

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
TOWNSHIP HALL
JULY 11, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JULY 11, 2002 PLANNING COMMISSION AGENDA
5. APPROVAL OF JUNE 27, 2002 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

7. APPLICANT: VOICE STREAM **SITE PLAN APPLICATION #333** IN CONJUNCTION WITH
 SPECIAL USE APPLICATION #213

OLD AND NEW BUSINESS

8. APPLICANT: MEADOW VIEW ESTATES II **SITE PLAN #326** SECTION 29
 FINAL SITE PLAN APPROVAL
9. APPLICANT: JACKIE SCHELLER **SUBDIVISION PLAT APPLICATION #11** SECTION 23
10. APPLICANT: @ WIRELESS **SIGN APPLICATION #414** SECTION 28
11. COMMITTEE REPORT
12. ADJOURNMENT

REGULAR MEETING
REGULAR MEETING

JULY 25, 2002
AUGUST 8, 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** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner M. Germane and Commissioner Petrucci. Also present: David Nicholson of McKenna Associates and ZA Christensen.

4. **APPROVAL OF JULY 11, 2002 PLANNING COMMISSION AGENDA** - Move item #10 to item #7a.

Move to approve the July 11, 2002 Planning Commission agenda as amended. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF JUNE 27, 2002 PLANNING COMMISSION MINUTES** – Mr. Nicholson suggested changing Item #11 wording in the 7th line from “final plat” to “tentative preliminary plat”.

Move to approve the June 27, 2002 Planning Commission minutes as amended. Motion M. Germane. Second Douglass. 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: VOICE STREAM SITE PLAN APPLICATION #333 IN CONJUNCTION WITH SPECIAL USE APPLICATION #213** – Clarence King was present for Voice Stream. Voice Stream will be changing to T-Mobile in the future. They are seeking to install a flag pole style cell tower that will replace the pole currently at Hartland Towing on Old 23 north of M-59. They investigated other collocation sites and had issues with topography and foliage blocking the signal. The new 150 ft. tall pole tower will replace the current 134 ft. flag pole. The flag pole tower will be able to handle 3 more colocators. A review letter from McKenna has been submitted. The public hearing was closed at 7:50 p.m.

OLD AND NEW BUSINESS

7a. **APPLICANT: @ WIRELESS SIGN APPLICATION #414 SECTION 23** – Sherri Whittacker and Dean Leja were present. Commissioner M. Germane reviewed the sign and found the size to be within the ordinance requirements.

It was noted that the old Bucky's signage is still on the building. The Commission noted that the old signage should have been removed within 30 days of the closing of the business. The Commission can refuse to approve any new signs until the old ones are removed and the building is in compliance.

ZA Christensen will notify the owner that the old signs must be removed immediately.

There was discussion of the tall sign at the property known as “Bucky's Plaza”. The Commission will research this in conjunction with the request for a wall sign on the east side of

the building facing US23. This will be considered in the light of the regulations for a wall sign for a corner unit.

Move to approve Sign Application #414 for @ Wireless for a sign on the north side of the building which faces M-59. The Commission is tabling a portion of the request for a wall sign on the east side of the building until further investigation of past approvals on the site and the current sign non-conformities. Motion Douglass. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

8. APPLICANT: MEADOW VIEW ESTATES II SITE PLAN APPLICATION #326

FINAL SITE PLAN APPROVAL SECTION 29 – Wayne Perry was present. The lot layout was amended. The configuration of lot #46 was improved and lot # 57 was added. They have received MDEQ approvals.

In response to the McKenna review, Mr. Perry agreed to bring the landscaping into compliance. The Fire Department has approved the plan for a second access through Tamarack Trail from Old 23.

Mr. Nicholson expressed reservations about the use of Tamarack Trail as the second access. There should at least be a written agreement for access and maintenance of this access route.

Move to recommend preliminary approval of revised Site Plan Application #326 for Meadow View Estates II for drawings dated received June 27, 2002 with the following conditions:

1. Landscaping materials will be appropriate in size with the requirements of the Zoning Ordinance.

2. A maintenance agreement will be executed to provide maintenance of the second access route easement from Old US 23. The agreement will be between the homeowners association and the property owner to the east of Tamarack Trails Court. This property owner is currently Gordon Follmer. Motion M. Germane. Second Douglass. Voice Vote. Motion Carried. 4-1-2. Nay M. Germane.

