

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

**APRIL 10, 2003  
7:30 PM**

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF APRIL 10, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF MARCH 27, 2003 PLANNING COMMISSION MINUTES
6. APPROVAL OF APRIL 3, 2003 SPECIAL JOINT MEETING OF PLANNING COMMISSION AND TOWNSHIP BOARD
7. CALL TO PUBLIC      **PLEASE APPROACH FRONT CENTER MICROPHONE**

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

8. APPLICANT: MARK SCHAFER      **SPECIAL USE APPLICATION #350**      IN CONJUNCTION WITH  
SITE PLAN #341      TO CONSTRUCT AN ICE ARENA      SECTION 22  
AND      PRIVATE ROAD APPLICATION #122
9. APPLICANT: JOSEPH T. SHAW      **METES & BOUNDS APPLICATION #666**      SECTION 06

**TABLED ON MARCH 27**

10. APPLICANT: LONNY MORGANROTH / DESINE, WAYNE PERRY      **SITE PLAN APPLICATION #495 "FOUNTAIN  
SQUARE"      SECTION 28      GC (GENERAL COMMERCIAL) TO CONSTRUCT ADDITIONAL RETAIL SPACE  
AND SITE IMPROVEMENTS**
11. CALL TO PUBLIC
12. COMMITTEE REPORT
13. ADJOURNMENT

NEXT REGULAR MEETING APRIL 24, 2003

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain at 7:30 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Secretary Kalenauskas called the roll. Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Phillips and Commissioner Germane. Commissioner Colaianne arrived at 8:05 p.m. Also present: David Nicholson of McKenna Associates and Zoning Administrator Kuhn. Also present in the audience: Treasurer Horning and Supervisor Rhodes.

4. **APPROVAL OF THE APRIL 10, 2003 PLANNING COMMISSION AGENDA**- Add as item #10a – Cobblestone lot sizes.

Move to approve the April 10, 2003 Planning Commission agenda as amended. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF MARCH 27, 2003 PLANNING COMMISSION MINUTES** – Move to approve the March 27, 2003 Planning Commission minutes as presented. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

6. **APPROVAL OF APRIL 3, 2003 MINUTES OF SPECIAL JOINT MEETING OF PLANNING COMMISSION AND TOWNSHIP BOARD** – Place on next agenda.

Move to table the Joint Meeting Minutes. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

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

#### **OLD AND NEW BUSINESS**

8. **APPLICANT: MARK SCHAFFER SPECIAL USE APPLICATION #350 IN CONJUNCTION WITH SITE PLAN APPLICATION #341 TO CONSTRUCT AN ICE ARENA SECTION 22 AND PRIVATE ROAD APPLICATION #122** - Mr. Schaffer and Chris Fleck were present. Mr. Nicholson discussed the McKenna site plan review letter dated April 4, 2003 which included open space and lot coverage. There was a size variance in the dimensions in the engineering and architectural plans. The restaurant is shown on the plan and creates the situation where the parking is not sufficient if the restaurant is included. Since they are not requesting approval for the restaurant at this time, it should be removed thereby eliminating the parking shortage. Mr. Schaffer wanted to make clear his intention to have a restaurant in the future in the space indicated. He stated that the restaurant designation would be removed from the plan.

Concerning the landscaping, Mr. Schaffer stated that he did not want to be bound to a tree survey and would meet the minimum ordinance requirements for landscaping.

Mr. Schaffer has submitted a written request for an architectural standards waiver.

Mr. Nicholson suggested showing a landscape plan per the ordinance then use the existing acceptable trees remaining after construction to count toward meeting the requirements.

The special use review letter from McKenna is dated April 4, 2003. Mr. Nicholson stated that the building as shown is in the setback from the west lot line. The applicant was informed that the Planning Commission has no authority to allow this and the ZBA has no power to grant a variance on a special use issue. There was discussion of possible actions to bring the site into compliance.

Mr. Schaffer is pursuing hookup to the water system with DPW Director Olney. The Fire Department letter recommends this for fire suppression.

Mr. Schaffer agreed to modify the building to remove it from the setback.

Commissioner Douglass pointed out the directional typos on page A-2 should be corrected.

Move to accept the waiver of architectural façade per Sec. 33.29.J for Special Use Application #350 and Site Plan Application #341 dated received April 1, 2003 for the proposed sport facility prepared by GAV Associates. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 6-1-0. Nay Kalenauskas.

Sec. 33.10.C states that the screening for rooftop units should match the exterior of the building. Roofing materials would be acceptable for the screening.

