

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
JUNE 28, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF JUNE 28, 2001 AGENDA
3. APPROVAL OF JUNE 14, 2001 MINUTES
4. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

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

OLD & NEW BUSINESS

9. APPLICANT: SIGN WORKS/ACCURATE CHIROPRACTIC **WALL SIGN APPLICATION #388** SECTION 28
10. APPLICANT: NORTH AMERICAN SIGNS / CVS **WALL SIGN APPLICATION # 389** SECTION 21
11. APPLICANT: PAUL JANECKA **METES & BOUNDS APPLICATION #617** IN CONJUNCTION WITH **PRIVATE ROAD APPLICATION #111** FOR EXTENSION OF GOLDEN OAKS DR. SECTION 35
12. APPLICANT: TERRY AYERS **SITE PLAN APPLICATION #315** CONSTRUCT A POND SECTION 25
13. CALL TO PUBLIC
14. COMMITTEE REPORT
15. ADJOURNMENT

NEXT REGULAR MEETING JULY 12,2001

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JUNE 28, 2001 - TOWNSHIP HALL - 7:30 P.M.**

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

2. APPROVAL OF JUNE 28, 2001 AGENDA - Add 12a as Zoning District Discussion. Move to approve the June 28, 2001 Planning Commission Agenda as amended. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

3. APPROVAL OF JUNE 14, 2001 MINUTES - Move to approve the June 14, 2001 Planning Commission minutes as presented. Motion Douglass. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

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

PUBLIC HEARINGS

5. APPLICANT: DELPHINE BANKS REZONING APPLICATION #290 CA TO SR SECTION 23 - Ms. Banks was present. The parcel is 5 acres on Dunham Road. Chairman Fountain solicited questions from the audience. None were received. The public hearing was closed.

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 - Don Lund and Kevin Fern of Tetra Tech MPS were present. The tank has been moved to the sight of the water treatment facility. It will be approximately 1100 ft. north of M-59 at the north east corner of the high school property. There are no changes to the water plant. The ZBA granted a variance for the tower height of approximately 190 ft. It will be 67 ft. higher than the Cullen Road site would have been.

Sue Dick of 1674 Hartland Woods stated that other residents felt that their water table had dropped and was concerned as to where the water for the tower would come from. Mr. Lund explained there were 2 existing wells at Woodcliff, 2 existing wells at Waldenwoods and one on the Tobin property that would make up the first phase of the system. The wells have been tested for volume and quality and approved.

Mr. Lund stated that the project would not be completed this year.

The McKenna letter of June 20, 2001 noted minor site plan issues.

Sue Dick questioned who was paying for the system. Mr. Lund responded that the special assessment district would pay for the system.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JUNE 28, 2001 - PAGE 2

Kevin Fern responded to a question from Commissioner M. Germane about tree clearing. Most of the trees onsite will have to be removed to accommodate construction but more will be planted after construction.

Mr. Lund stated that the setbacks will be corrected and the ordinance followed when the plans are submitted to the Planning Commission. Fire hydrants will be part of the system.

7. 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 of Desine and Howard Ellman of Dynamic Design were present. Striking Lanes is seeking to add a sports bar and a restaurant to the current building. It will become a family entertainment center. The sports bar will be the first phase, using the REU's from the existing facility for the new one. The restaurant will be added when additional REU's are available. The signage will be backlit with neon. Commissioner Kalenauskas noted that glare is an issue and the lighting levels will be reviewed carefully.

Commissioner Petrucci questioned what kind of buffer is planned between the site and Millpoint. Perry - Landscape screening and possibly a berm are being considered.

The outdoor deck may close earlier than the bar area. Ellman - There will be no live music on the deck but may be light music from speakers on the deck.

Mr. Nicholson noted that sidewalks are not part of the plan but the changes will attract younger people and sidewalks should be considered. There will be further consideration of a 5 ft. concrete sidewalk or an 8 ft. asphalt bicycle path.

There was no comment from the audience.

8. APPLICANT: NEXTEL / SEAN KEENAN SPECIAL USE APPLICATION #204 IN CONJUNCTION WITH SITE PLAN APPLICATION #317 TO CONSTRUCT A COMMUNICATION TOWER SECTION 9 - Sean Keenan was present. The proposed site is 4581 Hartland Road which is west of Hartland Road, east of US 23 and south of Clyde. The site plan was changed per the suggestions in the McKenna review letter. The property is zoned CA. The 75 ft. by 75 ft. area is accessed from Clyde Road and in the commercial area designated at Clyde Road and US 23. A 150 ft. monopole and a shelter are planned for the site. It will serve Nextel and three colocators.

Gary Veltman of 10233 Cook questioned why this site was chosen. There are other towers in the area. This will tower over everything else in the area. Keenan - This site will give Nextel the optimum coverage in an area with a low service level.

Three photo simulations of the tower were distributed.

Michelle Sanders of Nextel came from the audience to speak. Nextel prefers to colocate but could not do so in this case and get the level of coverage they want.

Matt Spicer felt that the tower was not appropriate in the area historic homes and buildings.

Craig Fairbrother 10122 Cook felt this would interfere with the pastoral nature of the

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JUNE 28, 2001 - PAGE 3

area.

Mr. Keenan stated that 11 sites were considered and this was deemed the best.

Rick Gosselin of 10550 Oakhill felt it would ruin the view and expressed concern with the density of towers along US 23.

Ken Brunetti of 10100 Cook Road felt this would have a negative impact on the rural area.

J. Germane of 3613 Quail Run works in real estate and felt this would impact the property values for the area.

Randall Reason, attorney for Nextel, stated that towers do not affect property values.

