

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

AGENDA

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

PUBLIC HEARING

7. APPLICANT: NEXTEL COMMUNICATION **SPECIAL USE APPLICATION #210 IN CONJUNCTION WITH SITE PLAN #324 SECTION 16**
8. APPLICANT: BEAUCHAMP **SPECIAL USE APPLICATION #211 IN CONJUNCTION WITH SITE PLAN #325 SECTION 33**

OLD AND NEW BUSINESS

9. APPLICANT: JEFF & MARY SCHMITTIGAL / DALE COOPER **METES & BOUNDS APPLICATION #634**
10. APPLICANT: HURON SIGN CO/ SHOPS AT WALDENWOODS/ FARMER JACK **SIGN APPLICATION #396**
11. APPLICANT: HERITAGE MEADOWS **SITE PLAN APPLICATION #327 MAJOR / MINOR CHANGE STREET LIGHTING**
12. APPLICANT: ALLIED SIGNS INC/ SHOPS AT WALDERNWOODS/ BLOCKBUSTER **SIGN APPLICATION #397**
13. APPLICANT: WAYNE PERRY / MR. MCCLAIN DISCUSSION ON KENDRA LANE
14. CALL TO PUBLIC
15. COMMITTEE REPORT
16. ADJOURNMENT

NEXT SPECIAL MEETING FEBRUARY 21, 2002
NEXT REGULAR MEETING FEBRUARY 28, 2002

HARTLAND TOWNSHIP

3191 Hartland Road
Hartland, MI 48353
(810) 632-7498
FAX (810) 632-6950



Gregory T. Bogdanski
Supervisor

Ann Ulrich
Clerk

James S. Germane
Treasurer

Douglas Kuhn
Trustee

Donald Wyland
Trustee

Vicinia J. Phillips
Trustee

Donald A. Hill
Trustee

**THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS
SCHEDULED A PUBLIC HEARING:**

**THURSDAY
FEBRUARY 14, 2002
7:30 PM**

**HARTLAND TOWNSHIP HALL,
3191 HARTLAND ROAD,
HARTLAND, MI.**

**IT IS FOR THE PURPOSE OF HEARING COMMENTS FOR
APPLICANT JERRAD BEAUCHAMP / BEAUCHAMP LAWN &
SNOW SERVICES APPLICATION #211 IN CONJUNCTION WITH
SITE PLAN APPLICATION #325.**

**DENISE LUTZ
TOWNSHIP ZONING**

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** - Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Colaianne and Commissioner Phillips. Commissioner M. Germane arrived at 7:33 p.m. Also present: David Nicholson and Amy Neary of McKenna Associates and Deputy Zoning Administrator Lutz.

4. **APPROVAL OF FEBRUARY 14, 2002 AGENDA** – Move to approve the February 14, 2002 agenda as presented. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF FEBRUARY 7, 2002 MINUTES** – Move to approve the February 7, 2002 minutes as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

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

PUBLIC HEARING

7. PUBLIC HEARING: APPLICANT: NEXTEL COMMUNICATION SPECIAL USE APPLICATION #210 IN CONJUNCTION WITH SITE PLAN #324 SECTION 16 –

Present were Sean Keenan and Dan Nauman of WFI Turnkey. They reviewed the plan for placing a 150 ft monopole at Winegarner Field at 3911 Hartland Road. They reviewed a parcel map showing the other sites that had been investigated and discussed the reasons they were eliminated from consideration. Two possible pole configurations were distributed. The site would involve a 60 ft. by 60 ft. compound with a shelter, wood fence and landscaping. The site would require the removal of 3 to 4 trees. 34 ft. would be added to the access road to reach the site. Design #1 was a stealth monopole with interior antennas. It would handle 1 colocator and could have a flag flying from it. Design #2 would have an boxed exterior antenna array, 3-4 colocators and would be .85 miles from the Fire Station pole. Letters were received by the Commission from Mr. Pulice, Mr. Zatroch and Mr. Rogers is opposition to siting the pole in a residential area so close to the village.

