

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
DECEMBER 13, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF DECEMBER 13, 2001 AGENDA
3. APPROVAL OF NOVEMBER 29, 2001 MINUTES
4. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

1. APPLICANT: TROY & SUZANNE BIDDIX **REZONING APPLICATION #294** CA TO SR
SECTION 32
2. APPLICANT: HAROLD OLIVER III **SITE PLAN APPLICATION #320** TO CONSTRUCT A
OFFICE BUILDING SECTION 22
3. APPLICANT: RICHARD C. WINNEUR **METES & BOUNDS APPLICATION #631** SECTION 34
4. CALL TO PUBLIC
5. COMMITTEE REPORT
6. ADJOURNMENT

NEXT REGULAR MEETING DECEMBER 20, 2001

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

2. APPROVAL OF DECEMBER 13, 2001 AGENDA – Renumber agenda items 1 – 10. Move to approve the December 13, 2001 Planning Commission agenda as amended. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 4-0-3.

3. APPROVAL OF NOVEMBER 29, 2001 MINUTES – Check to see if these have already been approved. Move to table the November 29, 2001 Planning Commission minutes approval. Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 4-0-3.

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

OLD AND NEW BUSINESS

5. APPLICANT: TROY AND SUZANNE BIDDIX – Wayne Perry was present for this item. Move to approve Rezoning Application #294 for Troy and Suzanne Biddix from CA to SR in Section 32. Tax Id. # 08-32-400-003. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 4-0-3.

Mr. Nicholson requested Mr. Perry to check on and provide the Township with a correct address for Mr. and Mrs. Biddix since letters to them had been returned both to McKenna and the Township. Mr. Perry agreed.

6. APPLICANT: HAROLD OLIVER III SITE PLAN APPLICATION #320 TO CONSTRUCT AN OFFICE BUILDING SECTION 32 – Mr. Oliver was present. He stated that all the items requested in the last review had been added to the plan.

Mr. Nicholson summarized the McKenna review letter of December 5, 2001. The two remaining items were the M59 sidewalks and a cross access easement agreement with the adjoining property.

Mr. Oliver brought material samples and was approved to use cultured stone instead of brick for the exterior requirement.

Move to recommend approval for Harold Oliver III for Site Plan Application #320 to construct an office building in Section 22. The revised site plan is dated November 27, 2001. This recommendation is subject to the installation of sidewalks along M59 per the requirements of the Zoning Ordinance. Also, consistent with the site plan approval granted to the adjoining property to the west, a cross access easement agreement shall be provided prior to approval. Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 4-0-3.

It was noted that the adjoining property to the west was required by their site plan approval to close their west access and share the access with Mr. Oliver's property. This was advised by MDOT and was part of the site plan approval for that property. This can be implemented when Mr. Oliver's construction is complete.

Mr. Nicholson noted that there should be a system in place to forward information from the Planning Commission meetings to the Zoning Administrator in a consistent manner.

7. APPLICANT: RICHARD C. WINNEUR METES AND BOUNDS APPLICATION #631 SECTION 34 – Mr. Winneur was present. Due to the wetlands, raised septic fields will be required. The land usage is limited by the amount of regulated wetlands in the area. The survey is currently underway.

There should be an adjustment to the check list per Ordinance sections 31.03.D (Legal for existing parcel) and 31.04.B (Legal for resulting parcels).

Move to recommend approval for Metes and Bounds Application #631 for Richard C. Winneur. Tax Id. # 08-34-400-014. Approval per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 4-0-3.

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

9. COMMITTEE REPORTS

Fountain – Sanitary systems on commercial property are reviewed by Tetra Tech MPS. The ZBA granted Mr. Oliver a setback variance. Variances were also granted to Mr. Beauchamps but it was noted by Mr. Nicholson that the ZBA does not have authority to do so within the bounds of a special use. A new special use is needed in this situation and this involves site development standards which are not subject to a variance by the ZBA. The Ordinance does not grant the ZBA this authority.

The agenda for the next meeting has been distributed.

There is a SEMCOG meeting Tuesday, December 18, 2001 at the Buehl Building in Detroit for the Mobil station request for funding.

The RM Motorsports tour is Wednesday, December 19, 2001.

An impromptu used car lot has sprung up on the south west corner of M59 and Pleasant Valley Road. The ZA will be informed.

The very distracting reader board installed by McDonald's on their non conforming sign will be acted upon by the Zoning Administrator.

A system needs to be in place to check for compliance with approved site plan requirements.

There was a article in the Detroit News about the formation of a Hartland Historic District.

There are few options for the township to take action on the Oasis site.

Mr. Nicholson noted that the new owners of Hartland Glens Golf Course would like to work with the Township on the special planning district.

There has been a FOIA request from the newspaper for the Howell/Oldford application zoning maps.

The meeting was adjourned at 9:03 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A Polk
Recording Secretary



D. Kalenatskas
Planning Commission Secretary

Next regular meeting – December 20, 2001