Dan Haberl of Signworks stated that he had Nextel and worked in the area and had no problems with reception.

Several people stated that Verizon had no problems with reception in the area, why was Nextel in need of so many towers.

Mr. Reason stated that band width, terrain, number of customers and other factors affect the need for additional towers. If the towers of the same company are too close, they will interfere with their own signal. Mr. Reason will check into the reasons why this particular site was chosen.

Commissioner Kalenaskas questioned why higher wattage is not used. Mr. Reason stated that higher wattage could interfere with the frequencies of other sites. increasing wattage will not increase the number of calls the band will handle.

OLD AND NEW BUSINESS

9. APPLICANT: SIGNWORKS / ACCURATE CHIROPRACTIC WALL SIGN APPLICATION #388 SECTION 28 - Dan Haberl of Signworks was present. Commissioner M. Germane reviewed the application and found no issues.

Move to approve Wall Sign Application # 388 in Section 28 for Signworks / Accurate Chiropractic. Motion Douglass. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

10. APPLICANT: NORTH AMERICAN SIGNS / CVS WALL SIGN APPLICATION #389 SECTION 21 - Karen Holland was present for North American Sign.

Commissioner M. Germane summarized the application for wall signs on the south and east elevations, a canopy sign on the north elevation for the drive thru, a menu board on the north and a dropoff/ pick up plaque for the pharmacy.

Mr. Nicholson advised checking the PUD agreement for any references to signs.

Ms. Holland agreed to reduce the canopy wording to meet the ordinance requirements. The drawings will be redone and sent to the Zoning Administrator.

Move to table Wall Sign Application #389 for North American Sign / CVS in Section 21. Motion M. Germane. Second Kalenaskas. Voice Vote. Motion Carried. 5-0-2.

11. APPLICANT: PAUL JANECKA METES AND BOUNDS APPLICATION #617 IN CONJUNCTION WITH PRIVATE ROAD APPLICATION #111 FOR EXTENSION OF

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JUNE 28, 2001 - PAGE 4

GOLDEN OAKS DRIVE SECTION 35 - Present: Paul Janecka, Robert Bondy - attorney and Steve Morgan of Boss Engineering.

Mr. Nicholson reviewed the McKenna the letter dated June 22, 2001. There were items concerning property lines, wetlands, flood plain, private road easement agreement, deed restrictions, cul de sac removal, parcel 2c width at setback line and side yard setbacks.

Mr. Bondy responded to several issues that had been noted and will be added to the plan. The road will be reconstructed to comply with the township engineers requirements for a safe road and eliminate the cul de sac. The road was always intended to be extended. Parcel 2-C has been adjusted to correct the frontage.

Commission Douglass stated that the deeding of the cul de sac can remain the same but it should be reditched, seeded and eliminated so it is not used in the future.

Move to recommend approval of Metes and Bounds Application #617 for Paul Janecka in conjunction with Private Road Application #111 for the extension of Golden Oaks Drive in Section 31 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion M. Germane. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

12. APPLICANT: TERRY AYERS SITE PLAN APPLICATION #315 CONSTRUCT A POND SECTION 25 - Mr. Ayers was present. The requested information from the prior meeting has been submitted.

Move to recommend approval for Site Plan Application #315 to construct a residential pond for Terry Ayers. The lot dimension of 215 ft has been granted a modification from the Planning Commission to reduce the setback of 100 ft. from the lot line to 40ft. from any lot line. Motion M. Germane. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

12a. ZONING DISTRICT DISCUSSION - Commissioner Kalenauskas wants the Planning Commission to work on buffer zoning between the CA and SR districts. It was the consensus to place this on the active issues list.

Mr. Nicholson advised establishing it in the masterplan and then following it up in the ordinance.

Move to have McKenna Associates formulate options and information for a work session discussion on transitional zoning districts. Motion Kalenauskas. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

13. CALL TO THE PUBLIC - Sue Dick 1674 Hartland Woods - The waterfowl environment at the Tobin apartments has been destroyed, trees removed and the bird nesting area is gone. The MDEQ is not interested.

14. COMMITTEE REPORTS -
HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JUNE 28, 2001 - PAGE 5

Kalenauskas - Add a lighting ordinance to the active issues list.

Petrucci - New laws concerning lower level access. Mr. Nicholson stated that a new statewide building code is in the works.

M. Germane - The M59 Widening Study has been distributed.
Used book store and new resale at Hartland Plaza need sign permits.
MSI site is still an eyesore and a hazard. ZA Christensen stated that the new owners are waiting for the old owners to clean up the site before the deal is final.

Fountain stated that M-59 is looking trashy around the interchange.

Kalenauskas - The Planning Commission will have to notify other Townships about the Masterplan training session. The Clerk is too busy.

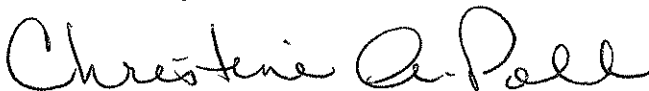
Douglass - There are some upcoming bills concerning manufactured home density.

Move to set a work session for July 19, 2001. Motion M. Germane. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

The meeting was adjourned at 11:04 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 12, 2001

PLANNING COMMISSION ACTIVE ISSUES LIST

1. 5/3/01 Sidewalk Liability - Contact Township Attorney.
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. 5/3/01 Master Plan Seminar
6/7/01 Set Master Plan training session for August 28,2001 with David Nicholson representing the Michigan Society of Planners
5. 5/3/01 Open Pit at MSI - Public Safety
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/