

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
JUNE 14, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF JUNE 14, 2001 AGENDA
3. APPROVAL OF JUNE 7, 2001 MINUTES
4. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**
5. APPLICANT: TETRA TECH MPS / HARTLAND TOWNSHIP MAJOR OR MINOR CHANGE TO **SITE PLAN APPLICATION #307** IN CONJUNCTION WITH **SPECIAL USE APPLICATION #201** TO CONSTRUCT A WATER TOWER SECTION 20 & 21
6. APPLICANT: TTS 2, INC./DESINE, INC TO SET PUBLIC HEARING DATE FOR **SPECIAL USE APPLICATION #205** IN CONJUNCTION WITH **SITE PLAN APPLICATION #316** ADDITION TO EXISTING BUILDING SECTION 28
7. APPLICANT: NEXTEL/SEAN KEENAN TO SET PUBLIC HEARING DATE FOR **SPECIAL USE APPLICATION #204** IN CONJUNCTION WITH **SITE PLAN APPLICATION #317** TO CONSTRUCT A TOWER SECTION 09
8. APPLICANT: TERRY AYERS **SITE PLAN APPLICATION #315** CONSTRUCT A RESIDENTIAL POND SECTION 25
9. APPLICANT: LISA VILLAR **METES & BOUNDS APPLICATION #615** SECTION 10
10. APPLICANT: WALDEN & ASSOCIATES, L.L.C. **METES & BOUNDS APPLICATION #616** 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. CALL TO PUBLIC
13. COMMITTEE REPORT
14. ADJOURNMENT

NEXT REGULAR MEETING JUNE 28,2001

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JUNE 14, 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 M. Germane and Commissioner Phillips. Absent: Commissioner Petrucci and Commissioner Justin. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

2. **APPROVAL OF JUNE 14, 2001 AGENDA** - Move to approve the June 14, 2001 Planning Commission agenda as presented. Motion Phillips. Second Kalenauskas. Voice Vote Motion Carried. 5-0-2.

3. **APPROVAL OF JUNE 7, 2001 MINUTES** - Move to approve the June 7, 2001 Planning Commission work session minutes as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

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

5. **APPLICANT: TETRA TECH MPS / HARTLAND TOWNSHIP MAJOR OR MINOR CHANGE TO SITE PLAN APPLICATION #307 IN CONJUNCTION WITH SPECIAL USE APPLICATION #201 TO CONSTRUCT A WATER TOWER SECTION 20 & 21** - Move to determine a major change to Site Plan Application #307 in conjunction with Special Use Application # 201 . Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

Move to set a Public Hearing for Site Plan Application #307 in conjunction with Special Use Application # 201 for Tetra Tech MPS and Hartland Township on June 28, 2001. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

6. **APPLICANT: TTS 2, INC. / DESINE, INC. TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #205 IN CONJUNCTION WITH SITE PLAN APPLICATION #316 ADDITION TO EXISTING BUILDING SECTION 28** - Move to set a Public Hearing on Special Use Application #205 in conjunction with Site Plan Application # 316 for TTS 2 Inc. on June 28, 2001. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

7. **APPLICANT: NEXTEL / SEAN KEENAN TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #204 IN CONJUNCTION WITH SITE PLAN APPLICATION #317 TO CONSTRUCT A TOWER SECTION 09** - Move to set a Public Hearing on Special Use Application #204 in conjunction with Special Use Application # 317 for Nextel / Sean Keenan for June 28, 2001. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 5-0-2.

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8. APPLICANT: TERRY AYERS SITE PLAN APPLICATION #315 CONSTRUCT A RESIDENTIAL POND SECTION 25 - Mr. Ayers was present. Mr. Ayers stated that the spoils would be used on the property. Commissioner Douglass did an on site review today. The applicant is seeking a 6 to 1 slope.

The Ordinance states that the pond cannot be less than 100 feet from the lot line. Mr. Ayers property has 215 ft. of frontage. Therefore with 100 ft. from each line, the pond can only be 15 ft. wide. The Planning Commission can grant a reduction of the setback requirement. Chairman Fountain advised the applicant to gather written documentation from the adjoining property owners stating they have no objection to his pond being in the 100 ft. setback to their property line.

Mr. Nicholson noted that the natural flow of water should not be changed to adversely affect the adjoining properties.

There are other ponds in close proximity to the proposed one.

The two outstanding issues are: setback from property lines and impact on existing drainage patterns.

Move to table Site Plan Application # 315 for Terry Ayers to construct a pond. Motion Douglass. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

Other commissioners will visit the site.

9. APPLICANT: LISA VILLAR METES AND BOUNDS APPLICATION #615 SECTION 10 - Tony Villar was present. The checklist is complete. The plan shows a 66 ft. easement. An agreement is being drawn up so that A, B, and C will share the easement.

Move to recommend approval of Metes and Bounds Application # 615 in Section 10 for Lisa Villar. Tax Id. # 08-10-200-020 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. An agreement for parcels A,B and C to share the easement will be submitted by the applicant prior to Board action. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

10. APPLICANT: WALDEN & ASSOCIATES, LLC. METES AND BOUNDS APPLICATION #616 SECTION 21 - Jeff Thompson was present. The application is to split off a second out parcel west of CVS. TCF Bank is negotiating for it.

Move to recommend approval of Metes and Bounds Application #616 for Walden Associates LLC. Tax Id. # 08-20-400-007 for purposes of the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Kalenauskas. Second Phillips. 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 GOLDEN OAKS DRIVE SECTION 35 - Wendy Parsons of Boss Engineering was present. There are long standing issues with this access. If a new cul de sac is

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created, the current one must be abandoned. Extension of the road must be paved if it brings the number of lots to over 13. There are unanswered issues on this same development outlined in the April 22, 1999 minutes. These issues are still outstanding and have to be resolved.

Commissioner M. Germane requested the planning consultants to review this metes and bounds application. Sec. 31.06.

Commissioner Douglass suggested that connecting ditches would make the current cul de sac unusable if the road is extended.

Move to table Metes and Bounds Application #617 in conjunction with Private Road Application # 111 for Paul Janecka and to have the Township Planning Consultants review the Metes and Bounds per Sec. 31.06 of the Ordinance. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

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

13. COMMITTEE REPORTS -*Phillips* - There have three preliminary reviews.

1. Tipsico Lake Rd & M59 - Zoned NSC - seeking to extend the NSC zoning to create larger site.
2. Old 23 & M59 - Seeking gas station, car wash and quick oil change. Excessive curb cuts and deficient in REU's.
3. Materials discussion with Mike Horan about materials for proposed building.

Kalenauskas - There should be a limit of one preliminary meeting per applicant.

M. Germane - A spread sheet of meetings would be helpful to create an overview of the preliminary review activities.

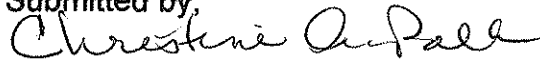
M59 Corridor Committee meeting - MDOT was not pleased with the setback decision of the Board concerning Hartland Estates. MDOT plans 5 lanes on M59 from US23 to Hacker. The M59 - US23 interchanges are now being considered for a new concept for Michigan - a single point urban interchange.

There was also discussion of a Latson Rd. & Grand River & M59 triangle for a non-motorized path.

The meeting was adjourned at 9:13 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 June 28, 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.