

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
MAY 24, 2001  
7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF MAY 24, 2001 AGENDA
3. APPROVAL OF MAY 17, 2001 MINUTES
4. CALL TO PUBLIC            PLEASE APPROACH FRONT CENTER MICROPHONE

**PUBLIC HEARING**

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. APPLICANT: DELPHINE N. BANKS            TO SET A PUBLIC HEARING DATE FOR **REZONING APPLICATION**  
**#290**    CA TO SR            SECTION 23

**OLD & NEW BUSINESS**

7. APPLICANT: DR. DENNIS ORA    **SITE PLAN APPLICATION #312** TO CONSTRUCT A OFFICE BUILDING  
SECTION 22
8. APPLICANT: HARTLAND TOWNSHIP    **ZONING AMENDMENT #289 TO ZONING ORDINANCE #37** TO  
INCORPORATE ARCHITECTURAL STANDARDS
9. APPLICANT: JACKIE L, CONELY – SCHELLER    **METES & BOUNDS APPLICATION #602** SECTION 23
10. APPLICANT: GREGORY BOGDANSKI JR.    **METES & BOUNDS APPLICATION #608** SECTION 16
11. APPLICANT: LAURA THOMPSON            **METES & BOUNDS APPLICATION #612** SECTION 05
12. APPLICANT: ETHEL GROVER    **METES & BOUNDS APPLICATION #613** SECTION 21
13. APPLICANT: ABE MULKEY    **METES & BOUNDS APPLICATION #614** SECTION 12
14. CALL TO PUBLIC
15. COMMITTEE REPORTS
16. ADJOURNMENT

NEXT REGULAR MEETING JUNE 14, 2001

**HARTLAND TOWNSHIP**

3191 Hartland Road  
Hartland, MI 48353  
(810) 632-7498  
FAX (810) 632-6950



Gregory T. Bogdanski  
Supervisor

Douglas Kuhn  
Trustee

Ann Ulrich  
Clerk

Donald Wyland  
Trustee

Katherine J. Moravec  
Treasurer

Vicinia J. Phillips  
Trustee

Donald A. Hill  
Trustee

**THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS  
SCHEDULED A PUBLIC HEARING:**

**THURSDAY  
May 24, 2001  
7:30 PM**

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

**IT IS FOR THE PURPOSE OF HEARING COMMENTS FOR  
APPLICANT HARTLAND TOWNSHIP FIRE DEPARTMENT,  
SPECIAL USE APPLICATION #203 IN CONJUNCTION WITH SITE  
PLAN APPLICATION #314 TO EXPAND THEIR EXISTING  
BUILDING.**

**DENNIS CHRISTENSEN  
TOWNSHIP ZONING ADMINISTRATION**

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
MAY 24, 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, Commissioner Phillips and Commissioner Justin. Commissioner Germane arrived at 8:10 p.m. Commissioner Petrucci arrived at 9:23 p.m. Also present: David Nicholson of McKenna Associates and ZA Christensen.

**2. APPROVAL OF MAY 24, 2001 AGENDA** - Move to approve the May 24, 2001 Planning Commission agenda as presented. Motion Douglass. Second Justin. Voice Vote. Motion Carried. 4-0-3.

**3. APPROVAL OF MAY 17, 2001 MINUTES** - Move to approve the May 17, 2001 Planning Commission minutes as presented. Motion Douglass. Second Phillips. Voice Vote. Motion Carried. 4-0-3.

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

**PUBLIC HEARING**

**5. APPLICANT: HARTLAND TOWNSHIP FIRE DEPARTMENT SPECIAL USE APPLICATION #203 IN CONJUNCTION WITH SITE PLAN APPLICATION #314 FOR ADDITION TO THE FIRE HALL** - Loretta Stubleski of Ann Arbor Architects Cooperative (A3C) was present as was Mike Boss of Boss Engineering.

Ms. Stubleski reviewed the proposed building expansion and renovation. Samples of the proposed materials were displayed. There was discussion of the inclusion of split face block.

Chairman Fountain solicited comments or questions from the audience. None were received.

Commissioner Douglass suggested A3C should review the new architectural standards that may soon be part of the Ordinance.

Mr. Nicholson stated that as shown, the plan has a shortage of parking.

Chairman Fountain felt that adding more traffic to the Township Hall parking lot would make a bad situation worse. The lot is poorly designed and in bad condition.

The McKenna review letter of May 21, 2001 discussed curbs, parking, storm drainage, loading space, landscaping, pedestrian access and lighting.

From the audience, Mr. Bulloch asked if the sight distance should be reviewed again.

Mr. Nicholson gave his opinion the it should be reviewed again.

It was suggested that sidewalks be incorporated into the plan. Fire Marshal Carroll stated that the Fire Department was in no position to commit to any improvements on the Township Hall parking lot or property.

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6. APPLICANT: DELPHINE N. BANKS TO SET A PUBLIC HEARING FOR REZONING APPLICATION #290 CA TO SR SECTION 23 - Move to set a public hearing on Rezoning Application #290 on June 28, 2001. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

**OLD AND NEW BUSINESS**

7. APPLICANT: DR. DENNIS ORA SITE PLAN APPLICATION #312 TO CONSTRUCT AN OFFICE BUILDING SECTION 22 - Wayne Perry was present. The application has not gone before the ZBA yet. They are requesting approval contingent upon the ZBA ruling. The ZBA meeting was delayed until May 31, 2001. Sidewalks were added and MDOT accepted the configuration.