Move to recommend approval of applicant Mark Schaffer for Special Use Application #350 in conjunction with Site Plan Application #341 to construct an Ice Arena and Private Road Application #122. The applicant will, at his discretion, shrink the building by 4.5 feet to meet the ordinance Sec. 10.02.DD.5.a. On sheet A.1.B of the plan received April 1, 2003 by GAV Associates, the restaurant use will be removed. On the plan sheet A-2, the notation in regard to roof screening material will be changed to reflect that it be the same as the roofing material. Construction will proceed per sheet LD1 with the Township Engineer inspecting that the existing vegetation remains per the print. Per the April 2, 2003 Hartland Fire Department letter, the fire suppression system will be required if the connection to the municipal water system is not obtained. Per the Tetra Tech MPS letter dated April 2, 2003 the petitioner is required to provide a performance guarantee in the amount of the proposed improvements. Per the Tetra Tech MPS letter dated April 2, 2003 the petitioner must meet the ordinance for private road easements or obtain a ZBA variance. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-1-0. Nay Kalenauskas.

**9. APPLICANT: JOSEPH SHAW METES AND BOUND APPLICATION # 666 SECTION 06** – Don Shaw was present. Chairman Fountain noted that the clear vision requirement could not be met without the permission of the neighboring property owner. Mr. Shaw stated that this was being sought.

Move to recommend approval of Metes and Bounds application #666 for applicant Joseph Shaw. Tax Id. # 08-06-200-058 per the State Land Division Act and Hartland Township Zoning Ordinance #37. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

**10. APPLICANT: LONNY MORGANROTH / DESINE, WAYNE PERRY SITE PLAN APPLICATION #495 FOUNTAIN SQUARE SECTION 28 GC(GENERAL COMMERCIAL) TO CONSTRUCT ADDITIONAL RETAIL SPACE AND SITE IMPROVEMENTS** – Wayne Perry and Anthony Pucci were present. The committee of Commissioners Phillips, Petrucci and Kalenauskas met with Mr. Morganroth. There was

discussion of the materials used on the new outbuilding proposed. A façade waiver was submitted.

Move to accept the façade waiver letter dated April 9, 2003 from Anthony Pucci Associates for Lonny Morganroth on Site Plan Application #495 per Sec. 33.10.J of the Zoning Ordinance. The print is dated February 13, 2003 revised April 8, 2003. Motion Phillips. Second Kalenaskas. Voice Vote. Motion Carried. 5-2-0. Nay Douglass and Germane.

Commissioner Petrucci noted that the rear of the new addition will be clearly visible from the development to the south so dumpsters and other items should be kept out sight.

Issues remain on the archway proposed. The current plan has not been reviewed by McKenna. Mr. Perry noted that the sign has been removed from the archway but the archway remains. Mr. Nicholson noted that the archway is in an illegal location in the front yard setback. The tall sign remains an issue. Research needs to be done on the original sign approvals.

Move to table Site Plan Application #495 for Lonny Morganroth. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 7-0-0.

**10a. COBBLESTONE LOT SIZES-** Commissioner Kalenaskas explained that a request has been received from a builder for a variance on vacant lots in the Cobblestone development. It involves some corner lots with two front setbacks. There are also several other lots that are impacted by the 30 ft. utility easement. The lots were approved as presented by the original developer. Mr. Nicholson recalled that there was discussion of the distance between the fronts of the houses on opposite sides of the street but the plan approved was what the developer wanted. Commissioner Kalenaskas questioned if the Commissioners want to let the variance application go through the ZBA or do a major/minor change.

Commissioner Germane suggested combining the lots if more space is needed. Commissioner Petrucci felt it was the responsibility of the ~~builder~~ to check the lots and be aware of the regulations before purchasing them.

Each lot should have a separate application.

ZA Kuhn is requesting the Board increase the ZBA fees.

The applicant should be advised to submit one application and see what the result is before paying to submit them all.

Mr. Nicholson advised checking with the County on how they are measuring the setback. They may be starting from the line of the easement.

**11. CALL TO THE PUBLIC** – If a private road is put along an existing structure, does it create a corner lot or two front yards with setbacks? Need to research.

## **12. COMMITTEE REPORTS**

*Phillips* – Are the new ordinances available? Corrections are being made but Mr. Nicholson can have copies available next week.

Commissioner Colaianne – updated information should have the date of the update on it.

*Petrucci* – Nothing.

*Kalenaskas* – There were about 20 landowners present at the sewer meeting.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
APRIL 10, 2003 – TOWNSHIP HALL – 7:30 P.M.

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Germane – Move to hold a Special Planning Commission meeting on April 17, 2003 at 7:30 p.m. as a follow up to the joint meeting. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

*Douglass* – Cobblestone is supposed to be stubbed for sewers. Z.A. Kuhn stated that this was being done.

*Fountain* – There are SEMCOG seminars and meetings available.

13. ADJOURNMENT – The meeting was adjourned at 10:07 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Next Special Meeting – April 17, 2003  
Next Regular Meeting – April 24, 2003