

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

AT THE TOWNSHIP HALL

SEPTEMBER 12, 2002
7:30 PM

AGENDA

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

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: DOUGLAS ALLMAND / STEVE MORGAN **METES & BOUNDS APPLICATION #650**
SECTION 07
8. APPLICANT: KEVIN KULSAVAGE / DESINE **METES & BOUNDS APPLICATION #651** SECTION 36
9. APPLICANT: MARC PETRUSHA **SITE PLAN APPLICATION# 336** **MAJOR / MINOR**
CHANGE TO RECONSTRUCT A DESTROYED PORTION OF THE CIDER MILL AND ADD AN ADDITION
INCLUDING A DECK
10. DISCUSSION ON A **PRIVATE RIDING ARENA**
(Why site approval for private farm use)
11. DISCUSSION ON GUIDELINES FOR ZONING ADMINISTRATOR ONLY **SIGN APPROVALS**
(Please issue guidelines)
12. CALL TO PUBLIC
13. COMMITTEE REPORT
14. ADJOURNMENT

NEXT REGULAR MEETING SEPTEMBER 26, 2002

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 Petrucci and Commissioner Phillips. Commissioner Colaianne arrived at 7:32 p.m.. Commissioner M. Germane arrived at 8:40 p.m. Absent: Vice Chairman Douglass. Also present: David Nicholson of McKenna Associates, Interim Zoning Administrator Kuhn and Deputy ZA Lutz.

4. **APPROVAL OF SEPTEMBER 12, 2002 PLANNING COMMISSION AGENDA** – Move to approve the September 12, 2002 agenda as presented with a 10 minute limit on the discussion of items #10 and #11. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF SEPTEMBER 5, 2002 SPECIAL PLANNING COMMISSION MEETING MINUTES** – Move to table the September 5, 2002 Special Planning Commission meeting minutes. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

6. **CALL TO THE PUBLIC** – *Andy Giovanetti* and his group would like some time on the agenda in October to present the first draft of their plan for the M59 / Pleasant Valley special planning area. The item can be placed on the October 10, 2002 agenda but the Planning Commission would require that any materials pertaining to the presentation be submitted well before the meeting to give the PC time to review the information.

Chris Cotter and Jackie Scheller – Clarification was needed on an issue relating to the load bearing capacity requirement in the Subdivision Ordinance.

Wayne Perry questioned why Meadowview was removed from the agenda at the last meeting. He stated that his materials were submitted within the proper time frame and it should not have been removed. The McKenna review was not available. There was discussion of past requirements for 30 days or 3 weeks but the Ordinance requirement is 14 days. Meadowview is on the September 26, 2002 agenda. Chairman Fountain will establish a timeline for submissions.

PUBLIC HEARING

OLD AND NEW BUSINESS

7. **APPLICANT: DOUGLAS ALLMAND / STEVE MORGAN METES AND BOUNDS APPLICATION #650 SECTION 07** – Steve Morgan was present. Deputy ZA Lutz stated that the check list was complete and the Assessor has signed the application. Move to recommend approval of Metes and Bounds Application #650 for Douglas Allmand and Steve Morgan per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Phillips Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

8. APPLICANT: KEVIN KULSAVAGE / DESINE METES AND BOUNDS

APPLICATION #651 SECTION 36 – Wayne Perry was present. The checklist is complete and signed by the Assessor.

Move to recommend approval of Metes and Bounds Application #651 for Kevin Kulsavage. Tax Id. 08-36-300-002 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

9. APPLICANT: MARK PETRUSHA SITE PLAN APPLICATION #336 MAJOR / MINOR CHANGE TO RECONSTRUCT A DESTROYED PORTION OF THE CIDER

MILL AND ADD AN ADDITION INCLUDING A DECK – No one was present for this item. The Planning Commissioners had several questions about the application and no one was present to answer them.

Move to table Site Plan Application #336 for a major / minor change. The Zoning Administrator will send a letter to the applicant requesting clarification of the site plan issues. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

10. DISCUSSION ON A PRIVATE RIDING ARENA – A resident wishes a small, private enclosed area for personal riding use. The construction of a pole barn needs no approval but the construction of a riding arena is a special use and would need that approval.

11. DISCUSSION ON GUIDELINES FOR ZONING ADMINSTRATOR ONLY SIGN APPROVALS – Can the ZA approve changing the face of a sign? Commissioner Kalenauskas would like the sign approval process to remain as it currently is.

12. CALL TO THE PUBLIC – It was noted by several Commissioners that the change in lighting at the Burger King is causing a hazardous condition at the M59 / Hartland Road intersection by shining into the intersection and blinding drivers. Interim ZA Kuhn has had discussions with them about refocusing the lights but no work has been done as yet. Section 7.09 of the Ordinance is being violated.

COMPREHENSIVE PLAN DISCUSSION – Mr. Nicholson distributed the revised draft of the future land use map. He reviewed the changes that had been incorporated.

He reported that to have the street names placed on the map by McKenna would cost between \$8000.00 and \$10,000.00. At some time in the future, this may be available from the county at no cost.

Interim ZA Kuhn suggested showing the flood plain on the map. Mr. Nicholson suggested that this may have a negative impact on certain properties and should be avoided.

There was consensus to add single family / multiple family to the text for the RR designation.

Commissioner Phillips stated there was no watershed information in the text on pages 3&4.

Mr. Nicholson advised that specific designations could have legal ramifications. If the area changes, the plan may have to change to reflect it.

Mr. Callan noted from the audience that it was misleading to not indicate in some way that the area was being considered for a higher density use when the property around appears to be next to a low density use.

It was suggested to use the text to note that a potential special planning area could be considered for the area but that it could change in size and location. Identify the area but do not restrict it. The area under consideration is the Hartland Glen, Premier Property and M59 LLC parcels. Change the designation of Spranger Field on Hartland Road to commercial. Show water treatment plant as quasi-public as well as the post office. Make the two parcels on the east side of Waldenwoods RR. The last four designations on the map are informative and should be grouped separately.

Commissioner M. Germane made the following suggestions. Label Parshallville and Hartland village boundaries as approximate.

On page 18, include Pontiac in the proximity list. Commissioner M. Germane reviewed a list of text changes including number of designations, 3 concepts, additional wording for estate residential and low density suburban. Under Village Residential – delete “paved streets” and “one dwelling per acre”.

Interim ZA Kuhn suggested a point system for animals as is used in Tyrone.

Set the Public Hearing date at the next regular meeting.

13. COMMITTEE REPORTS – Tacky, unapproved signs are popping up and have been up at Fox Brothers and Beauchamp. The Beauchamp site appears to be going even more out of compliance than before.

Add Zoning Ordinance review and update to active issues list.

14. ADJOURNMENT – The meeting was adjourned at 10:17 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 – September 26, 2002

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.