

# **HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**

TOWNSHIP HALL

AUGUST 8, 2002

7:30 PM

## **AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AUGUST 8, 2002 PLANNING COMMISSION AGENDA
5. APPROVAL OF AUGUST 1, 2002 SPECIAL PLANNING COMMISSION MEETING MINUTES
6. CALL TO PUBLIC      PLEASE APPROACH FRONT CENTER MICROPHONE

### **PUBLIC HEARING**

7. COLLEX-COLLISION EXPERTS      SPECIAL USE APPLICATION #214      IN CONJUNCTION WITH  
SITE PLAN #334      FOR AN AUTO BODY REPAIR SHOP      SECTION 33

### **OLD AND NEW BUSINESS**

8. APPLICANT: VOICE STREAM      SITE PLAN APPLICATION #333      IN CONJUNCTION WITH  
SPECIAL USE APPLICATION #213      SECTION 21
9. APPLICANT: WILLIAM FEHLIG / JOHN ROOSE      METES & BOUNDS APPLICATION #645  
SECTION 27
10. FUTURE LAND USE MAP DISCUSSION
11. CALL TO PUBLIC
12. COMMITTEE REPORT
13. ADJOURNMENT

REGULAR MEETING    AUGUST 22, 2002

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci and Commissioner Phillips. Commissioner M. Germane arrived at 7:33 p.m. and Commissioner Colaianne arrived at 7:38 p.m. Also present: Amy Neary of McKenna Associates and Deputy ZA Lutz.

4. **APPROVAL OF AUGUST 8, 2002 PLANNING COMMISSION AGENDA** – Move to approve the August 8, 2002 Planning Commission agenda. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF AUGUST 8, 2002 SPECIAL PLANNING COMMISSION MEETING MINUTES** – Commissioners had not received copies of the minutes for review. Move to table the Planning Commission Special Meeting minutes of August 1, 2002. Motion Phillips. 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**

7. **APPLICANT: COLLEX COLLISION EXPERTS SPECIAL USE APPLICATION #214 IN CONJUNCTION WITH SITE PLAN #334 FOR AN AUTO BODY REPAIR SHOP SECTION 33** – Robert Gagliano was present. He reviewed the application. They have an offer in to purchase the Puritan Industries building to be used as an auto body repair facility. He stated that they would improve the site to achieve ordinance compliance. No building or parking revisions are planned.

Chairman Fountain solicited questions from the audience. None were received.

Commissioner Petrucci noted that the other Collex sites he was aware of were well maintained. In response to his questions about outside storage, the applicant replied that a wood fence would be installed to shield the vehicles on site and that the storage would be to the back of the building.

Mr. Douglass advised the applicant to address all the issues in the McKenna review in order to expedite the process.

Commissioner Phillips noted that the original application must be signed by the owner. Mr. Gagliano stated that there would be 10-12 employees on site.

The public hearing was closed at 7:40 p.m.

Once the revised plans are received by McKenna, their review will take at least a week before going onto an agenda.

#### **OLD AND NEW BUSINESS**

8. **APPLICANT: VOICE STREAM SITE PLAN APPLICATION #333 IN CONJUNCTION WITH SPECIAL USE APPLICATION #213 SECTION 21** – Clarence King was present. Just prior to the meeting, Ms. Neary had consulted with the Township

Attorney. There were several issues that need to be addressed on a revised plan. They included landscaping, 30 day limit on unlicensed vehicles remaining on the site, trees placed on the north property line to screen and clearing of weeds and overgrowth. Shrubs should be added to the US23 frontage. There was discussion of the last two issues of removing non conforming signs and pave and curb the north driveway.

Mr. King's position was that any paving would be soon destroyed by the heavy trucks entering and exiting on the drive. Also, paving would make the current water runoff problems even worse because of the high topography to the north and west. Ms. Neary pointed out that the ordinance required a paved and guttered access.

After discussion, Commissioner M. Germane pointed out Section 3.21 of the Ordinance that encourages collocation on existing structures. There should also be a review of Section F item #17 as well as the definition of a tower in the ordinance.

The Commission wished to have the attorney review the application and the appropriate sections of the Ordinance and advise them on this application.

Move to table Site Plan Application #333 in conjunction with Special Use Application #213 to allow the applicant, Voice Stream, to create a site plan with the revisions in the draft resolution dated August 8, 2002 in order for the Township Attorney, Mike Homier to review the Article 2 definition of "towers", Sections 3.21 wireless communication towers and the site plan as revised per the July 24, 2002 McKenna review letter. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 5-2-0. Nays Fountain and Kalenauskas.

#### **9. APPLICANT: WILLAIM FEHLIG / JOHN ROOSE METES AND BOUNDS**

**APPLICATION # 645 SECTION 27** – Mr. Roose was present. Deputy ZA Lutz noted that the application had not been approved as to the number of splits by the assessor's office.

Parcel A is being split and the easement moved from the west side of the property to the center. Sewer is not available to this site.

Move to table Metes and Bounds Application #645 for Fehlig / Roose to review the number of land splits available. Motion M. Germane . Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

#### **10. FUTURE LAND USE DISCUSSION** – There was a brief review of the special meeting for the members not present.

Upon a question from the Commission, Mr. Bulloch noted from the audience that farming on any scale was no longer viable in the Township. Costs for land and equipment have ended commercial agriculture in Hartland.

Commissioner Colaianne wished to see the current land use on a map, the current comprehensive land use plan and the proposed new land use plan in order to compare them. He would also like to have greenways, open space and parks shown.

There was discussion of the difficulties of assigning designations to areas of wetlands and difficult building sites. The Commissioners also wished parcel sizes to be assigned to the proposed uses on the new draft map so densities will be clear.

Commissioner Kalenauskas would like to see Township owned property clearly shown on the map.

Move to have a Planning Commission Special Meeting on August 15, 2002 at 7:30 p.m. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

Ms. Neary will bring new maps and definitions to the special meeting that will include different colors and an alternative description of "industrial".

## 11. COMMITTEE REPORTS

*Phillips* – There is no zoning insurance as of August 1, 2002.

*M. Germane* – Commissioner M. Germane would like to pursue per diems for outside educational events as well as reimbursement for fees, mileage, lodging and meals. Commissioner Petrucci stated that traditionally, per diems were for required participation, not per diems for voluntary participation.

Mr. M. Germane noted that better educated commissioners were good risk management.

The meeting was adjourned at 10:00 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Regular Meeting – August 22, 2002

Special Planning Commission Meeting – August 15, 2002