Bruce Jellison – In response to a question about locating at this site, it was explained that the cell companies placed the towers where they had gaps in service. The more people using the cell phones, the more towers there will be and they will be closer together.

Pete Smisek - Hartland Road – The towers are aesthetically displeasing on the landscape.

Emma Winegarner – The tower in Tyrone Township that is close to Parshallville does not add anything to the desire of the residents to preserve the character of their area.

Mr. Nicholson explained that State and Federal law requires sites be provided for the location of communications network equipment.

Mr. Keenan explained that the medians of highways cannot be used but that larger areas such as rest stops can be used as tower sites.

Tom Pederson – 3900 Hartland Road - Encouraged the consideration of other sites to preserve the historic character of Hartland.

Mr. Nicholson explained that this was an ongoing issue throughout the country. The problem was trying to balance the need for the equipment to fill the demand for cell phones and other communications with the suburban / rural dislike for the towers dotting their communities. Hartland is especially hard hit having two main highways bisect it.

Lower towers and more of them is possible but costs begin to multiply with that concept. Horizontal towers are not technologically available. Higher towers have more colicators which cuts down on the number of towers.

Brien Whitcomb – 4017 Hartland Road – What is the impact on property values? Mr. Keenan stated that an independent study showed no impact. The tower site had been in negotiations with the Township and it was decided that placing it in the treeline would be the least visible site. The site described would be the least invasive.

The Public Hearing was closed at 9:05 p.m.

8. PUBLIC HEARING :APPLICANT: BEAUCHAMP SPECIAL USE APPLICATION # 211 IN CONJUNCTION WITH SITE PLAN APPLICATION #325 SECTION 33 – Mr. Beauchamp and Mr. Perry were present. Mr. Beauchamps' site on Old US 23 has not developed according to the approved site plan. The enclosed truck garage has been expanded from 72 ft. to 90 ft., the salt storage has moved and the outdoor storage has been expanded to the west and south. It goes right to the property line on the south, in violation of the setback requirements of the Ordinance.

In response to a question from Mr. Bulloch, Mr. Beauchamp responded that the landscaping was not finished and there would be more shielding of the view from US 23.

There were three variances granted by the ZBA but it was determined that the Ordinance does not give the ZBA the authority to grant variances for special use.

Mr. Beauchamp admitted that he was not in compliance with his approved site plan but felt that his business warranted the additions and other communities allowed such development.

Ms. Neary pointed out that the setbacks were specifically required by the Ordinance and neither the Planning Commission or the ZBA could grant a deviation from that requirement.

Mr. Perry will provide copies of the original site plan.

The Public Hearing closed at 9:34 p.m.

OLD AND NEW BUSINESS

9. APPLICANT: JEFF AND MARY SCHMITTIGAL / DALE COOPER METES AND BOUNDS APPLICATION #634 - Mr. Cooper was present. It was recommended that the drive be shared by the two parcels rather than have two drives running along the property line. An easement could be shown for parcels 5A and 5B to use a single drive.

Commissioner M. Germane requested copies of the original split and Mr. Cooper agreed to provide them.

The Township Engineer should check for safe site distance where the drives come into the private road.

Move to table Metes and Bounds Application #634. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT: HURON SIGN CO. / SHOPS OF WALDENWOODS / FARMER

JACK SIGN APPLICATION #396 - Ron Short was present. The sign exceeds the square footage allowed in the Ordinance. It was determined that the Planning Commission can consider amending the Planned Development Agreement to allow for larger signs.

Move to set a public hearing on March 4, 2002 for Sign Application #396. Motion M. Germane. Second Colaianne.

Commissioner M. Germane would like color copies of the proposed sign. Commissioner Kalenauskas would like to see a drawing done to scale showing the sign on the building at the size being requested.

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

11. APPLICANT: HERITAGE MEADOWS SITE PLAN APPLICATION #327

MAJOR/MINOR CHANGE STREET LIGHTING – Mr. Yaldo was present. He is requesting 20 streetlights for his 63 home development. It was determined to be a minor change to the site plan. The Commissioners expressed concern for the amount and strength of the lighting being considered. Reducing light pollution is a concern of the Commission and this would significantly add to that problem. It was advised that Mr. Yaldo revise his plan to a light at road intersections and at the entrance.

