

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

AT THE TOWNSHIP HALL

AUGUST 22, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AUGUST 22, 2002 PLANNING COMMISSION AGENDA
5. APPROVAL OF AUGUST 15, 2002 SPECIAL PLANNING COMMISSION MEETING MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: ADVANCED PHYSICAL THERAPY **SIGN APPLICATION #417** WALL SIGN
SECTION 28
8. APPLICANT: EDWARD T. RINGER **METES & BOUNDS APPLICATION #646** SECTION 30
9. APPLICANT: HARTLAND GLEN DEVELOPMENT **SITE PLAN APPLICATION #335** **MAJOR /**
MINOR CHANGE TO SITE PLAN #156 TO CONSTRUCT A POLE BARN SECTION 26
10. APPLICANT: WILLIAM JOHNS / MILLPOND **SUBDIVISION PLAT APPLICATION #12** SECTION 06
11. CALL TO PUBLIC
12. COMMITTEE REPORT
13. ADJOURNMENT

NEXT REGULAR MEETING SEPTEMBER 12, 2002

1. CALL TO ORDER – The meeting was called to order at 7:30 by Chairman Fountain.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL – Secretary Kalenauskas called the roll. Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Phillips, Commissioner Petrucci and Commissioner M. Germane. Commissioner Colaianne arrived at 7:50 p.m. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz.

4. APPROVAL OF AUGUST 22, 2002 PLANNING COMMISSION AGENDA – Add as item #10a Cingular Wireless to determine major/minor status.

Move to approve the August 22, 2002 Planning Commission agenda as amended. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

5. APPROVAL OF AUGUST 15, 2002 PLANNING COMMISSION SPECIAL MEETING MINUTES – Move to approve the August 15, 2002 Planning Commission Special Meeting minutes as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

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

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: ADVANCED PHYSICAL THERAPY SIGN APPLICATION #417

WALL SIGN SECTION 28 – Denny O'Reilly of Signs by Crannie was present.

Commissioner M. Germane reviewed the sign and indicated that they were unable to find any approval for the original sign.

The request is to refurbish the sign and move it to a new location in the same plaza.

Move to approve Sign Application #417 for Advanced Physical Therapy. Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

In response to Mr. O'Reilly requesting a reduction in the fee for the sign review, he was advised that the ordinance views moving a sign to be a new application and review.

8. APPLICANT: EDWARD RINGER METES AND BOUNDS APPLICATION #646

SECTION 30 - Mr. Ringer was present.

Move to recommend approval of Metes and Bounds Application #646 for Edward T. Ringer.

Tax Id. # 08-30-009-401-47060 and 08-30-014-401-47060. This approval is for the purposes of the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion

Kalenauskas. Second M. Germane. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: HARTLAND GLEN DEVELOPMENT SITE PLAN APPLICATION

#335 MAJOR / MINOR CHANGE TO SITE PLAN APPLICATION #156 TO

CONSTRUCT A POLE BARN SECTION 26 – Sam Yaldo and Douglas Rantanen were

present. There is currently a decrepit barn on the property. They are seeking to replace it with a

40 ft. by 60 ft. pole barn. The site will not be visible from the road. They will try to match the existing structures.

All commercial buildings on the site have to be considered in determining the amount of the change. The change was figured at 8% which exceeds the 5% limit in the ordinance.

Move to determine Site Plan Application #335 for Hartland Glen Development to be a major change per Sec. 33.02.K4e. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 6-1-0. Nay Fountain.

10. APPLICANT: WILLIAM JOHNS / MILLPOND SUBDIVISION PLAT

APPLICATION #12 SECTION 06 – Kevin Cook of CHMP Inc. was present representing Hartland Investments. The plan is for 23 lots with a 2 acre minimum. The roads are proposed as asphalt with concrete curb and gutter. Mr. Cook reviewed their compliance with the review requirements concerning environmental impact assessment, soil borings, landscaping and other issues covered in the McKenna letter.

Mr. Nicholson advised having the Township engineer review the soil boring data. Two changes have been made in the second impact statement – there is additional language in item #8 and item #2 has been added.

Move to recommend approval for applicant William Johns Subdivision Plat Application #12 Section 06 for tentative preliminary plat review for the proposed Millpond Place Subdivision subject to a review of the geo technical engineering report by the Hartland Township Engineer. Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 7-0-0.

Mr. Nicholson reviewed the possible requirements for surety that may be required for the improvements before the final plat approval process.

10a. CINGULAR CELL TOWER – Tetra Tech MPS measured the tower at the Fire Hall and determined it to be higher than the approved height in the site plan. The whip antennas on top were not included in the site plan and caused the additional height.

After reviewing the information provided, there was a question as to the number of triangle antennas being proposed – one or two? Additional information should be provided and a representative should answer questions.

Move to table Site Plan Application #292 and Special Use Application #193 for Cingular Wireless due to insufficient information. Applicant will submit additional information concerning the proposed changes. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

Move that the Planning Commission request the Township Board consider appropriate action, including legal action if necessary, to bring the Cingular Wireless site into compliance with Site Plan Application #292 and Special Use Application #193 as approved. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

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

12. COMMITTEE REPORTS

Colaianne – Nothing.

M. Germane – Approval of Sign Application #415 for Yaldo will go through.

Phillips – There are banner violations at the kickboxing location and the physical therapy location.

The Board is considering an ordinance amendment for shared driveway maintenance agreements. Place on the agenda for the next PC meeting.

The current Township Attorney has recommended removing the Land Division Ordinance from the Zoning Ordinance.

Fountain – Noted that the Michigan Planner Newsletter had some interesting ideas for planning being considered by Highland Township.

Petrucci, Phillips and M. Germane were at the Board meeting to discuss per diems. This should be on the discussion agenda for the next joint meeting.

Future Land Use Map Discussion – The revised map was distributed. Mr. Nicholson asked how the Commission would like manufactured home parks designated on the map. It was the consensus to call it what it is.

Change Industrial to Light Industrial and use the dark purple color.

Put green around Dunham Lake.

Area to the west of Hartland Towing should be resort.

M. Germane – The right to farm seminar considered zoning to retain prime agricultural land.

Move to set a special meeting on September 5, 2002 to continue with the comprehensive / master plan review discussion. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

McKenna will have the comprehensive plan text distributed prior to the 9-5-02 meeting.

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 – September 12, 2002

Next Special meeting – September 5, 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 sections of the zoning ordinance.