

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MAY 23, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MAY 23, 2002 AGENDA
5. APPROVAL OF MAY 16, 2002 SPECIAL PLANNING COMMISSION MEETING MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: CORNELL SIGN CO., INC. / *GUS'S CARRY OUT* / SHOPS AT WALDENWOODS
*SIGN APPLICATION #408 SECTION 21
8. APPLICANT: JAN SIGNS INC / *FANTASTIC SAMS* / CROSSROADS OF HARTLAND
SIGN APPLICATION #409 SECTION 28
9. APPLICANT: HERITAGE HILLS CHURCH **SITE PLAN APPLICATION: #331 MAJOR / MINOR CHANGE**
TO SITE PLAN #240 SECTION 04 BLACK TOPPING AN ATHLETIC COURT
10. APPLICANT: HARTLAND COMMERCE CENTER / WIL-PRO DEVELOPMENT SITE PLAN #290
SECTION 29 TO MODIFY SITE PLAN TO SITE CONDO CONVERSION
11. APPLICANT: THE SIGN WORKS / *SMOKERS DEPOT* / SHOPS AT WALDENWOODS
SIGN APPLICATION #410 SECTION 21
12. CALL TO PUBLIC
13. COMMITTEE REPORT
14. ADJOURNMENT

REGULAR MEETING JUNE 13, 2002
REGULAR MEETING JUNE 27, 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** – Secretary Kalenauskas called the roll. Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci and Commissioner M. Germane. Commissioner Colaianne arrived at 7:35 p.m. Absent: Commissioner Phillips. Also present: Amy Neary of McKenna Associates and Zoning Administrator Christensen.

4. **APPROVAL OF MAY 23, 2002 AGENDA** – Move to approve the May 23, 2002 Planning Commission agenda. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF APRIL 18, 2002 SPECIAL PLANNING COMMISSION MEETING MINUTES** – Move to approve the April 18, 2002 Planning Commission Special Meeting minutes. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

6. **APPROVAL OF MAY 16, 2002 SPECIAL PLANNING COMMISSION MEETING MINUTES** – Move to approve the May 16, 2002 Planning Commission Special Meeting minutes. Motion M. Germane. Second Kalenauskas.
In item #5 motion, change May to April.
Voice Vote. Motion Carried. 5-0-2.

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

OLD AND NEW BUSINESS

8. **APPLICANT: HARTLAND COMMERCE CENTER / WIL-PRO DEVELOPMENT SITE PLAN #290 SECTION 29 TO MODIFY SITE PLAN TO SITE CONDO CONVERSION** – Dave Willacker and Marshal Blau were present. The development is located on Bergin Road west of Old US 23. The units are under construction per the approved site plan. The attorney review and planner review have been received. They want to sell the units as condos rather than lease them. Ms Neary of McKenna Associates advised them to submit the same documentation with their condo application as they did with the site plan. The work did not have to be redone, but copies must go along with the condo application so it was readily available for review. It must be submitted as a complete packet. Three changes were indicated for the master deed as outlined in the May 20, 2002 McKenna review.

Move to table Site Plan #290 to the June 13, 2002 meeting. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

9. **APPLICANT: HERITAGE HILLS CHURCH SITE PLAN APPLICATION #331 MAJOR / MINOR CHANGE TO SITE PLAN #240 SECTION 04 BLACK TOPPING AN ATHLETIC COURT** – Tom Hoose was present for the church. The space will be used for

youth activities. It will be located behind the church. There is an existing dirt track on the back of the property that was there when the church was built.

Move to determine Site Plan Application #331 a minor change to Site Plan Application #240. Motion Kalenauskas. Second Douglass.

No fence around the site and no sidewalk leading to it are planned at this time.

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

10. APPLICANT: CORNELL SIGN CO. INC. / GUS'S CARRYOUT / SHOPS AT WALDENWOODS SIGN APPLICATION #408 SECTION 21 – Commissioner M.

Germane reviewed and recommended approval.

Move to approve Sign Application #408 for Gus's Carryout. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

11. APPLICANT: JAN SIGNS INC. / FANTASTIC SAM'S / CROSSROADS OF HARTLAND SIGN APPLICATION # 409 SECTION 28 – Commissioner M. Germane reviewed and recommended approval.

Move to approve Sign Application #409 for Jan's Signs Inc. Motion M. Germane. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

12. APPLICANT: THE SIGN WORKS / SMOKERS DEPOT / SHOPS AT WALDENWOODS SIGN APPLICATION #410 SECTION 21 – Dan Haberle was present. As the landlord, Jeff Thompson did not approve the sign with a cigarette logo. The other stores do not have logos. The application submitted for approval is without the cigarette logo. It meets the area requirements as submitted without the logo.

Move to approve Sign Application #410 for Sign Works / Smokers Depot/ Shops at Waldenwoods in accordance with the drawing dated May 16, 2002 with dimensions of 132" by 38". Motion M. Germane. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

13. APPLICANT: THOMAS MCMULLEN METES AND BOUNDS APPLICATION # 637 SECTION 05 – Mr. and Mrs. McMullen were present. There was discussion of a private road vs. a shared driveway with neighbors that are also splitting.

Move to recommend approval of Metes and Bounds Application #637 for Thomas McMullen pursuant to the Hartland Township Zoning Ordinance #37 and the State Land Division Act. Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 6-0-1.

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

15. COMMITTEE REPORTS – Nothing.

16. ADJOURNMENT - The meeting was adjourned at 8:55 p.m.

These minutes are a preliminary draft until final approval.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MAY 23, 2001 – TOWNSHIP HALL – 7:30 P.M.

3

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Regular Meeting – June 13, 2002
June 27, 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