

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MAY 31, 2001 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF MAY 31, 2001 AGENDA
3. APPROVAL OF MAY 24, 2001 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: HARTLAND TOWNSHIP FIRE DEPARTMENT **SPECIAL USE APPLICATION**
#203 IN CONJUNCTION WITH **SITE PLAN APPLICATION #314** FOR ADDITION TO FIRE
HALL SECTION 16
6. CALL TO THE PUBLIC
7. COMMITTEE REPORTS
8. ADJOURNMENT

NEXT MEETING JUNE 7,, 2001

HARTLAND TOWNSHIP

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Hartland, MI 48353

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Gregory T. Bogdanski
Supervisor

Douglas Kuhn
Trustee

Ann Ulrich
Clerk

Donald Wyland
Trustee

Vicinia J. Phillips
Trustee

James S. Germane
Treasurer

Donald A. Hill
Trustee

ATTENTION

HARTLAND TOWNSHIP RESIDENTS

**THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS
SCHEDULED SPECIAL MEETINGS**

**THURSDAY, MAY 31, 2001
AT 7:30 PM**

AND

**THURSDAY, JUNE 7, 2001
AT 7:30 PM**

IN

**HARTLAND TOWNSHIP HALL
3191 HARTLAND ROAD
HARTLAND, MI.**

**DENNIS CHRISTENSEN
TOWNSHIP ZONING ADMINISTRATION**

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MAY 31, 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 Justin and Commissioner Petrucci. Commissioner M. Germane arrived at 7:35 p.m. Also present: Amy Neary of McKenna Associates and ZA Christensen.

2. APPROVAL OF MAY 31, 2001 AGENDA - Move to approve the Planning Commission Special Meeting agenda of May 31, 2001 as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF MAY 24, 2001 MINUTES - Pg. 1, fourth line from the bottom, change "the" to "that". The motion was amended to change the Scheller motion in item #9 to include approval under the "Hartland Township Zoning Ordinance #37." Move to approve the May 24, 2001 Planning Commission minutes as amended. 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: HARTLAND TOWNSHIP FIRE DEPARTMENT SPECIAL USE APPLICATION #203 IN CONJUNCTION WITH SITE PLAN APPLICATION #314 FOR ADDITION TO FIRE HALL SECTION 16 - Pete Finkbeiner of Boss Engineering was present. The four outstanding issues from the May 30, 2001 McKenna review letter were:

1. Front yard setback on US 23 - 10 parking spaces are included in the 80 ft. setback.
2. Pedestrian access - sidewalks.
3. Number of driveways - including the Township Hall parking lot.
4. Exterior loading space.

Mr. Finkbeiner stated that even if the 10 spaces in the setback are removed, the plan will still have the required 16 spaces.

It was the consensus of the Planning Commission and agreed by Mr. Finkbeiner to remove the striping from the 10 spaces in the US 23 front setback and designate the area for training.

A loading zone is designated by the northern rear door.

There will be a sidewalk on Fire Department parcel only.

The Township Board will have to determine the configuration of the parking lot for the Township Hall when it is connected to the Fire Hall by the rear driveway.

The Planning Commission expressed concern that the front landscaping was too dense and could negatively impact sight distance both for equipment drivers and traffic coming toward the station on Hartland Road.

HARTLAND TOWNSHIP PLANNING COMMISSION SPECIAL MEETING
MAY 31, 2001 - PAGE 2

There was a consensus to eliminate some trees, remove the three dogwoods near the sign and keep the shrubs to 3 ft. or below. Applicant should check with the cell tower plans to integrate the landscaping.

The Tetra Tech MPS letters of May 21, 2001 and May 30, 2001 address the detention pond. It is not required per the Drain Commission. Mr. Moore suggested adding crushed stone to the catch basin to slow water and adding two sump pumps.

Mr. Finkbeiner noted that the south wall of the new meeting room has been moved back 7 ft. Curbing will also help keep water off the steep slope between the Township Hall and the Fire Hall.

Move to recommend approval of Site Plan Application #314 in conjunction with Special Use Application #203 for an addition to the Fire Hall in Section 16. The following changes are recommended:

1. Eliminate 8 trees from the landscape plan along Hartland Road, remove 3 dogwood trees near the flagpole and remove any further plantings as determined by the Fire Department for safe, clear vision.
2. Due to the setback requirements on US 23, employee parking in the setback will be eliminated.
3. A sidewalk will be installed on Hartland Road from the apparatus drive and north entrance to the Township Hall parking lot. Approximately 160 ft. of sidewalk.
4. Drawing to be modified per the Tetra Tech MPS letters dated May 21, 2001 and May 30, 2001.

Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

Mr. Finkbeiner noted that Tetra Tech MPS had approved the access management. The Planning Commission recognized that there are some issues with the site that are to be decided by the Township Board. As stated in the May 24, 2001 minutes some of these issues are:

1. Pedestrian access - should the sidewalk be continued in front of the Township Hall.
2. A final decision on the shared use of the meeting room.
3. Access management regarding the center drive of the northern access to the Township Hall.

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

7. COMMITTEE REPORTS

Christensen - A model noise ordinance was distributed. Noise can be considered a nuisance. The Commissioners will review the model and suggest changes such as changes the time to 10 p.m. rather than 11 p.m. There are several situations in the Township that would fall under such an ordinance.

Move to request McKenna to draft a noise ordinance based on the model dated May

HARTLAND TOWNSHIP PLANNING COMMISSION SPECIAL MEETING
MAY 31, 2001 - PAGE 3

31, 2001. Motion Kalenauskas. Second Justin. Voice Vote. Motion Carried. 7-0-0.

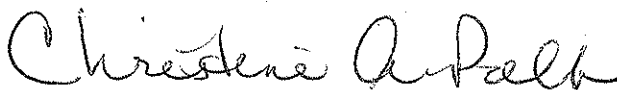
Add noise issues to the active list with blight ordinance.

Add construction specifications for sidewalks to active issues list per M. Germane.


The meeting was adjourned at 8:43 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next meeting June 7, 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 - Clerk Find Organization/ PC Set Date
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
8. 5/31/01 Sidewalk construction specifications