

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

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF FEBRUARY 28, 2002 AGENDA
5. APPROVAL OF FEBRUARY 14, 2002 REGULAR PLANNING COMMISSION MINUTES
6. APPROVAL OF FEBRUARY 21, 2002 SPECIAL PLANNING COMMISSION MINUTES
7. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

8. APPLICANT: DELPHINE BANKS **METES & BOUNDS APPLICATION #635**
9. APPLICANT: DENISE BOEHRINGER **METES & BOUNDS APPLICATION #636**
10. DISCUSSION REGARDING EMISSION STATEMENT FOR M-59 LLC
11. CALL TO PUBLIC
12. COMMITTEE REPORT
13. ADJOURNMENT

SPECIAL PLANNING COMMISSION MEETING MARCH 7, 2002 @ 6:00 PM

NEXT REGULAR MEETINGS MARCH 14, 2002

MARCH 21, 2002

JOINT MEETING 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 Colaianne, Commissioner Petrucci, Commissioner Phillips and Commissioner M. Germane. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz.

4. APPROVAL OF FEBRUARY 28, 2002 AGENDA – Add as item #10a – Reset public hearing on amending the PD agreement for Shops of Waldenwoods.

In item # 10 change “emission” to “mission”.

Move to approve the February 28, 2002 Planning Commission agenda as amended. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

5. APPROVAL OF FEBRUARY 14, 2002 REGULAR PLANNING COMMISSION MEETING MINUTES – Move to approve the February 14, 2002 Planning Commission regular meeting minutes as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

6. APPROVAL OF FEBRUARY 21, 2002 SPECIAL PLANNING COMMISSION MINUTES – Move to approve the February 22, 2002 Special Planning Commission minutes as presented. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

7. CALL TO THE PUBLIC – Commissioner Colaianne had a question from the perspective of being a resident of Millpoint. He requested Deputy ZA Lutz to check the site plan for the new water tower. It appeared to be closer to M59 than it was shown in the plans. Several commissioners stated they thought it would be behind, not in front of the existing tree line.

OLD AND NEW BUSINESS

8. APPLICANT: DELPHINE BANKS METES AND BOUNDS APPLICATION # 635 – Ms. Banks was present. There was a question of the length to width ratio of Parcel A and where the setback line was for measurement of the frontage. Mr. Nicholson had reviewed Parcel A for compliance. Measuring the width at the road right of way shows the piece to be in compliance with the width requirements of the SR district. However, Article 31, Sec.31.11 Items B.1.A, requires no more than 3 to 1 ratio for length to width. As drawn, Parcel A does not comply. Mr. Nicholson suggested the applicant might consider moving the boundary for A and B about 23 ft. to give parcel A more frontage to balance the depth. The other lots are in compliance. Ms. Banks wished for the boundaries to follow the natural topography of the land. The terrain is rolling.

The Commission outlined three options for Ms. Banks.

1. Change the depth of Parcel A by changing the C/D boundary.
2. Move the boundary between A/B to make A wider.
3. Go to the ZBA to seek a variance.

Move to table Metes and Bounds Application #635. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: DENISE BOEHRINGER METES AND BOUNDS APPLICATION #636 - Denise Boehringer and Carol Grove were present. The parcel is 10 acres to be divided into 3 parcels. Parcel 2 has an existing house and barn. It was suggested that the shared drive be 18 ft. with 6 ft. for utilities.

There was discussion of the length to width ratio for parcels 2 and 3. It was suggested that the applicant review the possibility of changing the boundary between parcels 2 and 3 to comply with the requirements of the ordinance.

Move to table Metes and Bounds Application #636 . Motion Kalenauskas. Second Petrucci.

There was discussion of placing this on the agenda of the Special Board Meeting for approval.

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

10. DISCUSSION REGARDING MISSION STATEMENT FOR M59 LLC – Michael Horowitz and Andy Giovanetti were present.

Commissioner Kalenauskas questioned if the applicant was considering modular construction or stick built in the development. Mr. Horowitz stated they were not that far along in the process. Rather than modular, panel building was becoming more popular. Panels rather than modules were factory built and assembled on site. The panels were easier to transport than modules.

The Commission reviewed the blended version of the mission statement dated January 31, 2002. After discussion, there was a consensus to have a brief mission statement based on the original draft of the mission statement committee with bullet points outlining the initial goals of the development. Commissioner Colaianne will develop a draft for the next meeting on March 7, 2002 at 6:00 p.m.

10a. RESET PUBLIC HEARING FOR SHOPS OF WALDENWOODS PD

AGREEMENT AMENDMENT – Move to reset the PD Amendment Public Hearing for March 28, 2002 for Shops of Waldenwoods. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 7-0-0.

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

12. COMMITTEE REPORTS

Fountain – There is a seminar March 11, 2002 at noon at Lakepoint Manor concerning the Area Analysis of M59.

Commissioner Kalenauskas would like to attend a ZBA seminar.

Move to approve D. Kalenauskas to attend the Advanced ZBA seminar at Windham Gardens in Novi on April 9, 2002. Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

M. Germane – The unpermitted sign situation continues to multiply. Construction signage for developments is increasing, banners are going up without approvals, MacDonalds unpermitted sign is still up and advertising ground signs are everywhere. Township needs to get a handle on this.

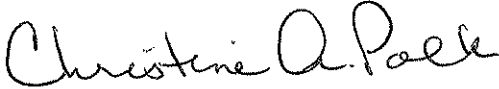
Move to set a meeting for March 21, 2002 at 6:30 p.m. to discuss sign issues and compliance options. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

Mr. Nicholson will develop information for the commissioners.


The meeting was adjourned at 9:20 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 – March 7, 2002 at 6:00 p.m.

Next Regular Meeting – March 14, 2002

March 28, 2002

Joint Meeting 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.

Revised 2/21/02