Move to determine Site Plan Application #327 to be a minor change and have the applicant submit revised plans. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 6-1-0. Nay Kalenauskas.

12. APPLICANT: ALLIED SIGNS INC. / SHOPS AT WALDENWOODS /

BLOCKBUSTER SIGN APPLICATION #397 – Tim Schaefer of Allied was present. Size of the sign requested was also an issue here.

Move to table Sign Application # 397 and reconsider at a future date. Motion M. Germane. Second Kalenauskas.

The applicant was advised to participate in the public hearing for the Planned Development Amendment for the signs or to conform to the requirements of the Ordinance. Mr. Nicholson advised that the landlord at Waldenwoods would have to agree to any amendment of the PD agreement.

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

Commissioner Kalenauskas left at 10:50 p.m.

13. APPLICANT: WAYNE PERRY / MR. MCCLAIN DISCUSSION ON KENDRA

LANE - Mr. Perry was present. Chairman Fountain summarized the results of discussion with the Board at the joint meeting. The extension of the road will have to be paved and meet the requirements of the Ordinance. The current road is an existing non-conforming road but any additions will have to meet current standards, including paving.

14. CALL TO THE PUBLIC - Mr. Bulloch requested an informal development conference concerning his plans for a game preserve.

15. COMMITTEE REPORTS

Phillips – The JM Development suit has been dismissed in the Townships' favor.

Colaianne – Walkable communities tape is available for the Planning Commission to review.

Fountain – Attended the GIS meeting which had some valuable information.

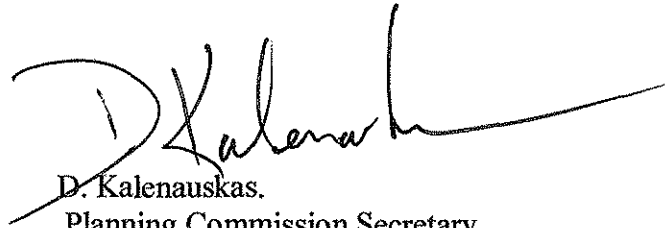
The meeting was adjourned at 11:05 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas.
Planning Commission Secretary

Next Special Meeting February 21, 2002
Next Regular Meeting February 28, 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.

Revised 1/8/02

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ATTENTION
HARTLAND TOWNSHIP RESIDENTS

**THE HARTLAND TOWNSHIP PLANNING COMMISSION
WILL BE ATTENDING
A SPECIAL JOINT MEETING
WITH THE HARTLAND TOWNSHIP BOARD**

THURSDAY, FEBRUARY 14, 2002

AT 3:30 PM

**AT LIVINGSTON COUNTY HUMAN SERVICES BUILDING
EAST COMPLEX
2300 E. GRAND RIVER
HOWELL, MI.**

**Denise Lutz
Township Zoning Assistant**

Hartland Township Board SPECIAL MEETING NOTICE

HARTLAND TOWNSHIP

3191 HARTLAND ROAD

HARTLAND, MI 48353

(810) 632-7498

Date of Meeting:	February 14, 2002 <small>(Thursday)</small>
Time of Meeting:	3:30 pm
Place of Meeting:	Liv. County Human Services Bld. (East Complex) (On Grand River, west of Latson Rd.)
Purpose of Meeting:	Visit & Discuss County G.I.S capabilities.

This notice is posted in compliance with the Open Meetings Act, Public Act 267 of 1976, as amended, MCL 41.72a(2) and (3), and the Americans With Disabilities Act.

Individuals with disabilities requiring auxiliary aids or services should contact Hartland Township Board by writing or calling Ann Ulrich, Clerk, 3191 Hartland Rd., Hartland, MI 48353. (810) 632-7498



Hartland Township Clerk

A copy of this notice is on file in the Clerk's Office

Notice Posted 2/13/02