

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

AT THE TOWNSHIP HALL

DECEMBER 12, 2002

7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF DECEMBER 12, 2002 PLANNING COMMISSION AGENDA
5. APPROVAL OF NOVEMBER 21, 2002 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

7. APPLICANT: HARTLAND GLEN DEVELOPMENT **SITE PLAN APPLICATION #335** **MAJOR**
CHANGE TO SITE PLAN #156 **IN CONJUNCTION WITH SPECIAL USE APPLICATION #216**
TO CONSTRUCT AN OUTDOOR DINING AREA AND A STORAGE BUILDING **SECTION 26**

OLD AND NEW BUSINESS

8. APPLICANT: MARK SCHAFFER **TO SET A DATE** **FOR A SPECIAL USE APPLICATION #350**
IN CONJUNCTION WITH SITE PLAN #341 **TO CONSTRUCT AN ICE ARENA** **SECTION 22**
9. APPLICANT: CHRIS CARPENTER **METES & BOUNDS APPLICATION #659** **SECTION 23**
10. APPLICANT: HARTLAND FLOWERS **SIGN APPLICATION #427** **PERMANENT WALL SIGN**
SECTION 28
11. CALL TO PUBLIC
12. COMMITTEE REPORT
13. ADJOURNMENT

SPECIAL PLANNING COMMISSION MEETING DECEMBER 19, 2002
REGULAR SECHULED MEETING ON DECEMBER 26, 2002 CANCELED

1. **CALL TO ORDER** – The meeting was called to order by Vice Chairman Douglass at 7:33 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Petrucci, Commissioner Phillips and Commissioner Germane. Commissioner Colaianne arrived at 8:00 p.m. Also present: David Nicholson and Michelle Aniol of McKenna Associates and Zoning Administrator Kuhn.

4. **APPROVAL OF DECEMBER 12, 2002 PLANNING COMMISSION AGENDA** – Move to approve the December 12, 2002 Planning Commission agenda as amended. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.
Add the November 14, 2002 Regular Meeting minutes.

4a. **APPROVAL OF NOVEMBER 14, 2002 PLANNING COMMISSION REGULAR MEETING MINUTES** – Move to approve the November 14, 2002 Planning Commission Regular Meeting minutes. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF NOVEMBER 21, 2002 PLANNING COMMISSION REGULAR MEETING MINUTES** – Move to approve the November 21, 2002 Planning Commission Regular Meeting minutes. Motion Germane. Voice Vote. Motion Carried. 5-0-2.
In item #9, third line – Place a period between “regulation” and “Chairman Fountain”.

6. **CALL TO THE PUBLIC** – *Jackie Scheller* – The requirement for County Plat Board approval is no longer available since each area handles their own approvals. There are no lakes or bodies of water within 300 ft. so DEQ approval is not necessary.

PUBLIC HEARING

7. **APPLICANT: HARTLAND GLEN DEVELOPMENT STIE PLAN APPLICATION #335 MAJOR CHANGE TO SITE PLAN #156 IN CONJUNCTION WITH SPECIAL USE APPLICATION #216 TO CONSTRUCT AN OUTDOOR DINING AREA AND A STORAGE BUILDING** – Sam Yaldo was present. He is seeking to improve his property.

1. Add a 40 ft. x 64ft. pole barn to replace the old shed that is collapsing.
 2. Improve the façade of the club house and enclose the storage area. Add a 28 ft x 60-70 ft. outdoor dining area. Relocate the outdoor BBQ.
 3. Redefine the entryway with an 18 ft. arch over the drive. It will be brick with lighting.
- Mr. Yaldo feels that the billboard that is currently existing obscures the entrance to his property. *Bob Zach* of 3630 Casey Road in Metamora owns 5 acres adjacent to the Hartland Glens site. He requested an explanation of the letter he received. How close to his property would the pole barn be ? It was explained that everyone within 300 ft. of any boundary of the large site received notification of the public hearing. The pole barn appeared to be about 1000 ft. from his property. There were no other questions from the audience.

There were two letters from McKenna dated November 19, 2002. One is for the special use and one for the site plan. There are details that need to be added. The entryway sign is the biggest issue that the Commission will have to deal with. The Planning Commission might also consider checking the status of the billboard.

Commissioner Petrucci questioned if there were minimum standards for the arch height. Mr. Nicholson responded that there were traffic control standards that could be applied.

The public hearing closed at 8:02 p.m.

OLD AND NEW BUSINESS

8. APPLICANT: MARK SCHAFFER TO SET A DATE FOR A PUBLIC HEARING FOR A SPECIAL USE APPLICATION #350 IN CONJUNCTION WITH SITE PLAN #341 TO CONSTRUCT AN ICE ARENA SECTION 22 – Move to set a Public Hearing for Mark Schaffer to construct an ice arena on January 23, 2003. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 6-0-1.

9. APPLICANT : CHARLES CARPENTER METES AND BOUNDS APPLICATION #659 SECTION 23 – Mr. Carpenter was present. The perc test results have not yet been received from the county.

Commissioner Phillips pointed out that the well and septic were not shown on parcel C and the location of the perc tests should be shown.

Commissioner Germane noted that lots A, B and C have Ore Creek on them. The building envelope appears to go into the wetlands.

Commissioner Colaianne suggested checking into a drain easement at this location. If there is an agricultural drain at the site, the extent of it should be determined. The surveyor should be aware of this.

Move to recommend approval of Metes and Bounds Application #659 for Charles Carpenter. Tax Id. # 08-23-200-031 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

10. APPLICANT: HARTLAND FLOWERS SIGN APPLICATION #427 PERMANENT WALL SIGN SECTION 28 – Lon Braun was present from Brownies Signs.

Move to approve Sign Application # 427. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

11. DISCUSSION OF OPEN SPACE AMENDMENT – Zoning Administrator Kuhn advised that the publication was in violation. The notice will have to be redone.

Move to set a public hearing on January 23, 2003 for the Open Space Amendment. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

12. COMMITTEE REPORTS

Fountain – Research what needs to be done on appointments in the absence of the Supervisor.

Germane – Has personnel committee reviewed the per diem issue and is an employee manual available? ZA Kuhn is on the committee and reported that there had been no action yet and the Treasurer is reviewing the manual.

What is the status of the outdoor storage issue? Commissioner Phillips reported that the Board acted on the text amendment.

Any news on the Oasis? Trailers are being dumped there again. ZA Kuhn reported that there have been meetings with Mr. Matouk. Sewer capacity is still an issue and demolition is still being discussed. The REU's available to him are not enough to do the development he wants. The site continues to be in violation of the ordinance but the Planning Commission is not an enforcement agency. The Board has to deal with enforcement.

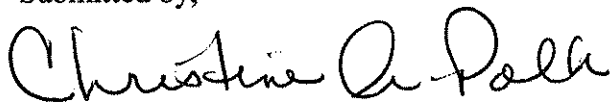
Illegal signs continue to be everywhere.

The meeting date for the Crouse committee is Thursday at 6:30 p.m.

The meeting was adjourned at 9:04 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 Special Meeting December 19, 2002
Regular Meeting on December 26, 2002 Canceled