

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

FEBRUARY 13, 2003
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF FEBRUARY 13, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF JANUARY 23, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: MARK & MARION HAMMERLE **METES & BOUNDS APPLICATION #664** SECTION 18
8. APPLICANT: HARTLAND GLEN DEVELOPMENT **SIGN PERMIT #431** PERMANENT SIGN / ARCH
ENTRANCE WAY SECTION 26
9. 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**
10. DISCUSSION ON STATUTORY OPEN SPACE CHANGES TO OUR ORDINANCE IN CONJUNCTION WITH
STATE REQUIREMENTS
11. DISCUSSION WITH MR. FRANK CROUSE
12. CALL TO PUBLIC
13. COMMITTEE REPORT
14. ADJOURNMENT

NEXT REGULAR MEETING FEBRUARY 27, 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, Secretary Kalenauskas, Commissioner Colaianne, Commissioner Germane and Commissioner Petrucci. Absent: Vice Chairman Douglass and Commissioner Phillips. Also present: David Nicholson and Michelle Aniol of McKenna Associates and Deputy ZA Lutz. Supervisor Rhodes and ZBA member Angus McLarty were in the audience.

4. APPROVAL OF FEBRUARY 13, 2003 PLANNING COMMISSION AGENDA – Move to approve the February 13, 2003 Planning Commission meeting agenda. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

5. APPROVAL OF JANUARY 23, 2003 PLANNING COMMISSION MINUTES – Move to approve the January 23, 2003 Planning Commission Regular meeting minutes as presented. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

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

PUBLIC HEARING

OLD AND NEW BUSINESS

7. M59 LLC DISCUSSION ON FUTURE PLANNING STEPS - Andy Giovanetti and Terry Nosan were present. They reviewed their memo dated February 12, 2003 outlining their implementation plan.

Chairman Fountain suggested a work session would be needed for this process. Mr. Nicholson advised working jointly with the Board to keep everyone informed of the process. Questions and concerns can then be addressed as they arise.

Commissioner Colaianne noted that there are items that can be done simultaneously.

Mr. Nicholson stated that the text amendments to the ordinance should be kept as simple and minor as possible. Definitions need to be set.

Move to set a special meeting for discussion on M-59 LLC for March 20, 2003. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

8. APPLICANT: MARK AND MARION HAMMERLE METES AND BOUNDS APPLICATION # 664 SECTION 18 – Mr. Hammerle was present. He has revised his plan since receiving approval previously.

Deputy ZA Lutz affirmed that all the checklist items have been completed.

Move to recommend approval of Metes and Bounds Application #664 for Mark and Marion Hammerle in Section 18. Tax Id. # 08-18-300-007 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

**9. APPLICANT: HARTLAND GLEN DEVELOPMENT SIGN PERMIT #431
PERMANENT SIGN / ARCH ENTRANCE WAY SECTION 26**

– Mr. Yaldo was present. He was advised the if the new structure is approved, the present sign must be removed when the new one is installed. The width of the entrance under the arch is sufficient for an entrance. Commissioner Germane reminded the applicant of the architectural standards in the ordinance. Mr. Yaldo agreed to use brick instead of split face masonry on the arch structure. There was a discussion of the lighting. The Planning Commission felt that it was brighter than needed and there should be lighting of the sign.

The ordinance does not address this type of structure. Mr. Yaldo agreed to reduce the wattage of the decorative lighting and show it shining down. He will illuminate the sign and add the address to the structure.

Move to approve Sign Permit Application #431 for Hartland Glen Development for a permanent sign / archway entrance with the following conditions:

1. The split face masonry shown on the plan will be changed to brick.
2. The wattage of the ornamental lighting will be reduced.
3. Gooseneck lamps will light the signs.
4. Add address numbers and illuminate them.

The revised application will be submitted to Sign Specialist Germane for final approval. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

**10. 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**

– Chris Fleck of Advantage Civil Engineering was present with applicants Mark Schaffer, Floria Decoste and Jonathon Conrad. They requested reviewing the Tetra Tech MPS and McKenna letters. Tetra Tech MPS discussed centering the entrance, the retaining wall, 12 ft. utility easement and other issues.

The McKenna letter addressed placing the names of the surrounding landowners on the plan, adding the height of the building , rooftop screening and other issues.

It was noted that the plans did not meet the architectural standards. Mr. Schaffer distributed pictures of his other site.

There will be a sign on the building only – no ground sign is being requested.

There are no sidewalks on M-59 at this point and the developer would prefer not to place them along the private road leading to the site. Sidewalks are discretionary per Planning Commission evaluation of the site.

The impact statement and photometric grid have been included.

Mr. Fleck stated that M-59 was the best road to handle the traffic generated by the arena.

Landscaping will comply with the requirements of the ordinance.

The parking calculations will be reviewed.

Commissioner Kalenauskas visited the Brighton site. There would be no outside storage allowed in Hartland. Trash was the only concern of the surrounding building owners at that site.

Commissioner Petrucci noted that the M-59 intersection improvement is still on track even though other projects have been put on hold.

Mr. Schaffer offered to consider using concrete that is molded to look like brick and can be painted to look like brick to bring the building closer to the architectural standards.

Chairman Fountain described the substantial drop in elevation from M-59 to the site of the building. The building will sit behind the two medical buildings and will be very difficult to see from the street.

There has been a positive response from the community on this proposal.

Commissioner Germane discussed the private road application. Mr. Nicholson stated that there was no private road established in the past and in the future, the other parcels will access the road.

Mr. Fleck stated that the retention pond would not have standing water in it.

The applicant was advised that sign approval is a separate process from the site plan.

Deputy ZA Lutz questioned who was going to handle the application for the private road since both Mr. Meyer and Mr. Schaffer had their names on the application. Mr. Meyer is responsible for the private road application and Mr. Schaffer will have his name removed.

11. DISCUSSION WITH MR. FRANK CROUSE – Mr. Crouse was present.

The summary memo from the committee working with Mr. Crouse was distributed.

Commissioner Germane briefly reviewed some of the issues. A number of items will have to be discussed by the Planning Commission as a whole before making a decision. Over time the PD designation was removed and there was a question as to whether or not notice of the change was given.

The mixed use issues with the ordinance are applicable to this situation.

Move to set a Special Planning Commission meeting for February 20, 2003 for the purpose of discussing the proposed text changes to the Residential Recreation district. Motion Germane. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

Commissioner Kalenauskas questioned who was paying for all the meetings for this subject to maintain fairness with other applicants. Commissioner Colaianne stated that since the Township initiated the changes being discussed, possibly without offering the landowner notice and due process, they should finance the meetings to remedy the situation.

12. DISCUSSION ON STATUTORY OPEN SPACE CHANGES TO OUR ORDINANCE IN CONJUNCTION WITH STATE REQUIREMENTS – Move to recommend the proposed language be contained in the Hartland Township Zoning Ordinance #37 pertaining to open space in conjunction with state requirements consistent with the notice published for the public hearing January 23, 2003 and the Public Hearing that took place thereafter. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 5-0-2.

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

14. COMMITTEE REPORTS – No reports made.

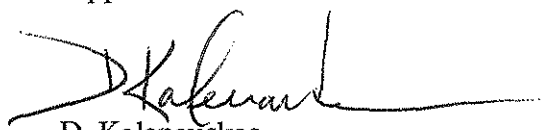
15. ADJOURNMENT - The meeting was adjourned at 10:05 p.m.

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