

**HARTLAND TOWNSHIP
PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL
MARCH 27, 2003
7:30 PM**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MARCH 27, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF MARCH 20, 2003 SPECIAL PLANNING COMMISSION MEETING MINUTES
6. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

OLD AND NEW BUSINESS

7. 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
8. APPLICANT: LONNY MORGANROTH / DESINE, WAYNE PERRY SITE PLAN APPLICATION #495
"FOUNTAIN SQUARE" SECTION 28 PDGC (PLANNED DEVELOPMENT GENERAL COMMERCIAL)
TO CONSTRUCT ADDITIONAL RETAIL SPACE AND SITE IMPROVEMENTS
9. APPLICANT: GOLLA, SHARON & RUDY METES & BOUNDS APPLICATION #665 SECTION 15
10. CALL TO PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

NEXT REGULAR MEETING APRIL 10, 2003
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 Colaianne, Commissioner Phillips, Commissioner Petrucci and Commissioner Germane. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz.

4. APPROVAL OF MARCH 27, 2003 PLANNING COMMISSION AGENDA – Add as item 6a. Set Public Hearing for Application #218 for Harvey Meyer for Special Use.
6b. Set Public Hearing for Application #344 for Lindhout Associates for site plan approval. At the bottom of the agenda add the date of the joint meeting with the Board as 4-3-03.

Move to approve the March 27, 2003 agenda as amended. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

5. APPROVAL OF MARCH 20, 2003 SPECIAL PLANNING COMMISSION MEETING MINUTES – Move to approve the March 20, 2003 Planning Commission Special Meeting minutes. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

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

6a. SET PUBLIC HEARING – Move to set a Public Hearing on Special Use Application #218 for Harvey Meyer on April 24, 2003. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

6b. SET PUBLIC HEARING – Move to set a Public Hearing for Site Plan Application # 344 for Lindhout Associates on April 24, 2003. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: MARK SCHAFFER SPECIAL USE APPLICATION #350 IN CONJUNCTION WITH SITE PLAN #341 TO CONSTRUCT AN ICE ARENA SECTION 22 AND PRIVATE ROAD APPLICATION #122 – Mark Schaffer was present. The plan has been revised to show the entire building being built with only the space for the gymnasium and one ice rink being finished. The space for the second ice rink would not be finished at that time. The parking will remain the same. The estimate for the installation of the second rink is 3-4 years.
The March 10, 2003 McKenna review letter was summarized by Mr. Nicholson concerning parking, intensity of use, maintenance, screening, private road and the impact statement.

Pat Keough of Advantage Engineering was present with Mr. Schaffer. He stated that they would keep as many trees as they could but could only deal with those on this property. Commissioner Colaianne was in favor of keeping natural screening.

There was an extended discussion of the correct number of parking spaces. The plans submitted to McKenna showed a restaurant, dance studio, pro shop and other areas. He reviewed the plan as submitted. The applicant explained that they were not requesting those items in this site plan. It was explained that if they are on the submitted plans, they are reviewed as part of the plan.

Mr. Keough felt that they had more than ample parking and was requested by Mr. Nicholson to show his calculation and explanation on the plan so it was clear how this number was reached. Floria Decoste stated that the gymnastics would use far less parking that was allotted to it based the square footage of the gym area.

Mr. Schaffer wanted the plan evaluated only on the ice rink and the gymnasium. Mr. Nicholson pointed out that they should be sure they have the space on the lot to increase the parking later to accommodate the increase in use when the restaurant, proshop and other areas are created.

Commissioner Kalenauskas has had conversation with businesses adjacent to the Brighton Ice House and they stated that the rink patrons used their lots for parking after they closed for business.

Mr. Schaffer admitted that people parked inappropriately in Brighton but they had taken measures to resolve the situation.

Mr. Nicholson emphasized his position that if expansion goes forth in the future, there would not be enough space on the site to create that parking to service the additional traffic. Mr. Keough stated that he included the future expansion in his calculation and there would be adequate spaces to cover the future expansion. Mr. Nicholson requested that this be shown on the plan for review.

Commissioner Kalenauskas noted that the building did not meet the architectural standards of the ordinance. Commissioner Phillips pointed out that this use was allowed in this location.

Mr. Schaffer stated that the revised building is now 7 ft. higher than before. Commissioner Petrucci feels that it is far enough off the road not to be readily visible from M59.

Mr. Nicholson questioned who would do maintenance on the road. 100% of the users have to sign on to maintain it. An association is possible.

Mr. Schaffer will be using the same color scheme as in Brighton.

If existing vegetation is allowed as part of the landscape requirements, Mr. Nicholson advised there should be a tree survey to establish what is there. There was mixed opinion on the Commission as to whether or not this was necessary.

There was a discussion of roof screening. There will be very little on the roof requiring screening.

There is a deferred parking provision in Ordinance Section.

Chairman Fountain suggested saving as many of the original trees as possible and then adding to what was there to come up to the standards of the ordinance. Page 7-15 of the ordinance covers preservation of plant material.

The four issues yet to be resolved are:

Landscape screening

Maintenance of the road and the retention ponds

Architectural Standards waiver

Parking calculation

The applicant must submit a written request for a waiver of the architectural standards that is voted upon by the Planning Commission not the Board.

Mr. Schaffer feels he must be clearing the land by April 15, 2003 in order to be ready for the fall contracts for ice use.

Move to table Special Use Application #350 in conjunction with Site Plan Application #341 to construct an ice arena in Section 22. Motion Douglass. Second Kalenauskas. Roll Call Vote.

Fountain – yes

Phillips – nay

Germane – nay

Colaianne – nay

Petrucci – nay

Douglass – yes

Kalenauskas – yes Motion Fails 3-4-0.

