

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
JULY 12, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF JULY 12, 2001 AGENDA
3. APPROVAL OF JUNE 28, 2001 MINUTES
4. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**
5. APPLICANT: DELPHINE BANKS **REZONING APPLICATION #290** CA TO SR SECTION 23
6. APPLICANT: TETRA TECH MPS / HARTLAND TOWNSHIP MAJOR CHANGE TO **SITE PLAN APPLICATION # 307** IN CONJUNCTION WITH **SPECIAL USE APPLICATION #201**
TO CONSTRUCT A WATER TOWER SECTION 20 & 21
7. APPLICANT: TTS 2, INC. / DESINE, INC **SPECIAL USE APPLICATION #205** IN CONJUNCTION
WITH **SITE PLAN APPLICATION #316** ADDITION TO EXISTING BUILDING SECTION 28
8. APPLICANT: NEXTEL / SEAN KEENAN **SPECIAL USE APPLICATION #204** IN CONJUNCTION
WITH **SITE PLAN APPLICATION #317** TO CONSTRUCT A COMMUNICATION TOWER SECTION 9
9. APPLICANT: NORTH AMERICAN SIGNS / CVS **WALL SIGN APPLICATION # 389** SECTION 21
10. CALL TO PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

NEXT REGULAR MEETING JULY 26,2001

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JULY 12, 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 Phillips, Commissioner M. Germane and Commissioner Petrucci. Commissioner Justin has resigned. Also present: David Nicholson and Amy Neary of McKenna Associates, Kevin Fern of Tetra Tech MPS and ZA Christensen.

2. APPROVAL OF JULY 12, 2001 AGENDA - Move to approve the July 12, 2001 agenda as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF JUNE 28, 2001 MINUTES - Move to approve the June 28, 2001 minutes as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

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

5. APPLICANT: DELPHINE BANKS REZONING APPLICATION #290 CA TO SR SECTION 23 - Ms. Banks was present. Ms. Neary summarized the McKenna review of June 22, 2001. It is consistent with future land use, complies with SR regulation, is consistent with other approvals and approval is recommended.

Commissioner Phillips pointed out that Sec. 16.05.E of the ordinance may have a bearing on this parcel.

Mr. Nicholson pointed out that zoning the property SR does not mean that it will meet all the requirements to be developed as SR. The plans for development must be evaluated when submitted. It is possible that the property may not meet the requirements of SR development in the Ordinance.

There was discussion of the application of the ordinance to the future development of the property but no decisions can be made until a plan is submitted for evaluation.

Move to recommend approval Rezoning Application #290 CA to SR for Delphine Banks. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 5-1-1. Nay Phillips.

6. APPLICANT: TETRA TECH MPS / HARTLAND TOWNSHIP MAJOR CHANGE TO SITE PLAN APPLICATION #307 IN CONJUNCTION WITH SPECIAL USE APPLICATION #201 TO CONSTRUCT A WATER TOWER SECTION 20 & 21 - Kevin Fern was present. Commissioner M. Germane recused himself and sat in the audience.

The ZBA granted variance approval for the height of the tower.

McKenna reported that the plans were in order.

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Move to recommend approval of the major change to Site Plan Application #307 in conjunction with Special Use Application #201 for Tetra Tech MPS and Hartland Township to construct a water tower in Sections 20 & 21. Motion Petrucci. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

7. APPLICANT: NORTH AMERICAN SIGNS / CVS WALL SIGN APPLICATION #389 SECTION 21 - No one was present for this item. Sign Commissioner M. Germane reviewed the application. All the issues from the last review have been resolved.

Move to approve Wall Sign Application #389 for North American Sign / CVS. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

8. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT #289 TO ZONING ORDINANCE #37 TO INCORPORATE ARCHITECTURAL STANDARDS -

The Commissioners felt that the amendment was ready for approval as presented. Motion of the Planning Commission to thank the Board for the opportunity for further review of the amendment. The Planning Commission feels that diligent work was done and based on the recommendations of the consultants, architects and planners, the amendment is presented for approval. Mr. Nicholson will provide a letter discussing the 5 minor items from the review by the County Planning Department and provide the Board with a clean copy of the final text of the amendment. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

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

10. COMMITTEE REPORTS

Fountain - There have been inquiries from residents concerning sidewalk regulation. Mr. Nicholson responded that they were still waiting for a response from the Township Attorney. A simple ordinance will assign responsibility for the maintenance of the sidewalk to the property owner.

Chairman Fountain pointed out that if the Township expects others to maintain their sidewalks, the Township sidewalks on Hartland Road will have to be cleared and maintained.

Douglass - The Planning Commission should revisit the size allowed for wall signs and consider lowering the maximum size allowed.

Commissioner Kalenauskas questioned if a Planned Unit Development agreement can include sign restrictions. Mr. Nicholson responded that it could.

Mr. Nicholson distributed RE District and Lighting amendment drafts for the

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Commission to review.

M. Germane - Was review and approval ever done on the pond which has appeared on Hibner Road east of Village elementary? The Zoning Administrator will check this because dredging was never approved. There was concern about the proximity to the road and other boundaries.

ZA Christensen - Work was supposed to begin on Wednesday July 11, 2001 on the clean up at MSI. As of today, there has been no observable action.

Douglass - Discussions with the Clerk decided that she will do the mailings if the PC provides the letter to be sent to invite other Townships to participate in the masterplan training session. Invitations can be sent to Highland, Tyrone, Deerfield, Ocala and Brighton. An RSVP date of August 1, 2001 was set. A tentative cost of \$20.00 per person to cover the cost of materials was set.

The master plan training session can be removed from the active issues list since a date has been set.

The meeting was adjourned at 8:40 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 July 26, 2001

PLANNING COMMISSION ACTIVE ISSUES LIST

1. 5/3/01 Sidewalk Liability - Contact Township Attorney.
No response as of 7/12/01
2. 5/3/01 Ordinance 28 (Blight) Review - Attorney and Planning
Consultant 5/31/01 Add Noise Ordinance
3. 5/3/01 Open Space / Lot Size / Sewer Density
4. 7/12/01 Review size allowed for wall signs based on linear feet
5. 5/3/01 Open Pit at MSI - Public Safety - Work due to start 7/11/01
6. 5/3/01 Deputy Zoning Administrator - Help with Ordinance
Enforcement
7. 5/8/01 Signs - Zoning and Redevelopment
6/7/01 Should this be instituted or deleted?
8. 5/31/01 Sidewalk construction specifications
9. 6/7/01 Anti-blight and noise ordinance drafts sent to attorney.
Requested response by 7/16/01.
10. 6/14/01 Purchase a set of USGS maps for Township use.
11. 6/28/01 Formulate lighting ordinance
12. 6/28/01 Formulate transitional zoning for CA to SR. Draft distributed
at July 13, 2001 meeting by Mr. Nicholson