

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MARCH 14, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MARCH 14, 2002 AGENDA
5. APPROVAL OF MARCH 7, 2002 SPECIAL PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: ALLIED SIGNS INC/ SHOPS AT WALDERNWOODS / BLOCKBUSTER **SIGN APPLICATION #397**
SECTION 21
8. APPLICANT: BEAUCHAMP **SPECIAL USE APPLICATION #211** IN CONJUNCTION WITH SITE PLAN #325
SECTION 33
9. APPLICANT: ROBERT WYROBEK / TRIO'S / HILLTOP PLAZA **SITE PLAN APPLICATION #328** SECTION 23
10. APPLICANT: ROBERT WYROBEK / TRIO'S / HILLTOP PLAZA **SIGN APPLICATION #398** SECTION 23
11. APPLICANT: MCDONALD'S **SIGN APPLICATION #399** SECTION 28
12. APPLICANT: DELPHINE BANKS **METES & BOUNDS APPLICATION #635**
13. APPLICANT: CORNELL SIGN CO INC/SHOPS AT WALDENWOODS/MAIL BOXES ETC. **SIGN APPLICATION #400**
SECTION 21
14. DISCUSSION ON JAYLYNN SUBDIVISION PLAT.
15. CALL TO PUBLIC
16. COMMITTEE REPORT
17. ADJOURNMENT

SPECIAL PLANNING COMMISSION MEETING MARCH 21,2002 AT 6:30

NEXT REGULAR MEETING MARCH 28, 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, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Phillips, Commissioner Colaianne and Commissioner M. Germane. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz.

4. APPROVAL OF MARCH 14, 2002 AGENDA – Separate “Old” and “New Business” into 2 categories.

Move item # 13 to become item #7a.

Move item, #14 to become item # 8a.

Move to approve the March 14, 2002 Planning Commission regular meeting agenda as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

5. APPROVAL OF FEBRUARY 28, 2002 MINUTES – Move to approve the February 28, 2002 Planning Commission minutes as amended. Motion Kalenauskas. Second Petrucci.

P3. In the motion for the meeting it should be identified as a “special meeting”.

P2 Item #9 The suggested driveway width in the last sentence in the paragraph should have wording inserted “24 ft. wide with 18 feet for vehicles and 6 ft. for utilities.”

Voice Vote. Motion Carried. 7-0-0.

6. APPROVAL OF MARCH 7, 2002 SPECIAL PLANNING COMMISSION MINUTES-
Move to approve the March 7, 2002 Special Planning Commission minutes as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

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

7a. APPLICANT : DELPHINE BANKS METES AND BOUNDS APPLICATION #635 SECTION 23 – Ms. Banks was present. Chairman Fountain noted that the length to width issue had been corrected.

Move to recommend approval of Metes and Bounds Application #635 for Delphine Banks per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

8. APPLICANT: ALLIED SIGNS INC./SHOPS AT WALDENWOODS / BLOCKBUSTER SIGN APPLICATION #397 SECTION 21 - Commissioner M. Germane has developed a sign evaluation sheet to aid in reviews. A revised drawing was submitted.
Move to approve Sign Application #397. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

8a. APPLICANT: CORNELL SIGN CO. INC. / SHOPS WALDENWOODS / MAILBOXES ETC. SIGN APPLICATION #400 SECTION 21 – Mark Johnson was present. Sec. 9.05 of the Ordinance sets out calculation of the area of the sign. The sign can

only be 36 sq. ft. Sec. 9.07.E.2 would recommend denial of the application. Applicant will revise the application and return.

Move to table Sign Application #400 for Cornell Sign Co. Inc / Shops at Waldenwoods / Blockbuster . Motion Colaianne. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: BEAUCHAMP'S SPECIAL USE APPLICATION #211 IN CONJUNCTION WITH SITE PLAN #325 SECTION 33 – Mr. Beauchamp and Mr. Perry were present. The same issues remain with the parking garage, expanded storage, storage on property line and second access.

It was reiterated that the ZBA is not given the authority by the Ordinance to grant a variance on a special use application. The building variance is valid but the 2 dealing with use are not. The southern storage bins must be moved out of the setback.

Commissioner Colaianne noted that the applicant created the non conformity , not the Township. Others follow the ordinance, this applicant must also.

Move to table. Motion Colaianne. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT: ROBERT WYROBEK / TRIO'S / HILLTOP PLAZA MAJOR / MINOR CHANGE SITE PLAN APPLICATION #328 – Mr. Wyrobek was present and stated that he would not be pursuing the parking revisions. He is seeking to expand and replace the windows and add awnings over the doorways. Sales of roasted chicken will be added. Sec. 33.02.K.4 of the ordinance was reviewed.

