

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
JULY 26, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF JULY 26, 2001 AGENDA
3. APPROVAL OF JULY 19, 2001 MINUTES
4. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**
5. APPLICANT: OASIS INVESTMENTS OF HARTLAND L.L.C. TO SET PUBLIC HEARING DATE FOR **SPECIAL USE PERMIT APPLICATION #206** IN CONJUNCTION WITH **SITE PLAN APPLICATION #318** TO CONSTRUCT A GAS STATION AND CONVENIENCE STORE
6. APPLICANT: HARTLAND TOWNSHIP **ZONING AMENDMENT APPLICATION #291** TO AMEND THE CURRENT ZONING ORDINANCE TO ADD **RE RURAL ESTATE RESIDENTIAL ZONING DISTRICT**
7. APPLICANT: HARTLAND TOWNSHIP **ZONING AMENDMENT APPLICATION #292** TO AMEND THE CURRENT ZONING ORDINANCE TO ADD EXTERIOR LIGHTING STANDARDS
8. APPLICANT: OASIS INVESTMENTS OF HARTLAND L.L.C. **METES & BOUNDS APPLICATION #622** SECTION 21
9. APPLICANT: TTS 2, INC. / DESINE, INC **SPECIAL USE APPLICATION #205** IN CONJUNCTION WITH **SITE PLAN APPLICATION #316** ADDITION TO EXISTING BUILDING SECTION 28
10. APPLICANT: ROBERT T. BARRY **METES & BOUNDS APPLICATION #619** IN CONJUNCTION WITH **PRIVATE ROAD APPLICATION #121** SECTION 12
11. APPLICANT: LELAND B. BROWN **METES & BOUNDS APPLICATION #620** SECTION 23
12. APPLICANT: HARTLAND TOWNSHIP DISCUSSION ON MASTER PLAN PROPOSAL
13. CALL TO PUBLIC
14. COMMITTEE REPORT
15. ADJOURNMENT

NEXT REGULAR MEETING AUGUST 9, 2001

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JULY 26, 2001 - TOWNSHIP HALL - 7:30 P.M.**

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

2. APPROVAL OF JULY 26, 2001 AGENDA - Move to approve the July 26, 2001 Planning Commission agenda as presented. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 7-0-0.

3. APPROVAL OF JULY 19, 2001 MINUTES - Item #5 - Although the minutes are in the correct chronological order, Commissioner M. Germane would like the paragraph on the attorney response to noise and blight ordinance drafts to be moved down to item #6.

Move to approve the July 19, 2001 Planning Commission work session minutes as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

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

5. APPLICANT: OASIS INVESTMENTS OF HARTLAND L.L.C. TO SET PUBLIC HEARING DATE FOR SPECIAL USE PERMIT APPLICATION #206 IN CONJUNCTION WITH SITE PLAN APPLICATION #318 TO CONSTRUCT A GAS STATION AND CONVENIENCE STORE - Move to set a public hearing for Oasis Investments L.L.C. Special Use Application #206 in conjunction with Site Plan Application #318 for August 9, 2001. Motion Phillips Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

Mr. Nicholson noted that as of this time, McKenna Associates have not received a site plan for this applicant.

6. APPLICANT: HARTLAND TOWNSHIP TO SET PUBLIC HEARING DATE FOR ZONING AMENDMENT APPLICATION #291 TO AMEND THE CURRENT ZONING ORDINANCE TO ADD RE (RURAL ESTATE) RESIDENTIAL ZONING DISTRICT - Move to set a public hearing on August 23, 2001 for Hartland Township Zoning Amendment application #291 to amend the current zoning ordinance to add the RE (Rural Estate) zoning district. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

7. APPLICANT: HARTLAND TOWNSHIP TO SET PUBLIC HEARING ON ZONING AMENDMENT APPLICATION #292 TO AMEND THE CURRENT ZONING

ORDINANCE TO ADD EXTERIOR LIGHTING STANDARDS - Move to set a public hearing on August 23, 2001 for Zoning Amendment Application #292 to amend the current zoning ordinance to add exterior lighting standards. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 7-0-0.

8. APPLICANT: OASIS INVESTMENTS OF HARTLAND L.L.C. METES AND BOUNDS APPLICATION # 622 SECTION 21 - Dan Zintsmaster was present. The purchaser of the corner lot being split off wants to have the new station open by the end of the year. The current building is to be demolished, underground tanks removed, soil tested, pumps removed and canopy demolished.

Mr. Nicholson noted that the Ordinance requires obsolete signs to be removed within 30 days of the closing of the business. The Oasis signs are long overdue for removal and should be taken out immediately.

Mr. Zintsmaster stated that they are currently gathering bids for the demolition and were hoping to move forward at the end of August. He was advised that the Township would required that the site be kept secure during demolition and contamination removal.

Sewer REU's were going with the parcel being split.

Mr. Zintsmaster agreed to remove the sign on M59 but wanted to discuss the 75 ft. sign on the US 23 side of the property. He was advised that the sign was non-conforming and had to be removed. He was also advised that only one sign was allowed at the location.

Commissioner Petrucci advised the applicant to devise a system or install a barrier to keep semi-trailers from parking on site as they have in the past.

