

**HARTLAND TOWNSHIP
PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL**

**MAY 22, 2003
7:00 PM**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MAY 22, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF MAY 8, 2003 PLANNING COMMISSION MINUTES
6. APPROVAL OF APRIL 24, 2003 PLANNING COMMISSION MINUTES
7. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

OLD AND NEW BUSINESS

8. APPLICANT: ERIC PREISS / DESINE-WAYNE PERRY SITE PLAN #346 MAJOR / MINOR CHANGE
TO SITE PLAN #304
9. APPLICANT: PARSHALLVILLE CIDER MILL / MARC PETRUSHA SITE PLAN #336
MAJOR / MINOR CHANGE
10. APPLICANT: TIM & FRANK PIES METES & BOUNDS APPLICATION # 668 SECTION 12
11. APPLICANT: LAWERENCE CHARLES METES & BOUNDS APPLICATION # 669 SECTION 18
12. APPLICANT: MARSHAL BLAU / COBBLESTONE PRESERVE SITE PLAN #348 MAJOR / MINOR
CHANGE
13. CALL TO PUBLIC
14. COMMITTEE REPORT
15. ADJOURNMENT

SPECIAL PLANNING COMMISSION MEETING MAY 29, 2003
REGULAR SCHELUDE MEETING JUNE 12, 2003

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 Phillips. Commissioner Colaianne arrived at 7:25 p.m. and Vice Chairman Douglass arrived at 7:35 p.m. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz.

4. **APPROVAL OF MAY 22, 2003 PLANNING COMMISSION AGENDA** – Move to approve the May 22, 2003 Planning Commission agenda as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF MAY 8, 2003 PLANNING COMMISSION MINUTES** – Move to approve the May 8, 2003 Planning Commission minutes as presented. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

6. **APPROVAL OF APRIL 24, 2004 PLANNING COMMISSION MINUTES** – Move to approve the April 24, 2003 Planning Commission minutes as presented. Motion Germane Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

PUBLIC HEARING

OLD AND NEW BUSINESS

8. **APPLICANT: ERIC PREISS / DESINE – WAYNE PERRY SITE PLAN #346 DETERMINATION OF MAJOR / MINOR CHANGE TO SITE PLAN #304** – Mr. Perry was present. Mr. Perry stated that the building was built with 3 lights per side rather than the two lights per side shown on the site plan. Commissioner Germane – if the lighting is appropriate then this is a minor change.

Mr. Kalenauskas questioned the size of light bulb being used. 150 watts.

Move to determine Site Plan #346 for Eric Preiss to be a minor change to Site Plan #304. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 4-1-2. Nay Phillips.

9. **APPLICANT: PARSHALLVILLE CIDER MILL / MARK PETRUSHA SITE PLAN #336 MAJOR / MINOR CHANGE** - Mr. Petrusha and Celeste Miller were present. They are seeking to rebuild the former candle shop that burned in the 1970's. It will house a retail operation. Site Plan #336 was tabled without approval in the past.

Mr. Nicholson advised that if there is not a approved site plan this will have to be a major change since there is no site plan to compare it to for determination of a minor change.

It was determined that it was inappropriate to request a major / minor change. Sec. 4.04.E. of the ordinance could be applied for land use. The applicant should seek a building permit and have the county inspect the remaining building sections for safety. Ms. Miller noted that they had an engineer inspect the foundations and remaining building and he found that they were sound.

The applicant was advised of his option to withdraw the application and work with the Zoning Administrator and the County for land use and a building permit. The County should inspect the site for safety and structural integrity. The applicant chose to withdraw the application.

10. APPLICANT: TIM AND FRANK PIES METES AND BOUNDS APPLICATION

#668 SECTION 12 – Tim and Frank Pies were present. They will have four parcels accessing a shared drive. There were concerns about the number of front yards and setbacks on the lots being created. There is no access available to Vincent Drive.

Move to recommend approval of Metes and Bounds Application #668 for Tim and Frank Pies. Tax Id. #08-12-100-028. Recommendation made per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

11. APPLICANT: LAWRENCE CHARLES METES AND BOUNDS APPLICATION

#660 SECTION 18 – Larry Charles was present. There is the 3 setback issue on this parcel also.

Move to recommend approval of Metes and Bounds Application #669 for Larry Charles. Tax Id. # 08-18-300-021. This recommendation is made per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

12. APPLICANT: MARSHAL BLAU / COBBLESTONE PRESERVE SITE PLAN # 348 MAJOR / MINOR CHANGE – Mr. Blau and Mr. Schifko, builder, were present.

The lots under discussion have not yet been conveyed.

The configuration of the lots with two front yard setbacks (corner lots and cul de sac lots) have a smaller building envelope than the builder would like. They want to reduce the side yard setback to remedy this and allow the building of a larger house more consistent with what is already being built.

Section 33.02.K.4 was reviewed as reasons for a major change to see if any applied to this circumstance.

Commissioner Kalenauskas noted that the lots are buildable as they are. Mr. Blau and Mr. Schifko agreed but want the increased building envelope to allow a larger unit to be placed on the lot.

Commissioner Phillips pointed out that lot 50 already has a house on it and it is as small or smaller than the lots they are seeking to change.

Mr. Nicholson reiterated his concerns about the amount of distance separating the fronts of the houses or the front and side of the corner lots and the house across the street if this change is allowed. This had been an issue in the original discussion of the development. This is a planned development.

Commissioner Germane noted that houses on Viewcrest will be closer to the street than any others in the development.

Mr. Nicholson – The Board will have final approval of any change to a planned development.

Commissioner Phillips read a section of the 1999 McKenna letter reviewing this site. It stated that the lot sizes decrease going toward the north and Millpointe. The larger lots would be to the Bergin Road side of the development.

Commissioner Colaianne – The Planning Commission does not have to accept the 23 ft. additional that the developers are requesting. The PC should decide what they feel is an appropriate number if 23 ft is too much.

The master deed will have to be amended if such a change is made.

Commissioner Kalenauskas – The house size desired is being driven by the size of the houses being placed on other lots. These lots were not intended to have large homes so close to the transition into Millpointe.

Move to determine Application #348 for Marshal Blau / Cobblestone Preserve to be a major change to Site Plan #348 per Sec 33.02.K.4.e,d,f,g. Motion Douglass. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

A site plan must be submitted and go through the review process.

On another topic, Commissioner Colaianne stated that residents in Millpointe had concerns that the construction traffic for Cobblestone is using their streets as a short cut.

13. CALL TO THE PUBLIC

Wayne Perry – Is the determination of a minor change inclusive of the approval of that minor change? Yes.

There was discussion of a situation with the number of lots accessing a cul de sac when the cul de sac is on a single property.

14. COMMITTEE REPORTS

Germane – The updated ordinance contains no maps. Deputy ZA Lutz stated that they were available.


What is the status of the capital improvement plan committee? Commissioner Colaianne – Will confer with Mr. Nicholson, gather materials and set a meeting date for the committee.

Colaianne – There are concerns that Zoning is not prepared for the coming growth but the intention of previous discussions was not meant to offend anyone and apologies were offered if anyone was offended. Commissioner Germane agreed.

15. ADJOURNMENT – The meeting was adjourned at 9:35 p.m.
These minutes are a preliminary draft until final approval.

Submitted by,


Christine A. Polk
Recording Secretary


D. Kalenauskas
Planning Commission Secretary

Special Planning Commission Meeting - May 29, 2003 7 p.m.
Regular Meeting – June 12, 2003