

HARTLAND TOWNSHIP
PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

MAY 8, 2003
7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MAY 8, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF APRIL 10, 2003 SPECIAL JOINT MEETING OF PLANNING COMMISSION AND TOWNSHIP BOARD
6. APPROVAL OF MAY 1, 2003 SPECIAL PLANNING COMMISSION MEETING MINUTES
7. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**
 - a. DOUGLAS & PAMELA HAPONER **TEMPORARY MOBILE HOME PERMIT APPLICATION #29** DUE TO FIRE DAMAGE
 - b. WALDENWOODS **SITE PLAN #347** **MAJOR / MINOR CHANGE** TO REPLACE EXISTING MOBILE HOME

PUBLIC HEARING

OLD AND NEW BUSINESS

8. APPLICANT: ALL SAINTS LUTHERN CHURCH / LINDHOUT ASSOCIATES/ NICHOLAS PALIZZI
SPECIAL USE APPLICATION #344 IN CONJUNCTION WITH **SITE PLAN APPLICATION #344** TO CONSTRUCT "ALL SAINTS LUTHERAN CHURCH."
9. DISCUSSION ON THE LIVINGSTON COUNTY'S COMMENTS TO HARTLAND TOWNSHIP'S OPEN SPACE CHANGES IN OUR ORDINANCE
10. DISCUSSION ON THE COMPREHENSIVE PLAN
11. CALL TO PUBLIC
12. COMMITTEE REPORT
13. ADJOURNMENT

1. CALL TO ORDER - The meeting was called to order by Chairman Fountain.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL – Secretary Kalenauskas called the roll. Members present: Chairman Fountain, Secretary Kalenauskas, , Commissioner Germane and Commissioner Phillips. Commissioner Petrucci arrived at 7:25 p.m. Absent: Commissioner Colaianne and Vice Chairman Douglass. Also present: David Nicholson of McKenna Associates.

4. APPROVAL OF MAY 8, 2003 PLANNING COMMISSION AGENDA – Move to approve the May 8, 2003 Planning Commission agenda as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 4-0-3.

5. APPROVAL OF APRIL 10, 2003 SPECIAL JOINT MEETING OF PLANNING COMMISSION AND TOWNSHIP BOARD – Move to approve the April 10, 2003 Special Joint meeting of the Planning Commission and Township Board. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 4-0-3.

6. APPROVAL OF MAY 1, 2003 PLANNING COMMISSION SPECIAL MEETING MINUTES – Move to approve the May 1, 2003 Planning Commission Special Meeting minutes. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 4-0-3.

7. CALL TO THE PUBLIC

a. DOUGLAS & PAMELA HAPONEK TEMPORARY MOBILE HOME PERMIT APPLICATION #29 DUE TO FIRE DAMAGE – ZA Kuhn reviewed the application. Move to approve Temporary Mobile Home Permit #27 per Sec. 3.07 of the Zoning Ordinance. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 4-0-3.

Add a discussion of an ordinance amendment to allow “emergency action”.

b. WALDENWOODS SITE PLAN #347 MAJOR/MINOR CHANGE TO REPLACE AN EXISTING MOBILE HOME – David Greutman was present. The only change will be installing a double wide in the place of a single wide. Move to consider Site Plan Application #347 a minor change per Article 33.02.K.5 of the Zoning Ordinance. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 4-0-3.

All Saints Lutheran Church requested a later position on the agenda while waiting for their representatives.

9. DISCUSSION OF LIVINGSTON COUNTY COMMENTS ON THE HARTLAND TOWNSHIP OPEN SPACE CHANGES TO THE ORDINANCE – Mr. Nicholson made text changes for clarity of wording and to correct errors but any policy issues will have to be decided by the Township. The Board may choose to review page 7, paragraph F.9 concerning maintenance.

Move to forward revised Open Space Preservation Regulations to the Township Board for approval of Zoning Amendment Application #300. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 4-0-2-1. Abstain Fountain.

8. APPLICANT: ALL SAINTS LUTHERAN CHURCH / LINDHOUT ASSOCIATES / NICHOLAS PALIZZI SPECIAL USE APPLICATION #219 IN CONJUNCTION WITH SITE PLAN APPLICATION #344 TO CONSTRUCT ALL SAINTS LUTHERAN CHURCH - Larry Koehler and Nicholas Palizzi were present.

The McKenna review is dated May 1, 2003. The special use will also require approval of 40% lot coverage which includes future parking expansion.

There was discussion by Mr. Palizzi of creating berms on the east and adding canopy trees along with the evergreens on the east lot line. There was agreement with Mr. Nosan and his associates to have the church develop berms that would be half on his property allowing for a gradual transition between the two properties.

There was not a current Fire Department review available. Planning consultants and engineering consultants have responded. The last Fire Department communication was April 18, 2003 discussing hooking to the water system for fire suppression. Currently, the water line does not go that far east. Mr. Palizzi stated that they were working with the Fire Marshal on the fire suppression system options.

Commissioner Kalenauskas questioned the necessity of shining a 450 watt bulb at the cross. Much of the light generated will go up into the sky. This should be changed to some wattage less intrusive.

In a April 29, 2003 fax, All Saints agreed to install sidewalks per Township requirements.

The applicants were advised to submit a letter requesting an architectural materials waiver.

The applicants were advised that sign approval is a separate application and approval process.

