

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
APRIL 25, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF APRIL 25, 2002 AGENDA
5. APPROVAL OF APRIL 18, 2002 SPECIAL PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: JACKIE SCHELLER **SUBDIVISION PLAT APPLICANT #11** **SECTION 23**
8. APPLICANT: JEFF & MARY SCHMITTIGAL / DALE COOPER **METES & BOUNDS APPLICATION #634**
SECTION 15
9. 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.
10. APPLICANT: ROBERT WYROBEK / TRIO'S / HILLTOP PLAZA **SIGN APPLICATION #398** **SECTION 23**
11. APPLICANT: THOMAS MCMULLEN **METES & BOUNDS #637** **SECTION 5**
12. APPLICANT: EUKO DESIGN SIGNS INC / COMERICA BANK / SHOPS AT WALDENWOODS **SIGN**
APPLICATION #403 **SECTION 21**
13. APPLICANT: INTERCITY NEON SIGN CO. / CINGULAR WIRELESS / SHOPS AT WALDENWOODS **SIGN**
APPLICATION #404 **SECTION 21**
14. CALL TO PUBLIC
15. COMMITTEE REPORT
16. ADJOURNMENT

SPECIAL JOINT MEETING OF PLANNING COMMISSION WITH HARTLAND TOWNSHIP BOARD **MAY 2, 2002**

REGULAR MEETING **MAY 9, 2002**

SPECIAL PLANNING COMMISSION MEETING **MAY 16, 2002 @ 6:30**

REGULAR MEETING **MAY 23, 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** – Members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Colaianne, Commissioner Petrucci and Commissioner M. Germane. Commissioner Phillips arrived at 7:35 p.m. Absent: Commissioner Kalenauskas. Also present: David Nicholson of McKenna Associates and Zoning Administrator Christensen.

4. **APPROVAL OF APRIL 25, 2002 AGENDA** – Remove the item #5 April 18, 2002 minutes from the agenda.

Move to approve the April 25, 2002 Planning Commissioner agenda. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

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

OLD AND NEW BUSINESS

7. **APPLICANT – HURON SIGN CO. / SHOPS AT WALDENWOODS / FARMER JACK SIGN APPLICATION #396 SECTION 21** – Sign Specialist M. Germane reviewed the sign. The sign met the requirements of the ordinance but under the Planned Development agreement, the Township could negotiate concerning the sign. There was discussion of the farmer head logo requested by Farmer Jack and the fact that stores in surrounding areas (Brighton, Fenton, Commerce and White Lake) did not include the figure in their signage.

Move to approve Sign Application #396 as originally submitted January 29, 2002 by Huron Sign Co. / Farmer Jack. Motion M. Germane. Second Colaianne. Voice Vote. Motion Fails for lack of a Majority. 3-3-1. Nays Petrucci, Douglass and Fountain.

ZA Christensen will inform Jeff Thompson of the vote.

8. **APPLICANT: JACKIE SCHELLER SUBDIVISION PLAT APPLICATION #11 SECTION 23** – Ms. Scheller was present. She requested an extension of 60 days beyond the deadline for action as required. The new deadline would be July 7, 2002.

Move that due to the written request by the applicant, Jackie Scheller, the deadline for action on Subdivision Plat Application #11 will be extended by 60 days to July 7, 2002. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

9. **APPLICANT: JEFF AND MARY SCHMITTIGAL / DALE COOPER METES AND BOUNDS APPLICATION #634 SECTION 15** – Mr. Cooper was present. He stated that they had complied with requirements from the last meeting concerning site distance, combining the driveways and changing the easements.

Move to recommend approval for Jeff and Mary Schmittigal Metes and Bounds Application #634 in Section 15 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Tax Id. # 08-015-200-021-401. On the condition that the existing driveway on Parcel 5a be abandoned from the SW corner of Parcel 5b to the private road. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

Mr. Cooper was advised to record within six months.

10. APPLICANT: AT&T WIRELESS SERVICES SITE PLAN #329 MAJOR / MINOR CHANGE TO SITE PLAN #139 WITH SPECIAL USE APPLICATION #23 SECTION 34 TO COLOCATE ON AMERITECH SITE – The County will not approve a second use for the existing access. A second access must be created for colocation.

Move that Site Plan Application #329 for AT&T Wireless is a major change to Site Plan Application #139 with Special Use Application #23 per Article 33.02.K.4. Motion Douglass. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

11. APPLICANT: ROBERT WYROBEK / TRIO'S / HILLTOP PLAZA SIGN APPLICATION # 398 SECTION 23 – Sign Specialist M. Germane reviewed the sign. There were concerns that the sign contained too much information and appeared cluttered.

Move to approve Robert Wyrobek / Hilltop Plaza / Trio's Sign Application # 389. Motion Colaianne. Second Petrucci. Voice Vote. Motion Fails for lack of a Majority. 3-3-1. Nays Phillips, Fountain and M. Germane.

There was discussion of possible changes to the sign.

Move to approve Sign Application #398 for Robert Wyrobek / Hilltop Plaza / Trio's subject to the following conditions:

1. Delete "cold beer, wine, snacks".
2. Place the phone number on the top right of the sign.
3. All other elements ("Genuine broasted chicken" and "party shoppe") will be lowered and centered.

Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 6-0-1.

12. APPLICANT: THOMAS MCMULLEN METES AND BOUNDS APPLICATION #637 SECTION 5 – Move to approve Metes and Bounds Application #637 for Thomas McMullen per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Tax Id. # 08-05-300-008. Motion M. Germane. Second Colaianne. (There was no vote since the motion to table took precedence.)

There was a discussion of sharing the driveway with the neighbor to save land vs. a setback from the property line with the easement completely on their property.

Move to table Metes and Bounds Application #637 for Thomas and June McMullen. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

13. APPLICANT: EUKO DESIGN SIGNS INC. / COMERICA BANK / SHOPS AT WALDENWOODS SIGN APPLICATION #403 SECTION 21 - The bank will be inside the Farmer Jack store. The sign is 22 sq. ft.

Move to approve Sign Application #403 for Comerica / Shops at Waldenwoods per the notation in the amended Planned Development Agreement First Amendment. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**14. APPLICANT: INTERCITY NEON SIGN CO. / CINGULAR WIRELESS / SHOPS
AT WALDENWOODS SIGN APPLICATION #404 SECTION 21 – Sign Specialist M.**

Germane reviewed the sign.

Move to approve Intercity Neon / Cingular Wireless Sign Application #404. Motion M.
Germane. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

15. CALL TO THE PUBLIC – Nothing.

16. COMMITTEE REPORTS

Colaianne – Water and sewer issues need to be addressed in the review of the comprehensive plan.

Petrucci – The visioning session was well attended and very productive.

Douglass – Nothing.

Colaianne – The per diem system needs work to make it function smoothly.

M. Germane – The Planning Commission should have more information on the changes being made by the Livingston County Board of Commissioners concerning lots sizes that can be approved for well and septic.

There was concern that the Township Board was directing the attorneys at Foster Swift to draft sign regulations that should be the concern of the Planning Commission.
Add informational signs discussion to the agenda for the joint meeting.

The meeting was adjourned at 9:32 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Special Joint Meeting of Planning Commission and Township Board May 2, 2002
Planning Commission Regular Meeting May 9, 2002
Special Planning Commission Meeting May 16, 2002 at 6:30 P.M.
Planning Commission Regular Meeting May 23, 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