

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
TOWNSHIP HALL
JUNE 27, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JUNE 27, 2002 PLANNING COMMISSION AGENDA
5. APPROVAL OF JUNE 13, 2002 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

7. APPLICANT: WILLIAM JOHNS / MILLPOND **SUBDIVISION PLAT APPLICATION #12** SECTION 06
8. APPLICANT: BULK PETROLEUM / DHAILWAL ENTERPRISES CO. / JASON THOMPSON **SITE PLAN APPLICATION #332** IN CONJUNCTION WITH **SPECIAL USE APPLICATION #212** SECTION 21

OLD AND NEW BUSINESS

9. APPLICANT: VOICE STREAM **SITE PLAN APPLICATION #333** IN CONJUNCTION WITH **SPECIAL USE APPLICATION #213** TO SET A PUBLIC HEARING
10. APPLICANT: AT&T WIRELESS SERVICES INC. **SITE PLAN APPLICATION #329** **MAJOR CHANGE TO SITE PLAN #139 WITH SPECIAL USE APPLICATION #23** SECTION 34 TO COLOCATE ON AMERITECH SITE ON COMMERCE ROAD.
11. APPLICANT: JACKIE SCHELLER **SUBDIVISION PLAT APPLICANT #11** SECTION 23
12. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**
13. COMMITTEE REPORT
14. ADJOURNMENT

REGULAR MEETING
REGULAR MEETING

JULY 11, 2002
JULY 25, 2002

1. **CALL TO ORDER** – The meeting was called to order by Vice Chairman Douglass at 7:35 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Vice Chairman Douglass, Commissioner Phillips, Commissioner Colaianne, Commissioner Petrucci. Commissioner M. Germane arrived at 7:42 p.m. Absent: Chairman Fountain and Secretary Kalenauskas. Also present: Amy Neary of McKenna Associates and ZA Christensen.

4. **APPROVAL OF JUNE 27, 2002 PLANNING COMMISSION AGENDA** – Move to approve the June 27, 2002 Planning Commission agenda. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 4-0-3.

5. **APPROVAL OF JUNE 13, 2002 PLANNING COMMISSION MINUTES** – Move to approve the June 13, 2002 Planning Commission meeting minutes. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 4-0-3.

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

PUBLIC HEARING

7. PUBLIC HEARING - APPLICANT: WILLIAM JOHNS / MILLPOND

SUBDIVISION PLAT APPLICATION #12 SECTION 06 – Kevin Cook of CHMP Inc. was representing Hartland Investments. The development consists of 68 acres zoned CA. 23 lots are planned with a single road. The approval granted in 1997 has expired.

Amy Neary reviewed the McKenna letter dated June 27, 2002. The issues needing resolution included paved access to site, lighting detail, drainage patterns, building envelope, open space, storm water management, landscaping, irrigation, cul de sac island and sidewalks.

Can the detention basin be considered usable open space?

Roy George of Tyrone Township is a property owner adjacent to the site. He requested information on the definition of CA (conservation agricultural), the actual acreage of the site (68.42 acres), paving (curb and gutter), detention basins and housing style (no decision yet). Commissioner Colaianne suggested reviewing the site for inclusion in the greenways / conservation easement plan.

Ron Vitale questioned if there was any plan to conserve the flora and fauna as much as possible. Yes, that was a consideration of the plan.

Roy George questioned the situation with percs on the property. Some of the sites would require engineered fields.

Kim Demongey is the owner of the site labeled “off site drainage area” and requested an explanation of that notation. Mr. Cook explained the system for maintaining the current drainage pattern by passing the drainage coming from her property through the development site and on to the creek through the use of swales and other drainage systems.

Stu Oldford Jr. lives across the pond and felt that he should have been notified since he felt he was within the 300 ft. notification area.

Only the lots on the water have access to it. All the lots in the development will not have water access. Even those that are on the water cannot do anything to it because it is a regulated wetland and they would have to get a permit from the DNR to cross it, build docks in it or do anything to it.

Mr. Cook indicated that it would be a dedicated public drain system.

The public hearing was closed at 8:20 p.m.

Commissioners M. Germane and Colaianne expressed concerns for the environment in this area. Non point source flows can carry fertilizer and other pollutants to Ore Creek. High permeability of the loamy soils is another concern.

There was discussion of placing sidewalks on the north side of the road up to outlot A. There was consensus among the commissioners to require this.

The landscaping of a cul de sac island will have to be researched with the road commission.

There was consensus of the commissioners to have 1 streetside tree planted for every 40 ft. of frontage and to have them randomly placed, not marching uniformly along the street.