Move to recommend approval of Special Use Application #219 in conjunction with Site Plan Application #344 for All Saints Lutheran Church / Lindhout Associates / Nicholas Palizzi for to construct All Saints Lutheran Church with the understanding that the Planning Commission grants a façade waiver per Sec. 33.10.J. The Planning Commission is, at their discretion, permitting additional lot coverage up to 40% per Sec. 32.02.R Schedule of Regulations. The 450 watt illumination will be changed to a non obtrusive level. The recommendations in the Fire Department letter dated April 18, 2003 regarding fire suppression will be addressed. Per Article 7, an 8 ft. walkway will be extended west along M59 when development of the east adjacent site is complete. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

Mr. Palizzi noted that David Nicholson of McKenna Associates and Kevin Fern of Tetra Tech MPS were very helpful.

Recess 8:00 p.m.

Resume 8:08 p.m.

Fountain – Trustee Wyland suggested having the disaster resistant community seminar at Hartland. He attended it at SEMCOG and found it very informative.

Also, a beaver dam is backing up water in Ore Creek and this could impact the school campus. It may be located on County property.

Germane – Nothing.

Kalenauskas – Nothing.

Petrucci – Nothing.

There is a May 22 seminar for walkable communities put on by Community Council.

10. DISCUSSION ON THE COMPREHENSIVE PLAN – Mr. Nicholson reviewed the Special Meeting action for the members who were absent.

Chairman Fountain – Spicer's Orchard has requested inclusion into the Clyde Road / US23 area. They may be considering building condos. Mr. Nicholson noted that buffering from surrounding areas in LI is very necessary. Pipelines in the Clyde Road area have to be located and considered in planning for future development.

ZA Kuhn expressed hope that the GIS photos would be available by June.

Chairman Fountain – Evaluate just how much acreage is available at Clyde and 23 and see if the amount of usable area would justify expanding the district to make the future planning more viable.

Mr. Nicholson – The Township might consider seeking a developer that is willing to work with the township to get the project started and work with the Economic Development Committee. Too seek EDA funds, congressional representatives should be involved.

Commissioner Germane suggested showing the pipelines on the opportunities and constraints map developed with the comprehensive plan.

Mr. Nicholson – It may not be viable to show agricultural activity on the future land use map. There is not currently a great deal of prime land being used for agriculture and there will most likely be even less in the future.

The need for future REU's for the Clyde Road area should be determined and considered in planning but sewers should not drive planning.

The letters of notification of work on the comprehensive plan have gone out to adjoining communities. There is a 60 day wait for response before the plan can be considered for approval.

Chairman Fountain would like changes in the PD section be developed for discussion. PD and RR will be handled at the same time.

ZA Kuhn suggested future discussion items of Cobblestone, Foldenauer Farms and a major/minor for Eric Preiss.

Move to set a special meeting on May 29, 2003 to work on PD and RR Districts. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 4-1-2. Nay Germane.

11. CALL TO THE PUBLIC

ZA Kuhn – There was discussion of the expiration of the Foldenauer Farms site plan. There are numerous unfinished items on the site. What is meant by "review" as used in the ordinance language on expired site plans. Is the whole site reviewed or just the unfinished items.?

ZA Kuhn stated that much of the performance bond money has been released per the advice of the engineers. Trustee Phillips pointed out that the ordinance calls out what the performance

bonds covers. Landscaping and other surface improvements may not be covered by the bond unless specifically included.

Mr. Nicholson – The Township may want to consider reviewing the bond process, amounts and items included.

ZA Kuhn informed that Commission that Deputy ZA Lutz felt that she was “treated harshly” at the last meeting and would not be at future meetings. Complaints about zoning enforcement should be submitted in writing. The PC members themselves can stop in and speak with zoning offenders as representatives of the Township.

Mr. Nosan requested that the Pleasant Valley Special Planning area receive an exclusive color, it is added as a category in the legend and the area be reduced to exclude Hartland Glens.

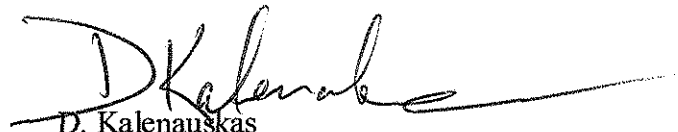
13. ADJOURNMENT – The meeting was adjourned at 9:24 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

PLANNING COMMISSION ACTIVE ISSUES LIST

1. 5/3/01 Open Space / Lot Size / Sewer Density
2. 7/12/01 Review size allowed for wall signs based on linear feet
9/23/01 Further review of signs - sizes and percentage of wall coverage.
12/06/01 Review reader board signs
3. 5/8/01 Signs - Zoning and Redevelopment
6/7/01 Should this be instituted or deleted?
4. 8/23/01 Review the process for sign reviews. Consider sign specialist and Zoning Administrator review and approve.
5. 2-21-02 Review "Transient Business" - operating on private property without Township review and approval.
6. 3-14-02 Review and revise subdivision regulations.
7. 4-18-02 Review paving requirements for private roads per number of dwellings on road.
8. 8-22-02 Review cell tower ordinance.
9. 8-22-02 Review and update sections of the zoning ordinance.
10. 10-24-02 Discuss accessory structures on stacked lots
11. 11-14-02 Discuss Lighting Ordinance
12. 3-13-03 Speed Limits
13. 5-8-03 Emergency Action Amendment to Ordinance