

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

AGENDA

1. ROLL CALL
2. APPROVAL OF SEPTEMBER 13, 2001 AGENDA
3. APPROVAL OF AUGUST 23, 2001 MINUTES
4. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

- 5. APPLICANT: MEADOW VIEW ESTATES #2 REZONING APPLICATION #293 CA TO SR
SECTION 32
- 6. APPLICANT: HARTLAND TOWNSHIP TO SET PUBLIC HEARING DATE FOR SPECIAL USE
APPLICATION #207 IN CONJUNCTION WITH SITE PLAN APPLICATION #321 FOR AND ADDITION
SECTION 16

OLD & NEW BUSINESS

7. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #291 TO
AMEND THE CURRENT ZONING ORDINANCE TO ADD RE RURAL ESTATE RESIDENTIAL ZONING
- 8. APPLICANT: HARTLAND ESTATES WEST / JOE ROTONDO FINAL APPROVAL FOR SITE PLAN
APPLICATION #302 TO CONSTRUCT RESIDENTIAL SITE CONDOMINIUM UNITS SECTION 19
9. APPLICANT: MARK & MARION HAMMERLE METES & BOUNDS APPLICATION #625 SECTION 18
10. APPLICANT: DENNIS TEAL METES & BOUNDS APPLICATION #627 SECTION 18
11. APPLICANT: SHOPS AT WALDENWOODS PERMANENT SIGN APPLICATION #332 SECTION 21
12. APPLICANT: CARROLL INSTALLATIONS / CURVES FOR WOMEN PERMANENT WALL SIGN
APPLICATION #392 SECTION 28
13. CALL TO PUBLIC
14. COMMITTEE REPORT
15. ADJOURNMENT

NEXT REGULAR MEETING SEPTEMBER 27, 2001

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 Colaianne and Commissioner Phillips. Commissioner M. Germane arrived at 7:35 p.m. Absent: Commissioner Douglass. Also present: David Nicholson of McKenna Associates and ZA Christensen.

2. APPROVAL OF SEPTEMBER 13, 2001 AGENDA - Add as item # 3a Approval of August 29, 2001 minutes. Add as item # 6a Hartland-M59 LLC . Add as item #12a Discussion of the master plan class.

Move to approve the September 13, 2001 Planning Commission agenda as amended. Motion Petrucci. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

3. APPROVAL OF AUGUST 23, 2001 MINUTES – Move to approve the August 23, 2001 Planning Commission minutes as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

3a. APPROVAL OF AUGUST 29, 2001 MINUTES – Move to approved the August 23, 2001 Planning Commission minutes as presented. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

4. CALL TO THE PUBLIC – Michael Horowitz and Keith Tianen came forward but were informed that Hartland – M59 LLC had been made an agenda item.

5. PUBLIC HEARING – APPLICANT: MEADOW VIEW ESTATES #2 REZONING APPLICATION #293 CA TO SR SECTION 16 - Wayne Perry was present and reviewed the application. The parcel is masterplanned SR. Chairman Fountain solicited questions from the audience.

Lois Lanehart 9525 Bitten Drive, Brighton – Does the property touch the lake? Yes. Is there ~~Bergin~~ Road access? Yes. Are there plans to access the lake? Not at this time. Ms. Lanehart expressed concern with the possibility of increased traffic on the small lake.

Mr. Perry explained that SR in Hartland required a ¾ acre lot.

Elaine Stempowski 9541 Bitten Dr. Brighton – What is the building time frame? Next summer. There are currently 28 units in Meadowview, there is no firm figure about the additional units to be placed on the current parcel if it is rezoned.

Commissioner Phillips expressed concern about the fragile watercourse considerations and when they would be addressed.

The public hearing was closed at 7:50 p.m.

6. APPLICANT: HARTLAND TOWNSHIP TO SET A PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #207 IN CONJUNCTION WITH SITE PLAN

APPLICATION #321 FOR AN ADDITION SECTION 16 – Move to set a public hearing on Special Use Application #207 in conjunction with Site Plan Application # 321 for Hartland Township on September 27, 2001. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

6a. HARTLAND – M59 LLC DISCUSSION – Keith Tianen and Michael Horowitz were present. They have had several informal meetings and are now requesting a special meeting to present their plan in more detail. They feel the Ordinance does not address their concept and they want to request a special planning area.

Chairman Fountain advised them that the entire Commission has not reviewed their plan. The submission of an application would have everyone informed as to what was proposed.

Mr. Nicholson stated that he had worked with them and told them that the Township was proceeding with masterplan revision.