Move to recommend final approval of revised Site Plan Application #326 for Meadow View Estates II for drawings dated received June 27, 2002 with the following conditions:

1. Landscaping materials will be appropriate in size with the requirements of the Zoning Ordinance.

2. A maintenance agreement will be executed to provide maintenance of the second access route easement from Old US 23. The agreement will be between the homeowners association and the property owner to the east of Tamarack Trails Court. This property owner is currently Gordon Follmer. Motion Petrucci. Second Kalenauskas. Voice Vote. Motion Carried. 4-1-2. Nay M. Germane.

9. APPLICANT: JACKIE SCHELLER SUBDIVISION PLAT APPLICATION #11

SECTION 23 – Ms. Scheller was present with Chris Cotter of Advantage Engineering.

Mr. Nicholson reviewed the McKenna letter that covered such issues as front and side yard setbacks, open space maintenance and funding, natural features, contour illustration, drainage patterns, septic field locations, easements, building sites and load capacities of soils, water table, deed restrictions and the requirement to have the plans signed and sealed by registered engineer.

Mr. Nicholson noted that the tentative preliminary plat is different than the sketch plan and therefore should have a public hearing.

Ms. Scheller responded to the items in the McKenna review. Mr. Nicholson noted that the Planning Commission has no authority to vary setbacks from Bullard Road as spelled out in the ordinance.

There was an extensive discussion about using Bullard Road as the hard surface access to the 3 lots of the subdivision. Each lot would access Bullard Road directly rather than a collector road within the subdivision. Everyone agreed that the situation on Bullard Road was already an issue with the number of driveways accessing it. Mr. Nicholson indicated that it was not appropriate to use this as the rationale for making a bad situation worse by having additional driveways accessing the road in order to avoid installing a hard surface collector road within the subdivision. He interpreted the Subdivision Ordinance to require the hard surface road to be within the subdivision to gather traffic and release it to the road from a single access point.

The ordinance does not allow private roads within subdivisions.

The major issue with this application is trying to apply the requirements of a subdivision to a small piece of land with only 3 lots. The applicant chose this method of land development but is having difficulty making a fit with the subdivision ordinance.

Move to set a Public Hearing for Jackie Scheller on Subdivision Plat Application #11 on July 25, 2002. Contrary to the Planning Commission's policy of not taking action at the time of a public hearing, the time requirements for subdivision review in the Hartland Subdivision Control Ordinance make it necessary to possibly take action on this item at the time of the public hearing. Motion M. Germane. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

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

11. COMMITTEE REPORTS

Douglass - Follow up is necessary to get the signs down at Bucky's Plaza.

Kalenauskas – Commissioner Kalenauskas requested more information on the termination of liability insurance to the Township. ZA Christensen explained that the Township is researching other sources of insurance. There were concerns about the Commissioners being sued as individuals.

The letter from Mr. Yaldo concerning the road commission ban on planting trees in the road right of way may make it necessary to plant them in the front yards.

M. Germane – Commissioner M. Germane went before the Board and received approval of the McKenna proposal for work on the walkable communities concept. Add to the August 20, 2002 agenda.

Fountain – The Chairman of the Planning Commission was empowered by the Board to approve reimbursement for the educational expenses of the Commission members. Commissioner M. Germane should be reimbursed for his expenses.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JULY 11, 2002 – TOWNSHIP HALL – 7:30 P.M.

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The meeting was adjourned at 10:40 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalėnauskas
Planning Commission Secretary

Regular Meeting – July 25, 2002
Work Session – August 1, 2002
Regular Meeting – August 8, 2002

PLANNING COMMISSION ACTIVE ISSUES LIST

1. 5/3/01 Sidewalk Liability - 7/19/01 - Final draft in progress. Combine with #8 Construction Specifications. Stand alone ordinance going to the Board.
2. 5/3/01 Ordinance 28 (Blight) Review - 7/19/01 Final draft in progress. Combine with #9 Anti noise.
3. 5/3/01 Open Space / Lot Size / Sewer Density
4. 7/12/01 Review size allowed for wall signs based on linear feet
7-19-01 Add to next work session.
9/23/01 Further review of signs - sizes and percentage of wall coverage.
12/06/01 Review reader board signs
5. 5/8/01 Signs - Zoning and Redevelopment
6/7/01 Should this be instituted or deleted?
7/19/01 Discuss at next joint meeting with Board.
6. 6/28/01 Presentation of lighting ordinance
7. 8/23/01 Review the timeline and requirements for completion of sign reviews.
8. 1-10-02 Discuss public hearings for developments on public land. Consider ordinance amendment.
9. 2-21-02 Review "Transient Business" - operating on private property without Township review and approval.
10. 3-14-02 Review and revise subdivision regulations.
11. 4-18-02 Review paving requirements for private roads per number of dwellings on road.

Revised 4/19/02