

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

AT THE TOWNSHIP HALL

JANUARY 23, 2003
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JANUARY 23, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF JANUARY 9, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

7. APPLICANT: MARK SCHAFER **SPECIAL USE APPLICATION #350** IN CONJUNCTION WITH
 SITE PLAN #341 TO CONSTRUCT AN ICE ARENA SECTION 22
8. DISCUSSION ON STATUTORY **OPEN SPACE CHANGES TO OUR ORDINANCE** IN CONJUNCTION WITH
 STATE REQUIREMENTS

OLD AND NEW BUSINESS

9. APPLICANT: DAN CALLAN / EMMA GROSS **REZONING APPLICATION #298**
 TO REZONE CA (CONSERVATION AGRICULTURE) TO LI (LIGHT INDUSTRIAL)
10. APPLICANT: H ARVEY MEYER METES & BOUNDS APPLICATION #660 SECTION 22
11. CALL TO PUBLIC
12. COMMITTEE REPORT
13. ADJOURNMENT

NEXT REGULAR MEETING FEBRUARY 13, 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 Germane, Commissioner Petrucci and Commissioner Phillips. Also present: David Nicholson of McKenna Associates, DPW Director Olney, Deputy ZA Lutz and Supervisor Rhodes was in the audience.

4. APPROVAL OF JANUARY 23, 2003 PLANNING COMMISSION AGENDA – Move to approve the January 23, 2003 Planning Commission agenda as presented. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

5. APPROVAL OF JANUARY 9, 2003 PLANNING COMMISSION MINUTES – Move to approve the January 9, 2003 Planning Commission minutes as amended. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

In item #11, Commissioner Colaianne's discussion was with Mr. Nicholson, not with County Planning.

In item #10, Commissioner Germane called for the question, Commissioner Colaianne was the second.

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

PUBLIC HEARING

7. APPLICANT: MARK SCHAFFER SPECIAL USE APPLICATION #350 IN CONJUNCTION WITH SITE PLAN #341 TO CONSTRUCT AN ICE ARENA SECTION 22 - Mr. Schaffer was present with Chris Fleck of Advantage Civil Engineering. The plan is for the Hartland Sports Center which will house an ice arena and a gymnastics training facility. It will be a 61,000 sq. ft. building on 8 acres north of M59. It will not front on M59 but will have an access road for ingress / egress. There is the possibility of a second ice surface in the future as well as a second floor restaurant. They plan to leave as many trees as buffers as possible. Most of the traffic will be generated in the evening.

Michael Cain – adjacent to site on Ore Valley – Hours of operation? 7 days per week 7a.m. to 2:00 a.m. Will there be a bar? Possibly in the future. Light pollution? A photometric study has been done. There will be no skateboard park as rumored.

Ken McDaniel – Will the access road be a county road? No it will be private although it will be built to county specs. Will it connect to other parcels through their parking lots? No plans to do this although it would be possible. Sign location? There will be a sign on the building but discussions are ongoing with the Township concerning other signage.

Patrick Gladney – What is the sewer tap and water situation? DPW Director Olney explained that there is no expansion available in District #1. This site will be impacted by the decision on possible connection to the Genesee sewer system that should occur in the next few months. Research is being done on the water hookup since they do not want to expand the water system to include those parcels which did not want to hook up.

Commissioner Kalenaukas questioned if this site currently had any REU's available to it. Director Olney explained that an assessment has been paid on this parcel but it would depend on how the split was made as to how many were available for the ice arena.

Mr. Cain expressed a preference for berms and tree plantings to help with buffering for the adjacent properties. The retention area is on the back of the property. The building is planned to be 30 ft. high.

Commissioner Germane questioned how many seats would there be for hockey spectators. Mr. Schaffer answered 700 for hockey with fold out bleachers for the gymnastics side. The high school games would probably draw the largest number of spectators. There will be a concession stand. 300 parking spaces are planned as required by the ordinance. The exterior elevations are planned to be the same as their building in Brighton.

Commissioner Kalenaukas felt it would create additional traffic on M59, was lacking in architectural features and was in a questionable location.

Mr. Schaffer described his search for a parcel that would suit his needs yet be within budget.

This was the only parcel that suited his needs. He could not afford M59 frontage.

Mr. Nicholson stated that they requested and received more detailed drawings but those had not yet been reviewed. Approval of the metes and bounds application does not indicate approval of the site plan. The engineering review is still needed.

Commissioner Colaianne expressed concern that major tree removal is inevitable.

