

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
NOVEMBER 08, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF NOVEMBER 08, 2001 AGENDA
3. APPROVAL OF OCTOBER 25, 2001 MINUTES
4. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

5. APPLICANT: CAROLE GRANT **SPECIAL USE APPLICATION #208** IN CONJUNCTION WITH
 SITE PLAN APPLICATION #322 FOR STABLE AND RIDING ARENA SECTION 05

OLD AND NEW BUSINESS

6. APPLICANT: JERRAD BEAUCHAMP **SITE PLAN APPLICATION #325** REQUEST A MINOR
 OR MAJOR CHANGE TO **SITE PLAN APPLICATION #300** SECTION 33
7. APPLICANT: TROY & SUZANNE BIDDIX TO RESET PUBLIC HEARING DATE FOR **REZONING**
 APPLICATION #294 CA TO SR SECTION 32
8. APPLICANT: OLDFORD AND HOWELL DEVELOPMENT L.L.C. TO SET A PUBLIC HEARING
 DATE FOR **REZONING APPLICATION #295** CA TO STR SECTION 05
9. APPLICANT: HAROLD OLIVER III **SITE PLAN APPLICATION #320** TO CONSTRUCT A
 OFFICE BUILDING SECTION 22

10. CALL TO PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

NEXT REGULAR MEETING NOVEMBER 29,2001

1. **ROLL CALL** – The meeting was called to order by Chairman Fountain at 7:30 p.m. Members present: Chairman Fountain, Commissioner Petrucci, Commissioner Phillips and Commissioner Kalenauskas. Vice Chairman Douglass arrived at 7:33 p.m., Commissioner M. Germane arrived at 7:34 p.m. and Commissioner Colaianne arrived at 7:45 p.m. Also present: David Nicholson and Amy Neary of McKenna and Associates.

2. **APPROVAL OF NOVEMBER 8, 2001 AGENDA** – Move to approve the November 8, 2001 Planning Commission agenda as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.

3. **APPROVAL OF OCTOBER 25, 2001 MINUTES** – Move to approve the October 25, 2001 Planning Commission minutes as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 4-0-3.

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

PUBLIC HEARING

5. **APPLICANT : CAROLE GRANT SPECIAL USE APPLICATION #208 IN CONJUNCTION WITH SITE PLAN APPLICATION #322 FOR STABLE AND RIDING ARENA SECTION 05** – Carole Grant and Michael Kane were present. Mr. Kane reviewed the proposed plan. 38.7 acres is proposed to house 28 horses. There is a gas pipeline easement that cuts through the property. Ms. Grant emphasized that she trains for a high level of competition and there will not be any changes in the operation of her stable. There will not be horses rented out to the public.

Dave Wilkin questioned who was liable for any accidents or legal action concerning the private road. Mr. Nicholson explained that the normal responsibility assigned to each resident of a private road would apply.

Tonya Grant – Other users of the road (UPS delivery, mail delivery, etc) would create the same liability risk. There is currently a landscape business being conducted off the same road.

Beryl Wilkin – Was a permit issued from the DNR for this activity? A permit is not required from the DNR to upgrade the site as long as it does not impact wetlands and other protected features.

Is it possible to access the site at another point? Ms. Grant tried to by property to create another access but was unable to do so. There are three employees that live on the property. Ms. Grant estimated that her site generates 10-12 trips per day including grocery and other domestic activities. Ms. Grant agreed to considering paying a higher percentage of the maintenance costs for the road for her use in having deliveries and other activities.

Rick Patterson spoke for Mr. Hajciar to address the deed restrictions. Mr. Nicholson explained that the Township should be aware of the deed restrictions but was not of the business of enforcing them. This was a legal matter for the civil action between private parties. The deed restrictions must be on the site plan but the Township does not enforce them.

Ms. Grant pointed out that the horse farm was there when many of the neighbors moved in.

Mr. Nicholson explained that the Township can grant the special use but limit the type of activity on the site by virtue of the special use. This can control the amount of traffic, hours of operation, size and type of events permitted and other negotiated issues.

