

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
NOVEMBER 29, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF NOVEMBER 29, 2001 AGENDA
3. APPROVAL OF NOVEMBER 8, 2001 MINUTES
4. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

5. APPLICANT: TROY & SUZANNE BIDDIX **REZONING APPLICATION #294** CA TO SR
SECTION 32

OLD AND NEW BUSINESS

6. APPLICANT: CARL CURTIS METES & BOUNDS APPLICATION #630 SECTION 14
7. APPLICANT: WALDEN & ASSOC. METES & BOUNDS APPLICATION #629 SECTION 20
8. APPLICANT: CAROLE GRANT **SPECIAL USE APPLICATION #208** IN CONJUNCTION
WITH **SITE PLAN APPLICATION #322** FOR STABLE AND RIDING ARENA SECTION 05
9. APPLICANT: MARTIN HAMWAY METES & BOUNDS APPLICATION #628 SECTION 17
10. CALL TO PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

NEXT REGULAR MEETING DECEMBER 13, 2001

HARTLAND TOWNSHIP

3191 Hartland Road

Hartland, MI 48353

(810) 632-7498

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Gregory T. Bogdanski
Supervisor

Douglas Kuhn
Trustee

Ann Ulrich
Clerk

Donald Wyland
Trustee

James S. Germane
Treasurer

Vicinia J. Phillips
Trustee

Donald A. Hill
Trustee

ATTENTION

HARTLAND TOWNSHIP RESIDENTS

**THE HARTLAND TOWNSHIP PLANNING COMMISSION
HAS RE-SCHEDULE TWO OF THEIR REGULAR SCHEDULED MEETING DUE
TO THE HOLIDAYS**

THURSDAY, NOVEMBER 29, 2001
(FROM THURSDAY, NOVEMBER 22, 2001)

AND

THURSDAY, DECEMBER 20, 2001
(FROM THURSDAY, DECEMBER 27, 2001)

AT 7:30 PM

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

Posted by Denise Lutz
Township Zoning Assistant

1. **ROLL CALL** - The meeting was called to order by Chairman Fountain at 7:30 p.m. Members present: Chairman Fountain, Commissioner Phillips, Commissioner Petrucci, Commissioner Colaianne and Commissioner M. Germane. Absent: Vice Chairman Douglass and Commissioner Kalenauskas. Also present: David Nicholson and Amy Neary of McKenna Associates and interim Zoning Administrator Bill Brownfield.

2. **APPROVAL OF NOVEMBER 29, 2001 AGENDA** – Make item #3a Approval of November 15, 2001 minutes.

Move to approve the November 29, 2001 Planning Commission agenda as amended. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

3. **APPROVAL OF NOVEMBER 8, 2001 MINUTES** – Move to approve the November 8, 2001 minutes as presented. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

3a. **APPROVAL OF NOVEMBER 15, 2001 MINUTES** - Commissioner M. Germane stated that he arrived earlier than indicated in the minutes. In item #4 spell “Mangus” not “Magnus”. Page 2, paragraph 2 should read “in Hartland” not “is Hartland”.

Move to approve the November 15, 2001 Planning Commission minutes as amended. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

5. **PUBLIC HEARING – APPLICANT: TROY & SUZANNE BIDDIX REZONING APPLICATION #294 CA TO SR SECTION 32** – Wayne Perry was present for this item. The parcel will become part of Meadow View Estates if the rezoning is approved. In prior meetings, there had been concern about the proximity of several homes to the lake and wetlands. If the 10 acres is approved to be rezoned and included in Meadow View, the 10 acres to the north and west which is wetlands and the head waters of Ore Creek will be attached to the Biddix property and will not be developed.

Bill Garcia of Bitten Drive lives across from the south portion of the proposed rezoning. He questioned if there was any access planned other than Bergin Road. Mr. Perry stated that the only access planned was from Bergin Road and no access would come from Bitten Drive.

Upon a question from Commissioner Colaianne, Mr. Perry explained that for emergency situations, the old Camp Tamarack access could be used but it was not a daily use access for the development.

The public hearing was closed at 7:45 p.m.

OLD AND NEW BUSINESS

APPLICANT: CARL CURTIS METES AND BONDS APPLICATION #630 SECTION 14 - Wendy Parsons of Boss Engineering was present. She noted that the house at 12940 is shown on the drawing but the septic field for the house is not labeled as such.

Mike Karlota questioned if the setbacks were correct. Ms. Parsons stated that the setback shown as 10 ft. was actually drawn at 15 ft. and mislabeled.

A note should be added to the drawing indicating there are deed restrictions.

Dan Giles stated that the deed restrictions required the resident architect to review any house plans.

Move to recommend approval of Metes and Bounds Application #630 for Cart Curtis. Tax Id. # 08-14-200-020 subject to the general restrictions provided in the packet and note referring to those restrictions to be included on the drawing. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

7. APPLICANT: WALDEN & ASSOCIATES METES AND BOUNDS APPLICATION # 629 SECTION 20 – Jeff Thompson was present. Phase One of the shopping center that is now in construction is being split off. The TCF and CVS parcels are not included.

Move to recommend approval of Metes and Bounds Application #629 for Walden & Associates Tax Id. # 08-20-400-008 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.

Commissioner Petrucci questioned if the main sign on the corner was being built as approved. Mr. Thompson stated that it was.