Move to recommend approval of Metes and Bounds Application #633 for Oasis Investments L.L.C. with the condition that all signs will be removed on the proposed metes and bounds and parent parcel per Article 9 Section 9.03.G & H. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: TTS 2, INC. / DESINE, INC. SPECIAL USE APPLICATION #205 IN CONJUNCTION WITH SITE PLAN APPLICATION #316 ADDITION TO EXISTING BUILDING SECTION 28 - Wayne Perry was present with Howard Ellman of Dynamic Designs. Mr. Perry stated that they had incorporated most of the suggestions from the last meeting including allowance for future sidewalks. Mr. Ellman stated that there would be no exposed neon on the building and the elevations had been provided.

Mr. Nicholson advised deleting the comments on access management from their review letter since the Livingston County Road Commission had approved the access. He went on to note there were more parking spaces than required, landscaping needed to be increased as well as screening and a complete photometric study was needed. 247 trees are required - shrubs are shown instead of trees. The proposal does not meet the incoming architectural standards.

After discussion, Mr. Perry agreed to remove at least 50 parking spaces and possibly

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JULY 26, 2001 - PAGE 3

up to 100 as requested.

Commissioner Phillips expressed concern with the interior traffic flow patterns.

Mr. Perry agreed to increase the screening on the west side of the site. Because of the style of lighting on site, they could not find anyone willing to do a photometric study. Commissioner Kalenauskas suggested this might be a good time to update the lighting to take advantage of newer technology.

Section 11.02.D of the Ordinance regulates glare. Mr. Kalenauskas volunteered to be on site when the lighting intensity was measured at night at the west property line.

Mr. Nicholson pointed out that the words "Fire Rock" shown on the plan on the protrusion above the roof line constitute a roof sign and roof signs are not permitted.

When the use becomes more intense, the special use provisions allow consideration of the impact on the surrounding residential area.

Mr. Ellman wanted to emphasize that this was not a night club but a family entertainment center and a sports bar. The sports bar will open as soon as the building is up and the restaurant will wait for the additional sewer capacity. Applicant was advised to close off the unused area that the public will have to pass to get to the bar. Mr. Ellman stated that the colors used on the addition would be added to the existing building for continuity. All areas of the building and addition will be under one ownership.

The applicant was advised that they were allowed one wall sign and one free standing sign and should make sign applications. Approval of the plans would not include approval of any signs shown. Signs are a separate approval.

The remaining issues are reduced parking, increased screening trees on the west plus add trees and landscape islands to the long parking lot, measure light intensity and remove roof sign and logo.

Move to table Special Use Application #205 in conjunction with Site Plan Application #316 for TTS 2 . Motion Kalenauskas. Second M. Germane. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT : ROBERT BARRY METES AND BOUNDS APPLICATION #619 IN CONJUNCTION WITH PRIVATE ROAD APPLICATION #121 SECTION 12 - Wendy Parsons of Boss Engineering was present with Mr. and Mrs. Barry. Tetra Tech MPS had approved the road. 20.06 acres will be split into 7 parcels.

Mr. Nicholson stated that the Commission could consider a complete review of the application since it included a private road.

Move to recommend approval of Metes and Bounds Application #619 in conjunction with Private Road Application #121 in Section 12 for Robert D. Barry. Motion Petrucci. Second Kalenauskas. Voice Vote. Motion Carried. 5-2-0. Nays Fountain and M. Germane.

Commissioner M. Germane felt procedures should be clarified before moving forward.

11. APPLICANT: LELAND B. BROWN METES AND BOUNDS APPLICATION #620

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JULY 26, 2001 - PAGE 4

SECTION 23 - Commissioner M. Germane visited the site. There is an existing non-conforming road.

Move to recommend approval of Metes and Bounds Application #620 for Leland Brown. Tax Id. # 08-23-200-014 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Colaianne. Second M. Germane. Voice Vote. Motion Carried. 7-0-0.

12. APPLICANT: HARTLAND TOWNSHIP DISCUSSION ON MASTER PLAN PROPOSAL - Commissioner Kalenauskas stated that the Chairman must request the allocation of funds for the master plan training. The Board, ZBA and Fire Department are invited to participate.

Move to recommend to the Township Board to hire McKenna Associates to present the masterplan training session as outlined in their proposal memo of June 7, 2001. Motion M. Germane. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

13. CALL TO THE PUBLIC - Zoning Administrator Christensen had discussed new signage with Companion Animal Hospital in the village. He was advised to have the owner make an application and it would be considered.

ZA Christensen had an inquiry from SEMCOG about updating the masterplan. He advised them that the process is underway.

14. COMMITTEE REPORTS

Phillips - A special use will be required if there is a request for stable facilities at Clyde and Pleasant Hill.

The Fenton Road / Pleasant Valley / M59 proposal will have to be submitted before the Planning Commission will review it beyond their one informal meeting.

M. Germane - There will be an M 59 Corridor Committee meeting Tuesday July 31, 2001 at 3 p.m.

Commissioner M. Germane requested to attend a seminar in Green Bay Wisconsin for 2 days in August. It would include food, fees, lodging and mileage.

The meeting was adjourned at 10:30 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk

Recording Secretary

Next regular meeting - August 9, 2001.



D. Kalenauskas

Planning Commission Secretary.

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