John Koss has lived across from the stable site for 10 years and stated that he had no problems with the proposed use and had no issues with past activities.

Ms. Grant stated a willingness to work with the neighbors and try to address any concerns. They are trying to upgrade the site which has been used for horse training since the early 1980's.

Mr. Hajciar wants to see the final site plan and negotiate the terms of the special use. The Township does not require his participation in the approval process beyond the public hearing. He also questioned if the spreading of manure on the property would impact Parshallville Pond. It is allowable for the manure to be spread on the property. There was acreage for this to be done.

The public hearing was closed at 8:35 p.m.

OLD AND NEW BUSINESS

6. JERRAD BEAUCHAMP SITE PLAN APPLICATION #325 REQUEST A MINOR OR MAJOR CHANGE TO SITE PLAN APPLICATION #300 SECTION 33 - Some changes have already been done to the site. The applicant was aware through conversations with the Zoning Administrator that he was required to get approval for the changes and they may not be approved. The areas of change are the salt storage unit, location of other storage bins, south entrance and expansion of the covered truck area.

Mr. Kalenauskas noted that the bins are now encroaching into the US 23 setback. A variance was already granted for the truck area. Expansion into this area would require another variance from the ZBA.

Move to consider Site Plan Application #325 to be a major change to Site Plan Application #300 per Section 33.02.k.4. Motion M. Germane. Second Phillip. Voice Vote. Motion Carried. 7-0-0.

7. APPLICANT : TROY AND SUZANNE BIDDIX TO RESET PUBLIC HEARING DATE FOR REZONING APPLICATION #294 CA TO SR SECTION 32 – Move to set a Public Hearing for Rezoning Application #294 for Troy and Suzanne Biddix for November 29, 2001. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

8. APPLICANT: OLDFORD AND HOWELL DEVELOPMENTS L.L.C. TO SET A PUBLIC HEARING DATE FOR REZONING APPLICATION #295 CA TO STR SECTION 05 – Dale Brewer was present for this item. The legal description for this application is not complete.

Move to set a Public Hearing for December 20, 2001 for Rezoning Application #295 if the legal information for the rezoning is submitted in a timely fashion and if the administrative office can review it and determine if the legal description is adequate for legal publication. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-1-0. Nay Kalenauskas.

9. APPLICANT: HAROLD OLIVER III SITE PLAN APPLICATION #320 TO CONSTRUCT AN OFFICE BUILDING SECTION 22 – Brad Peterson of Equinox was present. The location is at Cundy Road and M59. The 1 on 5 detention area has been redesigned to be 1 on 6. The applicant is requesting a waiver on the exterior materials requirements. The October 22, 2001 McKenna review includes parking variance, documentation of access rights, show further photometric information on the plan, general deed restriction notation, % of exterior materials used, revised elevations and architectural standards compliance.

It was the consensus of the Commission that the applicant should meet the architectural standards and increase the amount of stone on the exterior to meet the requirements for 30 % brick.

Move to table Site Plan Application #320. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

10. CALL TO THE PUBLIC

Dan Callan representing the Giegler property at M59 and Pleasant Valley requested that they be considered part of the special planning area being considered at that location.

11. COMMITTEE REPORTS

Move to change the December 27, 2001 Planning Commission regular meeting to December 20, 2001. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

Fountain – At the November 15 meeting there will be a SEMCOG water quality study presentation as well as Fred Dillingham discussing economic development. This will be a joint meeting with the Township Board.

Kalenauskas – Status of replacing the Zoning Administrator? Commissioner Phillips stated that there would be a meeting Tuesday with Mr. Brownfield, retired zoning administrator for Commerce Township. Trustee Phillips is currently helping Supervisor Bogdanski cover the position.

M. Germane – Distributed an informational document on the M59 advisory board. The Yankee Carpenter sign is oversized and was approved in error.

Phillips – The Oasis site is still not showing signs of much progress. None of the promises made by the applicant about sign removal and demolition have occurred.

Douglass - The manufactured home development has eliminated some of the lighting on site.

The meeting was adjourned at 9:40 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 – November 29, 2001
Joint Township Board/ Planning Commission Work Session – November 15, 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