8. APPLICANT: CAROLE GRANT SPECIAL USE APPLICATION #208 IN CONJUNCTION WITH SITE PLAN APPLICATION #322 FOR STABLE AND RIDING ARENA SECTION 05 – Pete Finkbeiner of Boss Engineering was present with Michael Kane and Carole Grant. The parcel is 38 acres. The proposed plan continues the past and current use. Two buildings will be removed and a new 30 stall barn built. This will impact about 5 of the 38 acres. A gravel drive will be installed to redirect traffic to the paved parking area.

The November 27, 2001 review letter from McKenna had the following points as outlined by Ms. Neary.

Site Plan -Notations to be added to the plan : additional barrier free space, dust control plan and location and detail of lighting fixtures existing or planned.

The Commission must decide if the existing vegetation can be used to satisfy the ordinance requirements.

The Commission must decide on the application of the current architectural standards.

Special Use – Define the location and method of waste storage on plan.

It was the consensus of the Commission to waive the requirement for 30% exterior brick for the barn/stable.

Mr. Finkbeiner stated that there had been research and no applicable deed restrictions had been found. Some parcels have restrictions but agricultural uses are allowed.

Mr. Finkbeiner stated there were no issues with items requested by Tetra Tech MPS and he would contact them and incorporate them in the plan prior to Board action.

Move to recommend approval of Special Use Application #208 in conjunction with Site Plan Application #322 for Carole Grant. Tax Id. # 08-05-400-00. Items 1-6 in the Tetra Tech review letter of November 28, 2001 will be addressed prior to Board approval. The following notations will be shown on the plan – show additional barrier free space in parking, all stables will be maintained so odor, dust, noise and drainage will not create a nuisance or hazard to adjoining properties and illustrate the areas and limits of waste management. The Planning Commission

provides a waiver on architectural standards due to the agricultural nature of the facility as a barn / stable. Existing trees in the north west corner are considered to be part of the landscaping requirements of the ordinance and are not to be removed. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

The applicant was advised that any approval of site plan or special use does not include approval of any signs that may be shown on the plan. Sign approval is a separate application and approval process.

The maneuvering aisle in the parking lot must be 24 ft. wide.

9. APPLICANT: MARTIN HAMWAY METES AND BOUNDS APPLICATION #628 SECTION 17 – Mr. Hamway was present with Mr. Perry. The sight distance was approved but there is still vegetation to be removed for the clear vision area. Copies of the sub soil evaluation were received at the meeting.

Move to recommend approval of Metes and Bounds Application #628 for Martin Hamway. Tax Id. # 08-17-100-015 per the State Land Division and the Hartland Township Zoning Ordinance #37. Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

11. COMMITTEE REPORTS

Fountain – McDonalds has put up a new, unapproved sign. It has been reported to the Zoning Administrator for action.

Phillips – The Mobil station at Clyde and US 23 is being sold. The purchaser has requested a USDA loan through SEMCOG. The Supervisor would like some input from the Planning Commission on this issue. The planning consultants will also provide information.

Move that regarding the November 15, 2001 correspondence concerning the Mobil station at US 23 and Clyde Road, McKenna will prepare a letter for the Supervisor outlining Planning Commission concerns. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

Petrucci – Many negative comments have been received on the look of the new fire station due to the way it sits so low in relation to the Township Hall.

Phillips - The Planning Commission should support participation in the water quality survey.

Move that the Planning Commission draft a letter of support for Hartland's participation in the Water Quality Grant Study. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

M. Germane – Is the new Zoning Administrator working yet? Yes, since Thursday.

Fountain- The Planning Commission does not need to tour RM Motorsports. The plan will be evaluated according to the requirements of the ordinance.

Letters have been received from the developers of the M59 / Pleasant Valley concept. Copied and distributed.

Move to schedule a work session on December 6, 2001 at 7:30 p.m. for the purpose of continuing work on the comprehensive plan revision. Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

A letter has been received concerning setbacks at various locations in the township and whether or not they are proper.

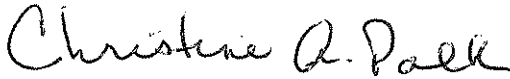
There are many signs and issues in the township that are in violation of the ordinance. There is an enforcement void in the ordinance. Noted: resale store in plaza has no sign approval, new McDonalds sign, truck parking at Oasis, MSI eyesore and illegal signs at Oasis. Action needs to be taken to correct this.

Colaianne – It would help enforcement if tickets could be issued to force compliance with the ordinance regulations.

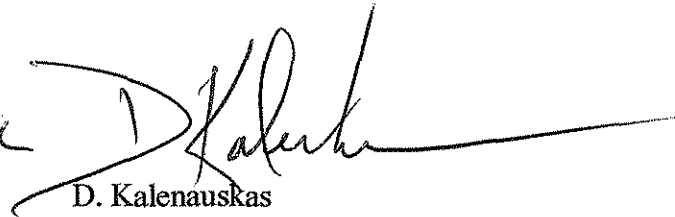
The meeting was adjourned at 9:55 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Regular Meeting – December 13, 2001

Next Work Session – December 6, 2001

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.
5. 5/3/01 Deputy Zoning Administrator - Help with Ordinance Enforcement
6. 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.
7. 6/28/01 Presentation of lighting ordinance
8. 6/28/01 Formulate transitional zoning for CA to SR. Draft distributed at July 13, 2001 meeting by Mr. Nicholson
9. 8/23/01 Review the timeline and requirements for completion of sign reviews.
10. 9/13/01 Further review of signs - sizes and percentage of wall coverage.
11. 10/25/01 Have Fredd Dillingham in for presentation on expanding tax base - high tech businesses