

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MAY 9, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MAY 9, 2002 AGENDA
5. APPROVAL OF APRIL 25, 2002 PLANNING COMMISSION MINUTES
6. APPROVAL OF MAY 2, 2002 SPECIAL PLANNING COMMISSION AND HARTLAND TOWNSHIP BOARD JOINT MEETING MINUTES
7. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

8. APPLICANT: SIGNS BY CRANNIE, INC. / **SUBWAY** / SHOPS AT WALDENWOODS **SIGN APPLICATION**
#406 SECTION 21
9. APPLICANT: SIGNS BY CRANNIE, INC. / **TROY CLEANERS** / SHOPS AT WALDENWOODS **SIGN**
APPLICATION #407 SECTION 21
10. APPLICANT: MICHAEL HANLEY **METES & BOUNDS APPLICATION #638** SECTION 31
11. APPLICANT: AT&T WIRELESS SERVICES INC. **SITE PLAN #329** **MAJOR / MINOR CHANGE TO**
SITE PLAN #139 WITH SPECIAL USE APPLICATION #23 SECTION 34 **TO COLOCATE ON AMERITECH**
SITE.
12. CALL TO PUBLIC
13. COMMITTEE REPORT
14. ADJOURNMENT

SPECIAL PLANNING COMMISSION MEETING

MAY 16, 2002 @ 6:30

****SIGNS****

REGULAR MEETING

MAY 23, 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** – Vice Chairman Douglass called the roll. Members present : Chairman Fountain, Vice Chairman Douglass, Commissioner Colaianne, Commissioner M. Germane and Commissioner Phillips. Absent: Commissioner Petrucci and Commissioner Kalenauskas. Also present : David Nicholson of McKenna Associates and ZA Christensen.

4. **APPROVAL OF MAY 9, 2002 AGENDA** – Move to approve the May 9, 2002 Planning Commission agenda. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF APRIL 25, 2002 PLANNING COMMISSION MINUTES** – Move to approve the April 25, 2002 Planning Commission minutes. Motion M. Germane. Second Phillips.

Commissioner M. Germane made the following changes.

In item #9, make the motion all one line with a comma after “ordinance #37” and a comma after the tax identification number and change “On” to “on”.

In item #13, change the wording of the motion to “Move to approve Sign Application #403 Shops at Waldenwoods per PUD First Amendment.”

Voice Vote. Motion Carried. 5-0-2.

6. **APPROVAL OF MAY 2, 2002 SPECIAL PLANNING COMMISSION AND HARTLAND TOWNSHIP BOARD JOINT MEETING MINUTES** – Move to table the Special Planning Commission minutes. Motion M. Germane. Second Douglass. Voice Vote. Motion Carried. 5-0-2.

7. **CALL TO THE PUBLIC**

DPW Director Olney – There was a courtesy presentation to the Planning Commission of the exempt plaque sign that will be installed at the park site.

Keith Kapilla – M59 – Mr. Kapilla purchased the property east of Pleasant Valley and south of M59. He is renovating the house and is using the property as a tree farm. He would like the Planning Commission to advise him as to what approvals he might need for this activity. He was advised that he could not sell anything off of the site and could request an informal review by the PC committee to determine what was needed for the site.

OLD AND NEW BUSINESS

8. **APPLICANT: SIGNS BY CRANNIE, INC. / SUBWAY / SHOPS AT WALDENWOODS SIGN APPLICATION #406 SECTION 21** – Glenn Currier was present for this application. Commissioner M. Germane reviewed the sign and recommended approval.

Move to approve Sign Application #406 Signs by Crannie Inc. for Subway per the Shops at Waldenwoods PUD First Amendment. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

9. APPLICANT: SIGNS BY CRANNIE, INC. / TROY CLEANERS / SHOPS AT WALDENWOODS SIGN APPLICATION # 407 SECTION 21 – Commissioner M. Germane reviewed the sign and recommended approval.

Move to approve Sign Application #407 per drawing dated April 23, 2002 Signs by Crannie, Inc. / Troy Cleaners / Shops at Waldenwoods PUD First Amendment. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

10. APPLICANT: MICHAEL HANLEY METES AND BOUNDS APPLICATION #638 SECTION 31 – Wayne Perry was present for this application. The check list is complete.

Move to recommend approval of Metes and Bounds Application #638 for Michael Hanley Tax Id. # 08-31-100-33 per the Hartland Township Zoning Ordinance #37 and the State Land Division Act. ZA Christensen investigated the splits prior to this application and determined that this would be the second and third parcels created. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

Mr. Nicholson noted that the visioning wrap up session would be May 13, 2002 at 6 p.m.

11. APPLICANT: AT&T WIRELESS SERVICES INC. SITE PLAN #329 MAJOR/MINOR/ CHANGE TO SITE PLAN #139 WITH SPECIAL USE APPLICATION #23 SECTION 34 TO COLOCATE ON AMERITECH SITE - Move to table agenda item #11. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

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

COMMITTEE REPORTS

Colaianne – There has been a Supreme Court decision upholding the zoning rights of local governments and states for land use regulation.

Move to approve the meeting minutes of the Joint Township Board / Planning Commission meeting from May 2, 2002. Motion Colaianne. Second Phillips.

Mr. Nicholson will provide a model for Commissioner Colaianne to consider in his review of the existing cell tower ordinance.

Commissioner M. Germane questioned if there would be a sidewalk committee created as suggested in the joint meeting. He would also like to work with McKenna to create a map.

In item C. of the minutes, “Walkable Communities”, on page 2 change “an” to “a”.

Voice Vote. Motion Carried. 5-0-2.

Douglass – Fred Dillingham will be at the visioning wrap up for a general discussion of the economic program.

M. Germane – M-59 Widening Committee meeting upcoming.

Fountain – Chairman Fountain reviewed his memo of May 9, 2002 comparing the proposed blight language drafted by McKenna and the existing blight language of the Ordinance. Many of the objections raised by the Board were not part of the blight ordinance submitted by the Planning Commission. Chairman Fountain had discussions with Attorney Mike Homier. The fate of the blight ordinance is in the hands of the Board.

Phillips – Commissioner Phillips discussed the tenor of Trustee Kuhn's comments with him. She suggested he might wish to tone down the level of the rhetoric used in describing or disagreeing with their work. Inflammatory characterizations were not helpful in creating a good working relationship between the two entities.

M. Germane – There should be a closer examination of the feasibility of the dates published for the PC meetings at the time the schedule is made.

The meeting was adjourned at 9:45 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Special Planning Commission Meeting May 16, 2002 @ 6:30 p.m. SIGNS
Regular Meeting May 23, 2002 @ 7:30 p.m.

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