Move to set a Special Planning Commission meeting on October 4, 2001 for Hartland – M59 LLC at 7:30 p.m. The Township Board and ZBA are also invited to attend. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

OLD & NEW BUSINESS

7. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #291 TO AMEND THE CURRENT ZONING ORDINANCE TO ADD RE RURAL ESTATE RESIDENTIAL ZONING - There were no further changes to the zoning amendment from the Planning Commission.

Move to recommend approval of Zoning Amendment #291 to add RE (Rural Estate) per the McKenna memo dated July 25, 2001 with the correction noted on 16.0.1, Motion Kalenauskas. Second M. Germane. Voice Vote. Motion Carried. 6-0-1.

8. APPLICANT: HARTLAND ESTATES WEST / JOE ROTONDO FINAL APPROVAL FOR SITE PLAN APPLICATION #302 TO CONSRUCT RESIDENTIAL SITE CONDOMINIUM UNITS SECTION 19 – Mr. Rotondo and Mr. Perry were present. Mr.

Perry reviewed the application. The development will be served by the new water system. Mr. Perry agreed to include the 10 items in the Tetra Tech MPS review memo in the plan.

There was another extensive discussion of the MDOT right of way request in this area of M59 and it was determined to be excessive. MDOT will not commit to any firm information. The Township, the applicant and Mr. Nicholson have tried to get firm information on MDOT's right of way requirements to no avail.

Mr. Nicholson reviewed his letter. Mr. Perry agreed to add the notations requested and submit a copy of the final master deed and by-laws.

Move to recommend final approval of Site Plan Application #302 for Hartland Estates West / Joe Rotondo for the construction of residential site condominiums in Section 19. The plan will include the items in the Tetra Tech MPS review agreed to by the applicant and the 4 points in the McKenna review fo September 6, 2001 as follows:

1. Add notation of planting schedule.
2. Add notation of utilities being underground.
3. Add notation of any state or county permits or indicate none needed.
4. Forward a copy of the final master deed and by-laws to McKenna.

Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 5-0-1-1. Abstain Commissioner Petrucci.

9. APPLICANT: MARK AND MARION HAMMERLE METES AND BOUNDS

APPLICATION #625 SECTION 18 – Mr. Hammerle was present. He is seeking 4 splits on 10.1 acres.

Mr. Nicholson suggested a hammerhead turn around at the end of the shared driveway.

Move to recommend approval of Metes and Bounds Application # 625 for Mark and Marion Hammerle. Tax Id. # 08-18-300-077 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1

10. APPLICANT: DENNIS TEAL METES AND BOUNDS APPLICATION #627

SECTION 18 – Mr. Teal was present with Wendy Parsons of Boss Engineering. Per the request of the Health Department, the boundary lines near perc number 7 were moved.

Move to recommend approval of Metes and Bounds Application #627 for Dennis Teal including the revision of the percs. This recommendation is per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 6-0-1.

11. APPLICANT: SHOPS AT WALDENWOODS PERMANENT SIGN APPLICATION

#332 SECTION 21 - Jeff Thompson was present. The Township logo was removed at the request of the Historical Society.

Commissioner M. Germane reviewed the sign and found no problems.

Move to approve Permanent Wall Sign Application #332 for Shops at Waldenwoods per Article 9. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

12. APPLICANT: CARROLL INSTALLATIONS / CURVES FOR WOMEN

PERMANENT WALL SIGN APPLICATION #392 – John Carroll was present. The old sign on the building will be removed before the new one goes up.

Move to approve Permanent Wall Sign Application #392 for John Carroll / Curves for Women. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

There was discussion that the sign seemed to large for the size of the building. Consideration should be given to the percentage of the wall area the sign covers. Add further sign review to the active issues list.

12a. MASTERPLAN CLASS DISCUSSION - Some members felt that they had already covered much of the information presented but benefited from the update. Delete use of “master plan” and replace with “comprehensive plan”.

Census data will not be available until summer 2002.

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

14. COMMITTEE REPORTS

Phillips – One Board member and one Commission member are approved to go to the planning conference on Mackinaw Island.

Move to set a Planning Commission meeting for September 20, 2001 for work on the comprehensive plan. Motion Petrucci. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

The Commission will plan for one meeting per month to work on the comprehensive plan.

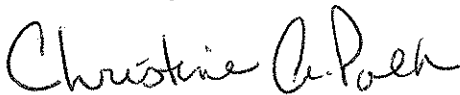
Petrucci - The Planning Commission should consider beginning their meetings with the pledge of allegiance as does the Board.

M. Germane – Should the Commission agenda use the same format as the Board? Mr. Nicholson suggested the use of a consent agenda.
There is a September 24, 2001 M59 Corridor Committee meeting. There will also be a public meeting November 7, 2001 to present future plans.

The meeting was adjourned at 10:01 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 – September 27, 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.