The 15 acres of required open space does not include wetlands or detention ponds. Mr. Cook felt this could be accomplished by reducing lots 16 & 17. 57 acres of the site is above the flood plain.

Move to table Plat Application #12 in Section 06 for applicant William Johns / Millpond at the request of the applicant to resolve the issues as follows:

1. Incorporate McKenna issues as outlined in the 6-27-02 review letter.

2. Develop an environmental impact assessment for Ore Creek, the mill pond and the existing soils.

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 take action on this item at this time. Motion Colaianne, Second Phillips. Voice Vote. Motion Carried. 5-0-2.

8. PUBLIC HEARING APPLICANT: BULK PETROLEUM / DHAILWAL ENTERPRISES CO. / JASON THOMPSON SITE PLAN APPLICATION #332 IN CONJUNCTION WITH SPECIAL USE APPLICATION #212 SECTION 21-

Jason Thompson was representing Bulk Petroleum. The original submission was in 1999. The same plans have been resubmitted and were reviewed by Mr. Thompson.

Zohair Kalladat of the adjacent Best Western stated that there had been no agreement for the easement accessing his driveway. He was assured that this would not happen unless he gave his permission. It was hoped that an agreement could be reached in order to provide a second access to the site. He also questioned if there would be a wall between the two sites. None is planned.

2.5 acres of the site will remain vacant.

The 6-27-02 McKenna review contained many issues that need resolution. These include elimination of the truck parking sketch, natural features, removal of existing facilities, deed restrictions, adjoining uses, utilities, setbacks, erosion, seal of a professional, underground storage tanks, architectural rendering, zoning, lot coverage, building height, canopy elevations, PIPP plan included and reviewed, employee parking needs, 10 x 20 parking spaces required, curb and gutter indicated, loading space and access management.

Commissioner Colaianne encouraged the parties to work together to make this corner more attractive and work more efficiently.

The public hearing closed at 9:17 p.m.

The applicant was reminded of the requirement for an 8 ft. asphalt sidewalk. New ordinances have been developed since this plan was first presented and must be complied with.

OLD AND NEW BUSINESS

9. APPLICANT – VOICE STREAM SITE PLAN APPLICATION #333 IN CONJUNCTION WITH SPECIAL USE APPLICATION #213 TO SET A PUBLIC HEARING – Move to set a public hearing on Site Plan Application #333 for Voice Stream in conjunction with Special Use Application #213 for July 7, 2002. Motion Phillips. Second M. Germane Voice Vote. Motion Carried. 5-0-2.

10. APPLICANT: AT&T WIRELESS SERVICES INC. SITE PLAN APPLICATION #329 MAJOR CHANGE TO SITE PLAN #139 WITH SPECIAL USE APPLICATION #23 SECTION 34 TO COLOCATE ON AMERITECH SITE ON COMMERCE ROAD – Krysten Palko was present. The June 29, 2002 McKenna review had two items still outstanding. Move to recommend approval of AT&T Wireless Services Site Plan Application #329 as a major change to Site Plan #139 in conjunction with Special Use Application #23 in section 34. The application is to collocate on the Ameritech site on Commerce Road subject to the conditions in the McKenna review dated June 29, 2002 concerning the performance bond for removal and the existing access drive to be replaced. The old drive will be abandoned and returned to a natural state with sod or hydroseeding. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

11. APPLICANT: JACKIE SCHELLER SUBDIVISION PLANT APPLICATION #11 SECTION 23 – Ms. Scheller was present with Chris Cotter of Advantage Engineering. She wishes to proceed with an optional sketch plan review. There had been some confusion as to what the applicant was requesting. McKenna has not reviewed the sketch plan. Ms. Neary reminded the applicant that the open space required was separate from any lot area. Lot lines, setbacks and building envelopes will have to be reviewed. Acceptance of the sketch plan does not guarantee approval of the final plat. Ms. Scheller requested that the sketch plan not go to the Board for approval. A tentative plan will be presented at a later date. Move to table Plat Application #11 at the request of the applicant. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

13. COMMITTEE REPORTS

Phillips – There has been an informal review of the 17 acres behind the Ameritech building at M59 and Clark Road.

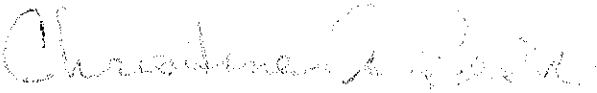
The comprehensive plan review has to be finished this year or it may have to start over under much expanded requirements.

Move to set a special Planning Commission meeting August 1, 2001 at 7:30 p.m. to continue work on the comprehensive plan. Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

The meeting was adjourned at 10:12 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 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