

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
TOWNSHIP HALL  
JUNE 13, 2002  
7:30 PM

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JUNE 13, 2002 PLANNING COMMISSION AGENDA
5. APPROVAL OF MAY 23, 2002 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC      **PLEASE APPROACH FRONT CENTER MICROPHONE**

**PUBLIC HEARING**

7. APPLICANT: AT&T WIRELESS SERVICES INC.      **SITE PLAN #329 MAJOR CHANGE TO SITE PLAN #139**  
WITH SPECIAL USE APPLICATION #23      SECTION 34      TO COLOCATE ON AMERITECH SITE ON  
COMMERCE ROAD.

**OLD AND NEW BUSINESS**

8. APPLICANT: WILLIAM JOHNS / MILLPOND      **SUBDIVISION PLAT APPLICATION #12**      SECTION 06  
TO SET A PUBLIC HEARING
9. APPLICANT: BULK PETROLEUM / DHAILWAL ENTERPRISES CO. / JASON THOMPSON      **SITE PLAN**  
**APPLICATION #332 IN CONJUNCTION WITH SPECIAL USE APPLICATION #212**      SECTION 21  
TO SET A PUBLIC HEARING
10. APPLICATION: DAVID WILKENS      **METES & BOUNDS APPLICATION #641**
11. APPLICANT: HARTLAND COMMERCE CENTER / WIL-PRO DEVELOPMENT      **SITE PLAN #290**  
SECTION 29      TO MODIFY SITE PLAN TO SITE CONDO CONVERSION
12. APPLICANT: SIGN WORKS / DANIEL HABERAL / *HARTLAND CLEANERS* / CROSSROADS OF HARTLAND  
**SIGN APPLICATION #411**
13. COMMITTEE REPORT
14. ADJOURNMENT

REGULAR MEETING  
REGULAR MEETING

JUNE 27, 2002  
JULY 11, 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 Colaianne. Commissioner Phillips and Commissioner M. Germane. Absent: Commissioner Petrucci. Also present: David Nicholson of McKenna Associates and ZA Christensen.

4. **APPROVAL OF JUNE 13, 2002 PLANNING COMMISSION AGENDA** – Move to approve the June 13, 2002 Planning Commissioner agenda. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF MAY 23, 2002 PLANNING COMMISSION MINUTES** – Move to approve the May 23, 2002 Planning Commission minutes. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

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

7. **PUBLIC HEARING – APPLICANT: AT&T WIRELESS SERVICES INC. SITE PLAN #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 application is for collocation on an existing tower. There will be no shelter. 2 cabinets will be installed now with 2 more at a later date. The equipment will be at the 131 ft. level of the 150 ft. tower. The site is surrounded by trees and not visible from the road.

There was no comment from the public.  
The public hearing was closed at 7:40 p.m.

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

8. **APPLICANT: WILLAM JOHNS / MILLPOND SUBDIVISION PLAT APPLICATION #12 SECTION 06 TO SET A PUBLIC HEARING** – Move to set a Public Hearing on June 27, 2002 for William Johns for Subdivision Plat Application #12. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

9. **APPLICANT: BULK PETROLEUM / DHAILWAL ENTERPRISES CO. / JASON THOMPSON SITE PLAN APPLICATION #332 IN CONJUNCTION WITH SPEICAL USE APPLICATION #212 SECTION 21 TO SET A PUBLIC HEARING** – Move to set a Public Hearing on June 27, 2002 for Bulk Petroleum Site Plan Application #332 in conjunction with Special Use Application #212. Motion Kalenauskas. Second Phillips.

**Item #8 (continued).** Kevin Cook of CHMP requested an outline of Planning Commission reviews. Mr. Nicholson summarized the steps involved. The Planning Commission does not

usually act on an application on the night of the public hearing but if it is necessary due to time constraints, it should be noted on the agenda and in the publication of the meeting.

Voice Vote. Motion Carried. 6-0-1.

**10. APPLICANT: DAVID WILKINS METES AND BOUNDS APPLICATION #641 –**  
Wayne Perry was present.

Move to recommend approval of Metes and Bounds Application # 641 for David and Beryl Wilkin per the State Land Division Act and the Hartland Township Zoning Ordinance #37. This approval in no way implies that the parcels created are buildable. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 6-0-1.

Mr. Perry noted that the parcel to the south of this one has created three accesses on to Pleasant Hill. The Zoning Administrator will check on this.

**11. APPLICANT: HARTLAND COMMERCE CENTER / WIL-PRO DEVELOPMENT SITE PLAN #290 SECTION 29 TO MODIFY SITE PLAN TO SITE CONDO CONVERSION –** Marshal Blau was present. Mr. Blau stated that he has submitted the documents as requested. Mr. Nicholson agreed and recommended approval.

Move to recommend approval of the application of Hartland Commerce Center / Wil-Pro Development to modify Site Plan #290 to a site condominium . Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 6-0-1.

**12. APPLICANT: SIGN WORKS / DANIEL HABERAL / HARTLAND CLEANERS / CROSSROADS OF HARTLAND SIGN APPLICATION #411 -** Sign specialist M. Germane reviewed the sign. The sign will be moved from their current site and conforms to the requirements of the ordinance.

Move to approve Sign Application #411 for Hartland Cleaners. Motion M. Germane. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

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

#### **14. COMMITTEE REPORTS**

*Phillips* – There have been several informal meetings with developers including Mr. Beauchamp and Mr. Yaldo.

The Fire Department has distributed a letter concerning roads and cul de sacs that everyone should read.

The Board would like time for a joint meeting during the June 27 Planning Commission meeting for a Housing Growth and Opportunities presentation.

Move to schedule a special Planning Commission meeting at 6:30 p.m. with the Board for a Housing Growth and Opportunities presentation. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

There is some feedback on the game preserve concept coming in from the schools and the community. They are requesting more information on what activities will take place.

*Colaianne* – There is a workshop available on the amendments to the state planning laws dealing with Townships.

There must be a decision on whether or not the Township Board will have the final approval on the Comprehensive / Master Plan.

*Douglass* – Everyone should review the Yaldo proposal for the 450 acres of Hartland Glens.

*M. Germane* – The non-conforming sign for Fantastic Sam's was installed in error and will be removed. A conforming sign will be installed.

Are neon open signs in windows allowed in the ordinance? There is one at the beauty/ tanning salon.

The meeting was adjourned at 8:15 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 - June 27, 2002

Regular Meeting – July 11, 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