

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MARCH 28, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MARCH 28, 2002 AGENDA
5. APPROVAL OF MARCH 21, 2002 SPECIAL PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

APPLICANT: SHOPS OF WALDENWOODS SITE PLAN APPLICATION #270 AMENDING THEIR
PLANNED DEVELOPMENT AGREEMENT

OLD AND NEW BUSINESS

7. APPLICANT: HURON SIGN CO / SHOPS AT WALDENWOODS / FARMER JACK **SIGN APPLICATION #396**
SECTION 21
8. APPLICANT: JEFF & MARY SCHMITTIGAL / DALE COOPER **METES & BOUNDS APPLICATION #634**
SECTION 15
9. APPLICANT: INTERCITY NEON / SHOPS AT WALDENWOODS / HALLMARK **SIGN APPLICATION #401**
SECTION 21
10. APPLICANT: JACKIE SCHELLER **SUBDIVISION PLAT APPLICANT #11** SECTION 23 TO SET
A PUBLIC HEARING
11. APPLICANT: CARROLL INSTALLATIONS / SHOPS AT WALDENWOODS/ GNC **SIGN APPLICATION #402**
SECTION 21
12. CALL TO PUBLIC
13. COMMITTEE REPORT
14. ADJOURNMENT

NEXT REGULAR MEETINGS APRIL 11, 2002

SPECIAL PLANNING COMMISSION MEETING **APRIL 18, 2002 @ 6:30**

REGULAR MEETINGS APRIL 25, 2002

SPECIAL JOINT MEETING OF PLANNING COMMISSION WITH HARTLAND TOWNSHIP BOARD **MAY 2, 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 – Secretary Kalenauskas called the roll. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Phillips, Commissioner Colaianne and Commissioner M. Germane. Absent: Vice Chairman Douglass. Also present: David Nicholson and Amy Neary of McKenna Associates.

4. APPROVAL OF MARCH 28, 2002 AGENDA - Remove item #5 and add as item #10a. Mission Statement for Pleasant Valley / M59 Special Planning Area.
Move to approve the March 28, 2002 Planning Commission agenda as amended. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

6. CALL TO THE PUBLIC – Jackie Scheller came forward but was advised that her item was on the agenda and she would be heard at that time.

6a. PUBLIC HEARING – APPLICANT: SHOPS OF WALDENWOODS SITE PLAN APPLICATION #270 AMENDING THEIR PLANNED DEVELOPMENT

AGREEMENT- Jeff Thompson of Aikens was present. He is seeking amendment to the PD agreement language to allow sign applicants to apply to the ZBA for a variance on sign size. Mr. Nicholson's letter of March 28, 2002 proposes draft language for a possible amendment. Chairman Fountain entertained questions or comments from the audience. There were none. Mr. Thompson will have his attorney prepare draft language and submit it to the Township. Commissioner Colaianne suggested, and Mr. Thompson agreed, to have language inserted into the PD agreement that signs would have to be removed in a certain time period if a business closes.

7. APPLICANT: INTERCITY NEON / SHOPS AT WALDENWOODS / HALLMARK SIGN APPLICATION #401 SECTION 21 – Pat Blankenship was present. Commissioner M. Germane reviewed the sign. According to the ordinance, the sign exceeds the allowable square footage by 7 sq. ft. due to the size of the "H".

Move to approve Sign Application #401 for Intercity Neon / Shops at Waldenwoods / Hallmark with the understanding that the sign size be reduced by 7 sq. ft. and the drawing be reviewed by Commissioner M. Germane prior to installation. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

8. APPLICANT: JACKIE SCHELLER – SUBDIVISION PLAT APPLICANT #11 SECTION 23 TO SET A PUBLIC HEARING – Move to set a public hearing for Subdivision Platt Application #11 for Jackie Scheller on April 11, 2002. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

9. APPLICANT: CARROLL INSTALLATIONS / SHOPS AT WALDENWOODS / GNC SIGN APPLICATION # 402 SECTION 21 – Commissioner M. Germane reviewed the sign.

There is no color rendering included, 2 drawings submitted, undercanopy sign for pedestrian traffic is included, note width of building and show relationship to surrounding buildings.

Move to approve Sign Application #402 for Shops at Waldenwoods / GNC and Carroll Installations subject to completion of sign application information for review by Commissioner M. Germane and Chairman Fountain. Include a color rendering, store front size and location relationship to other buildings. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

10. APPLICANT: H.A.Y.A.A. SITE PLAN MINOR CHANGE SECTION 16 – Mr. Sova was present.

Move that the Planning Commission finds Site Plan Application #328 for H.A.Y.A.A. to be a minor change per Sec. 33.0.2.K.5. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-1-1. Nay M. Germane.

10a. MISSION STATEMENT – PLEASANT VALLEY / M59 SPECIAL PLANNING AREA – The Commissioners discussed the draft dated March 4, 2002. It was the consensus of the Commission to change the “should” in goals #4 and #5 to “shall”.

Delete “In designating and implementing a Special Planning Area” and insert “Consistent with this mission statement...”.

Place on the April 11, 2002 agenda.

Move to table Mission Statement for Pleasant Valley / M59 Special Planning Area. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

11. CALL TO THE PUBLIC – Commissioner Colaianne discussed some of the ideas of Peter Pollack for creative solutions to development issues.

12. COMMITTEE REPORTS –

M. Germane – In the March 14, 2002 minutes, the second signature at the end of the minutes should be D. Kalenauskas not Ann Ulrich.

Maintain consistency about observing the deadline for adding items to the agenda. Items should not be on the agenda if they are not complete.

The May 16 special meeting should be designated as sign discussion.

Construction at the Speedway station needs to be checked.

An overview of the Great Lakes document is available for review.

Small wetlands are unregulated and quickly disappearing.

Review the scope of work (3-18-02) from McKenna on the special planning area and be ready to act at the next meeting.

Visioning invitations will go out Friday, March 29, 2002.

There is a site plan review seminar in Grand Rapids that Commissioner M. Germane would like to attend.

Phillips – The letter concerning the Beauchamp site did not have any indication of who generated it.

The ordinances being considered by the Board were distributed for Commissioners to review.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MARCH 28, 2002 – TOWNSHIP HALL – 7:30 P.M.

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Petrucci – Nothing.

Kalenauskas – Changeable copy, animated and time/temp signs can be combined in the ordinance. Drop the word “freestanding”. A monument sign is the same as a ground sign. The sign ordinance wording needs to be cleaned up. Add a definition of a doubled faced sign.

Fountain – The trailer at the Oasis has fallen over and the site looks worse than ever. Commissioners should still be considering topics for the joint meeting with the Board.

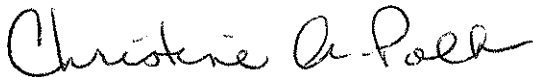
There was discussion with Mr. Nicholson and Ms. Neary concerning the visioning sessions. The outline is: introduction, focus group discussion, list of maximum of ten topics of concern, each list reviewed for entire group and voting with dots as to the importance of issues listed.

There will be a registration table with name tags.

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

Next Regular Meeting – April 11, 2002

Special Planning Commission Meeting - April 18, 2002 at 6:30 p.m.

Regular Meeting - April 25, 2002

Special Joint Meeting of Planning Commission / Hartland Township Board – May 2, 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.

Revised 3/14/02