health department approvals should be ready for the Board vote.

As the parent parcel, D1 could have a 15 foot setback. Be sure to note one side as the rear yard.

**14. CALL TO THE PUBLIC** – Supervisor Rhodes updated the Commissioners on several issues. Scott Barb has been hired as Deputy Planner. The Board has approved consolidation planning, zoning and DPW under Director Olney as the Department of Township Services. Denise Lutz will continue as Zoning Deputy.

The informational meeting for the sewer system was August 20. The boundaries are not yet determined.

## **15. COMMITTEE REPORTS**

*Kalenauskas* – R & D Homes was granted variances at the ZBA for modular home office, front setback parking and loading dock.

The deck in Autumn Woods that was built with no land use permit in the rear yard setback has raised some issues. Should planned developments be allowed to apply to the ZBA for a variance on issues within the planned development?

Commissioner Phillips – The PD may already have special considerations through negotiation. This would allow individuals to come forth seeking more changes to the PD agreement.

Commissioner Colaianne – Ignorance of the regulations regarding land use and setbacks is no excuse for violating the ordinance. The ordinance should be enforced rather than granting

forgiveness after the violation has occurred. Buying into a PD or a condo association is acceptance of the regulations governing that type of development.

Move to consider amending the Zoning Ordinance to permit the ZBA to hear appeals from Planned Development residents and have David Nicholson draft language to reflect this motion. The draft language will be presented at the September 18, 2003 meeting. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 5-1-1. Nay Phillips.

Mr. Nicholson advised determining the scope of what the ZBA may consider for review. Supervisor Rhodes advised submitting this to the Township Attorney before making any changes. Commissioner Petrucci suggested moving the Public Hearing from September 11 to September 25. Move to reschedule the public hearing for the Zoning Amendments for September 25 from September 11, 2003 due to publication deadlines. Motion Petrucci. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

*Germane* – Is the meeting on TV? No – the camera motors are not working.

Action on tabled items? Deputy ZA Lutz suggested there should be a system for tracking tabled items so they do not get overlooked.

Any meetings that are published and have a quorum are regular meetings. Time is being spent working on Township business. The Commission is being criticized for not getting enough done then the pay for additional meetings is being cut. There is time spent on Township business outside the meeting. There was an arbitrary decision made on what the work of the PC is worth. There was not communication with the Commission on the decision to cut compensation. Various issues such as this need to be discussed with the Board.

Deputy ZA Lutz – Mr. Yaldo had a question on a major / minor change. Chairman Fountain advised her that an application should be filed in order to have the PC make a decision.

Mr. Perry stated that the cameras will make a difference in how the meetings are conducted and how candid everyone is.

Move to have a regular meeting on September 4, 2003 at 7 p.m. to discuss the PD and RR Amendments to the Ordinance. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 5-1-1. Nay Germane.

**16. ADJOURNMENT** - The meeting was adjourned at 9:53 p.m.  
These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Next meetings – September 4, 2003, September 11, 2003, September 25, 2003