Move to table Special Use Application #350 in conjunction with Site Plan Application #341 and Private Road Application #122. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Fails. 3-4-0. Nays Colaianne, Germane, Phillips and Petrucci.

Mr. Nicholson requested that if the Planning Commission was waiving the time limit for getting documents in to have an item appear on the agenda, the Deputy ZA should be informed.

Move to table Mark Schaffer / Special Use Application #350 in conjunction with Site Plan Application #341 and Private Road Application #122 . Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

Keep this item on the agenda even if the review is not in by the week in advance deadline.

Recess – 9:41p.m.

Resume – 9:47 p.m.

8. APPLICANT: LONNY MORGANROTH / DESINE, WAYNE PERRY SITE PLAN APPLICATION #495 FOUNTAIN SQUARE SECTION 28 PDGC (PLANNED DEVELOPMENT GENERAL COMMERCIAL) TO CONSTRUCT ADDITIONAL RETAIL SPACE AND SITE IMPROVEMENTS – Architect Anthony Pucci and Wayne Perry of Desine, Inc. were present. Mr. Perry reviewed the plans for a 12,000 square ft. addition to the current building and a 4,500 square ft. out building on the west side of the site. There would be upgrades to the storm drainage system, realignment and straightening of the access road from M59.

Mr. Pucci explained that they were seeking to maintain the current façade with symmetry of color and materials. The new building would have a different style with the same colors and materials.

The McKenna review of February 28, 2003 noted there is no Planned Development zoning for this site. Research has shown this to be an error when it was thought to be so designated. The review discussed lot coverage, sewer and septic system, water system, architectural details and standards, sign, archway over entrance, site access, PD zoning, and the new outbuilding.

Mr. Nicholson suggested making an explanation of the sewer system situation that makes it necessary to have sewer access and a septic system both serving the site. The existing nonconforming sign should be removed. The access to Hartland Town Center is slightly out of alignment.

Mr. Perry concurred that there is no Planned Development zoning for this property. The lot coverage is at 72% and there is no open space requirement for GC zoning. The former pharmacy and the new outbuilding will be hooked to the new septic system. The rest of the development will use the REU's assigned to the plaza to flow to the sewer system. When increased capacity is available, the entire plaza will be hooked to the system. Water from the water system is available to the site.

The Tetra Tech MPS engineering review of February 28, 2003 by Kevin Fern notes that a higher level of septic system will be required by the DEQ and the Livingston County Health Department. The review included parking, disconnections from the sewer system, easements, water main connection, additional valves, fire connection, additional hydrants and erosion.

Mr. Pucci stated that the applicant wishes to maintain the colors, styles and materials that currently exist.

There was discussion of the tall nonconforming sign on site. Mr. Nicholson advised reviewing the language of the original sign approval. The Bucky's sign was to have been removed when it closed but it is still there. Deputy ZA Lutz was requested to research the original sign application and approval and any ZBA actions that may have occurred.

Commissioner Kalenauskas stated that the color and style of the additions were not consistent with the architectural standards but they did remain consistent with what was existing.

There was a question from Commissioner Phillips as to whether or not the directional signs at the access points were still on site.

Commissioner Germane felt that the applicant was seeking to expand a style that did not comply with the current architectural standards. Improvements could be done to bring the phases more in compliance with current standards. Ordinance pages 33-28 and 33-29 could be applied to this situation. Mr. Nicholson advised that changes could be made to the facades of the existing buildings as well as the new ones to enhance them as well as upgrading the quality of the materials. Ordinance section 33.28.D includes standards for additions.

Chairman Fountain formed an architectural review committee to work with the applicant.

Commissioners Kalenauskas, Petrucci and Phillips will be on the committee with Commissioner Kalenauskas acting as chairman.

Mr. Perry stated that a pedestrian walkway will tie this site to the Hartland Town Center.

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

9. APPLICANT: GOLLA, SHARON AND RUDY METES AND BOUNDS

APPLICATION #665 SECTION 15 – Mr. Golla was present. This item was tabled February 27, 2003 to check on the number of splits available. It was found that there are legal splits still available for this parcel.

Move to recommend approval of Metes and Bounds Application #665 in Section 15 for Sharon and Rudy Golla. Tax Id. # 08-15-200-020 for the purposes of the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

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

11. COMMITTEE REPORTS

Fountain – The Commissioners received a copy of the tentative agenda for the joint meeting with the Board on April 3. Any additions should be submitted. Commissioner Phillips suggested the addition of sidewalks and funding for them. Other items to be added include forming a capital improvements plan, clarification of the land use map and the zoning map and the status of the sewer system.

Commissioner Germane suggested requesting and selecting a date for a second meeting at the upcoming meeting.

Phillips – The Board is seeking to hire an in house planner and possibly using county planning to help. McKenna has stated that the second planner at the meetings is not being charged to the Township unless doing specific work on Township issues. Commissioner Colaianne felt that the PC should be part of the discussion for changes in the planning consultants. Commissioner Kalenauskas advised keeping planning for Hartland separate from the influence of the County. Commissioner Kalenauskas left at 11:17 p.m.

Add per diem clarification to the joint meeting agenda.

There is a seminar coming up on April 16, 2003. Don Wyland has more information.

Germane – The minutes of the Township Board meetings are not being distributed. None of the Commissioners are receiving them. Add this to joint meeting agenda.

The meeting was adjourned at 11:20 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary

D. Kalenauskas
Planning Commission Secretary

Joint meeting with Township Board – April 3, 2003

Next Regular Meeting – April 10, 2003

Next Regular Meeting - April 24, 2003

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