Mr. Fleck noted that the requirement for the retention pond and the number of parking spaces are major causes for tree removal.

Landscaping of the access road is not required but would be a welcome addition to the site.

There was discussion of putting such a building in LI but that was not considered a good place to draw children for activities and this business did not really fit there.

Kevin Travers – President of Kensington Valley Hockey Association – Lives on Hartland Road and feels traffic impact will be minimal. They are hoping to serve beer and wine with the pizza in more of a family atmosphere.

Commissioner Phillips and Deputy ZA Lutz reported very favorable community response for this project.

Commissioner Colaianne felt much could be done to make this plan more acceptable.

The public hearing closed at 8:55 p.m.

8. DISCUSSION ON STATUTORY OPEN SPACE CHANGES TO OUR ORDINANCE IN CONJUNCTION WITH STATE REQUIREMENTS

– Mr. Nicholson reviewed the revised state requirements. Chairman Fountain solicited comments or questions from the audience and the Planning Commission. There were no responses.

The public hearing was closed at 9:03 p.m.

OLD AND NEW BUSINESS

**9. APPLICANT: DAN CALLAN / EMMA GROSS REZONING APPLICATION #298
TO REZONE CA (CONSERVATION AGRICULTURAL) TO LI (LIGHT
INDUSTRIAL) – Move to recommend approval of Rezoning Application #298 for Dan Callan
and Emma Gross. Motion Germane, Second Phillips, Voice Vote. Motion Carried, 7-0-0.**

**10. APPLICANT: HARVEY MEYER METES AND BOUNDS APPLICATION # 661
SECTION 22** – Mr. Meyer was present.

The zoning of the adjacent parcels is to be corrected on the checklist and drawing from the current notation of “all GC”.

Commissioner Germane noted that this application was to change property boundaries to create an 8 acre parcel.

Move to recommend approval of Metes and Bounds Application #661 in Section 22 for Rose and Harvey Meyer. Tax Id.# 08-22-300-014 and 08-22-300-016 with the appropriate changes in the identification of zoning of adjacent parcels. Motion Petrucci. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

11. CALL TO THE PUBLIC

Billy Currier – Mr. Currier is a partner in a property on M59 currently zoned CA. Ed Lynch is an owner of the property which had been owner by his father. They had questions about special use and other issues. They were advised to see Deputy ZA Lutz and arrange an informal discussion to answer their questions.

Supervisor Rhodes – A temporary dumpster will be installed at the Township to alleviate the trash problems. Any ideas the Commission might have on a permanent location would be welcome. It would be beneficial to be able to share with the Fire Hall. Director Olney advised that they were seeking prices for an enclosure.

12. COMMITTEE REPORTS

Petrucci – Nothing.

Kalenauskas – The Beauchamp site continues out of compliance. There appears to be a tarp thrown over a salt pile. He indicated he has had discussions with ZA Kuhn. Mr. Nicholson noted that the salt situation is considered an environmental hazard by the EPA.

Douglass – There is still no compliance by the manufactured home park with the consent judgment requiring trees and a fountain in the retention basin.

Phillips – The Citizen Planner class is available.
More mobile trailer units are being dumped at the old Oasis site.

Germane – Sworn in today.

In the meeting with Mr. Crouse, 2.5 of the 4 pages he provided were reviewed. Another meeting is set for February 6, 2003. This should be an item of discussion on the February 13, 2003 agenda.

Met with Mr. Wagner at County Planning. Due to a number of circumstances, Hartland should go forward with the comprehensive plan under the new regulations. Commissioner Phillips reported that the Board had made a motion for the attorney to draft a resolution giving them final approval of Master / Comprehensive Plan revisions.

There may have to be a budget amendment to allow for more meetings on the plan.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JANUARY 23, 2003 – TOWNSHIP HALL – 7:30 P.M.

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Mr. Nicholson had no basis in fact to agree with Zoning Administrator Kuhn's assertion that the Land Use Designations from the Future Land Use map had to be in the Zoning Ordinance within 6 months.

Mr. Nicholson advised that the Township had 5 years to do the revision of the plan under the new regulations.

The Planning Commission is still seeking a joint meeting with the Board.

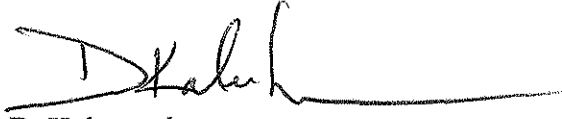
The meeting was adjourned at 10:05 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Regular Meeting – February 13, 2003