Move to determine Application Site Plan #328 to be a minor change per Sec. 33.02.K of the Zoning Ordinance based on the drawing dated March 14, 2002 . Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

The applicant signed the most recent drawing with the highlighting.

11. APPLICANT ROBERT WYROBEK /TRIO'S / HILLTOP PLAZA SIGN APPLICATION #398 SECTION 23 – Mr. Wyrobek was present. There are issues with the ground sign as a non-conforming sign. Any major work to the sign will require it to be removed. Applicant will revise and return.

Move to table Sign Application #398. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

12. APPLICANT: MCDONALD'S / CITY SIGN ERECTORS / SIGN APPLICATION #399 SECTION 23 – Tracy Rogers of City Sign and Mike Goodman of McDonald's were present. The application is being made after the fact that the sign has already been installed. Ms. Rogers is claiming that Zoning Administrator Dennis Christensen, now absent on leave, told her that no permit was needed to install the sign and he advised her to go ahead and install it. She invoked the possibility of legal action through their attorney if the sign was required to be removed.

The sign is an unpermitted addition to a non-conforming sign and is clearly not allowed by the sign section of the Hartland Township Zoning Ordinance.

Mr. Nicholson recalled speaking to Mr. Christensen about the sign and stated he recalled no conversation about the Zoning Administrator approving the sign without it going to the Planning

Commission for review. He suggested there may have been a misunderstanding of the response of Mr. Christensen to their questions.

As an addition to a non-conforming sign, it is clearly an illegal sign. The Zoning Administrator nor the Zoning Board of Appeals can grant a variance on this issue. McDonald's was granted approval for their site under special use and a variance cannot be granted by the ZBA since the ordinance does not give them authority to do so.

Move to deny Sign Application #399 for McDonald's / City Sign Erectors per the following sections of the Zoning Ordinance: 9.03.F.4, 9.05D, 9.07D and 9.07J. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 7-0-0.

Move to give McDonald's 30 days to remove the unpermitted sign. Motion Colaianne. Second Phillips. Motion Fails. 3-4-0. Nays Kalenauskas, Douglass, Fountain and M. Germane.

15. APPLICANT: MATOUK METES AND BOUNDS APPLICATION #622

SECTION 21 – No one was present for this item. Commissioner Phillips reviewed the request. The applicant failed to record the metes and bounds by the deadline and is now requesting an extension to do so.

Motion to approve Metes and Bounds Application #622. Tax Id. # 08-21-400-026 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Douglass. Second Phillips. Voice Vote. Motion Carried. 6-1-0. Nay M. Germane.

16. DISCUSSION ON JAYLYNN SUBDIVISION PLAT – The Commissioners were advised to review the subdivision regulations.

Add review of the subdivision ordinance to the active issues list.

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

18. COMMITTEE REPORTS

Fountain – The Nextel application has been withdrawn.

Commissioners will do a per diem sheet for activities outside of attendance at meetings. The Chairman will log attendance at meetings.

The visioning dates have been reserved at the school. April 22, April 29 and May 13, 2002 are confirmed. Place a notice on cable.

M. Germane – Deputy ZA Lutz is requested to follow the ordinance and have sign applications to Commissioner M. Germane for review 15 days before they are on the agenda. The agenda is to be finalized 7 days before the meeting but revisions and additions are still being made the day of the meeting. Chairman Fountain supported closing the agenda 7 days before the meeting.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MARCH 14, 2002 – TOWNSHIP HALL – 7:30 P.M.

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Chairman Fountain wants each member to have new, current copy of the Zoning Ordinance to work from.

Move that the each Planning Commissioner have a fully documented copy of the current Zoning Ordinance from the Clerk's office. Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

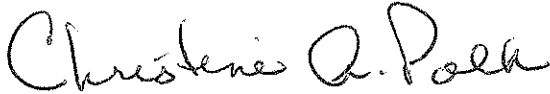
Kalenauskas – The Commission may want to consider allowing the ZBA to grant variances on use issues.

M. Germane – Commissioners should begin developing discussion topics for the next joint meeting with the Board scheduled for May.

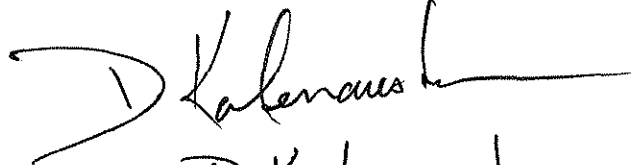
The meeting was adjourned at 10:03 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary


~~Anna Ulrich
Clerk~~
D. Kalenauskas
Planning Commission
Secretary

Special Planning Commission Meeting – March 21, 2002 6:30 p.m.

Next Regular Meeting – March 28, 2002 7:30 p.m.

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

Special Joint Meeting of Planning Commission with 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