

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL

JANUARY 24, 2002  
7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF JANUARY 24, 2002 AGENDA
3. APPROVAL OF DECEMBER 6, 2001 MEETING
4. APPROVAL OF JANUARY 17, 2002 SPECIAL MEETING MINUTES
5. CALL TO PUBLIC      PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

OLD AND NEW BUSINESS

6. OLDFORD AND HOWELL DEVELOPMENT L.L.C.      REZONING APPLICATION #295      CA TO STR  
SECTION 05
7. APPLICANT: MEADOWVIEW ESTATES II      SITE PLAN APPLICATION #295      SECTION 05
8. APPLICANT: SIGN WORKS / JET'S PIZZA HARTLAND TOWN CENTER      SIGN APPLICATION #395  
SECTION 28
9. APPLICANT: HAROKOPUS / KOLODZIEJ      METES & BOUNDS APPLICATION #632      SECTION 03
10. REPORT FROM COMMITTEE ON M59 / HARTLAND LLC
11. CALL TO PUBLIC
12. COMMITTEE REPORT
13. ADJOURNMENT

NEXT REGULAR MEETING FEBRUARY 14, 2002

1. **ROLL CALL** – The meeting was called to order by Chairman Fountain at 7:30 p.m. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Petrucci, Commissioner M. Germane and Commissioner Phillips. Absent: Commissioner Douglass and Commissioner Colaianne. Also present: Amy Neary of McKenna Associates and Deputy ZA Lutz.

2. **APPROVAL OF JANUARY 24, 2002 AGENDA** – Under item #3 add the word “minutes” to the heading.

Move to approve the January 24, 2002 Planning Commission agenda as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

3. **APPROVAL OF DECEMBER 6, 2001 MEETING MINUTES** – Move to approve the December 6, 2001 Special Meeting minutes as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

4. **APPROVAL OF JANUARY 17, 2002 SPECIAL MEETING MINUTES** – In item #4, the date should be “2002”, not “2001”.

Move to approve the January 17, 2002 Special Meeting Minutes as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

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

#### **OLD AND NEW BUSINESS**

6. **OLDFORD AND HOWELL DEVELOPMENT L.L.C. REZONING APPLICATION #295 CA TO STR SECTION 05** – Dan Howell and Dale Brewer were present for this item.

Ms. Neary summarized the 11-27-01 review letter from McKenna Associates.

Commissioner Kalenauskas stated his firm opinion that the STR district was meant to protect and preserve the unique, historic character of Parshallville and Hartland. If the district was expanded and expanded to allow for higher density contemporary development, it lost any effect in protecting the traditional “village” area. The opening statement in the STR section of the ordinance sets out the spirit of the district.

Neither “village” area has formal boundaries or has ever been incorporated as a village.

Move to recommend denial of Rezoning Application #295 for Oldford / Howell Development L.L.C. to rezone from CA to STR. STR zoning does not fit this parcel since the intent of STR is to preserve the settlement character of Parshallville and this parcel is outside of the settlement area. Motion Kalenauskas. Second M. Germane. Voice Vote. Motion Carried. 4-1-2. Nay Phillips.

Call for the question. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 5-0-2

Mr. Howell stated that the Township map was the final authority and the parcel was shown as STR. Commissioner Kalenauskas noted that the original application identified the parcel as CA and was changed by the applicant when they saw the erroneous Feb 2001 map at the Township.

**7. APPLICANT: MEADOWVIEW ESTATES II SITE PLAN APPLICATION #326 SECTION 05** – Ed Pachota and Wayne Perry of Desine Engineering were present. The site is off Bergin Road and south of the existing Meadowview development. It will add 28 sites to the existing 28. The road will be extended where the cul de sac currently exists. There will be well and septic and private roads. There are 66+ acres with 11 acres of lake.

The 1-16-02 McKenna review letter addressed access to the lake, shoreline protection, secondary access, stub streets, number of lots off the cul de sac, woodland preservation, existing buildings, easements, deed restrictions, natural trail delineation, detention basin and berm.

Commissioner M. Germane noted that a substantial amount of the open space is noted as wetlands. Mr. Perry stated that they are noted as such but rarely are they wet and are very usable.

The Fire Department will have to decide if the easement through the old Tamarack campground roads will be suitable for a secondary emergency access.

The “future expandable area” is in negotiations for purchase but nothing is final.

Move to recommend preliminary approval for Site Plan Application #326 for Meadowview Estates II with the following conditions:

1. The Fire Department review the emergency access of Tamarack Trails Court to Old US 23. The easement will be placed on the drawing to reflect that if approved. The dry hydrant location will also be reviewed by the Fire Department.

2. For final approval of the site plan, trees will be located and identified. Preservation or removal will also be noted.

3. Site Plan for the existing buildings should indicate if they will be removed or remain.

4. The nature trail should be noted as a 4 foot wide wood chip path.

5. The berm should be removed from the retention basin.

6. Move the private drive easement off the property line for lot 55 accessing lot 56.

Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 4-1-2. Nay M. Germane.

**8. APPLICANT: SIGNWORKS / JET’S PIZZA HARTLAND TOWN CENTER** - Dan Haberl was present.

Move to approve Sign Application #395 for Jet’s Pizza. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

**9. APPLICANT: HAROKOPUS / KOLODZIEJ METES AND BOUNDS APPLICATION #632 SECTION 03** – Cathy Kolodziej and Wayne Perry were present. The parcel is on Bullard and Clyde Roads. Parcels will be 1D and 2D with the barn remaining on 2D.

Move to recommend approval of Metes and Bounds Application #632 for Mary Harokopus. Tax Id. # 08-03-400-017 for purposes of the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

**10. REPORT FROM COMMITTEE ON M59 / HARTLAND L.L.C.** – Mr. Horowitz and Mr. Iacoangeli were present. Commissioner Kalenauskas distributed 2 drafts of the mission

statement for the possible special planning area. He requested review and input from the commissioners.

**CALL TO THE PUBLIC** – *Dan Callan* wished to indicate that the owners of the NE corner of the M59 / Fenton Road intersection would like to be considered for inclusion in the special planning district. Chairman Fountain advised them to put their request in writing on their letterhead and submit it to the Planning Commission with a sketch of their possible plans.

*Wayne Perry*- He questioned what needs to be done to allow the division of the ten acre parcel at the end of the lane which is an existing, non conforming access. The request is to divide the 10 acres into four parcels accessing the cul de sac off a shared driveway.  
The Planning Commission will review the situation.

## 12. COMMITTEE REPORTS

*Fountain* – Distributed topics for the joint meeting.

*M. Germane* – The Township should take a clear position on the use of the national motto.  
Ms. Neary will forward a copy of Public Act 263 concerning master plan adoption modifications.

There was a consensus of the Planning Commission to add the pledge of allegiance as an agenda item.

*Phillips* – Nothing.

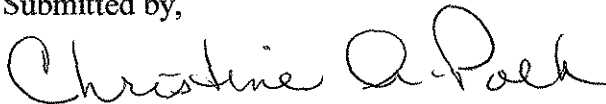
*Petrucci* – The upcoming special meetings, work session and other scheduled meetings should be listed at the bottom of each meeting agenda.

There does not appear to be any progress at the Oasis in any area. The fence is still down, car sales are going on and semi's are parking there.

The meeting was adjourned at 10:02 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 – February 14, 2001