The missing landscape bush will be added.

Mr. Perry stated that the building and the parking cannot be constructed without the ZBA variance.

Move to recommend approval of Site Plan Application #312 for Dr. Dennis Ora to construct an office building in Section 22 contingent upon a variance being granted by the ZBA for parking in the front setback. Sec. 5.01.C.1b Motion Phillips. Second Justin. Voice Vote. Motion Carried. 5-0-2.

8. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT #289 TO ZONING ORDINANCE #37 TO INCORPORATE ARCHITECTURAL STANDARDS - Move to recommend approval of Zoning Amendment #289 to Zoning Ordinance #37 to incorporate architectural standards. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

9. APPLICANT: JACKIE L. CONELY-SHELLER METES AND BOUNDS APPLICATION #602 SECTION 23 - Ms. Scheller was present. Commissioner Germane did the site review. The drawing has changed since the last meeting. The perc tests on the west side for lots A & B are close to the wells on the adjoining lots. Move to recommend approval for Metes and Bounds Application #602 for Jackie L. Conely-Scheller. Tax Id. # 08-23-100-010 per the State Land Division Act. Motion M. Germane. Second Justin. Voice Vote. Motion Carried. 5-0-2.

10. APPLICANT: GREGORY BOGDANSKI JR. METES AND BOUNDS APPLICATION #608 SECTION 16 - Mr. Bogdanski Jr. was present. Commissioner Germane did the site review. The applicant stated that everything had remained the same as the last review.

Mr. Nicholson felt that this was a reasonable plan to settle the difficulty with this application.

Move to recommend approval for Metes and Bounds Application #608 for Gregory Bogdanski Jr. as revised in accordance with the May 24, 2001 explanation. Note that

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David Nicholson of McKenna Associates sees no conflict with the proposed splits.  
Motion M. Germane. Second Justin. Voice Vote. Motion Carried. 5-0-2.

**11. APPLICANT: LAURA THOMPSON METES AND BOUNDS APPLICATION #612**  
**SECTION 05 -** Move to recommend approval of Metes and Bounds Application #612  
for Laura Thompson. Tax Id. #08-05-400-010 per the Hartland Township Zoning  
Ordinance and the State Land Division Act. Motion Phillips. Second Justin. Voice  
Vote. Motion Carried. 5-0-2.

**12. ETHEL GROVER METES AND BOUNDS APPLICATION #613 SECTION 21-**  
Mrs. Grover and Clyde Bulloch were present.  
Move to recommend approval of Metes and Bounds Application #613 for Ethel Grover  
in Section 21. Tax ID. # 08-21-200-004 per the Hartland Township Zoning Ordinance  
#37 and the State Land Division Act. Motion Phillips. Second Justin. Voice Vote.  
Motion Carried. 5-0-2.

**13. APPLICANT: ABE MULKEY METES AND BOUNDS APPLICATION #614**  
**SECTION 12 -** Dave Bair and Jon Springal were present for this item. 10 acres with  
3 proposed splits with the house remaining on a 3 acre parcel. There will be a 24 ft.  
shared driveway.  
Move to recommend approval of Metes and Bounds Application #614. Tax Id # 08-12-  
400-019 in Section 12 per the Hartland Township Zoning Ordinance and the State  
Land Division Act. Motion Douglass. Second Phillips. Voice Vote. Motion Carried. 5-0-  
2.

**14. CALL TO THE PUBLIC -** Mr. Bulloch felt that the Fire Department was rushing to  
get the Fire Hall project done. The Township just gives the Fire Department whatever  
they want.

**15. COMMITTEE REPORTS -** Zoning Administrator Christensen requested expedited  
mobile home permits for the tornado victims.  
Move to have anyone needing a mobile home permit for tornado damage not to have  
to come before the Planning Commission. The Zoning Administrator will take  
applications and bring them to the June 7, 2001 meeting. Motion Phillips. Second  
Douglass. Voice Vote. Motion Carried. 5-0-2.

The Red Cross is taking dedicated contributions for the tornado victims.

### **Blight Ordinance Review**

Mr. Nicholson incorporated several models including MTA to formulate a draft for  
Planning Commission review. The old blight ordinance would have to be rescinded if

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a new one is adopted.

Add a new paragraph C for outdoor storage of construction equipment. Mr. Nicholson will draft.

Per the letter dated May 18, 2001, there needs to be research on a possible zoning error on a Lakena parcel.

**CALL TO THE PUBLIC** - Fire Chief Schkade and Fire Marshal Carroll wished to further discuss the application for the Fire Hall.

The Fire Marshal felt that most of the issues would be decided by the Township Board. There are ongoing issues with sidewalks concerning maintenance and liability. The Fire Department can only consider placing them in front of the Fire Hall, not the entire Township parcel.

The loading zone space is required to be an outdoor space.

The Township has not decided whether or not it will share the meeting room.

The drive to the Township Hall parking lot is designed to increase safety when emergency vehicles are exiting the site and the firefighters are coming in.

Chairman Fountain left at 9:50 p.m.

Issues that need Board action.

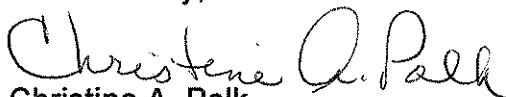
1. Pedestrian Access - sidewalks.
2. Shared use of the meeting room.
3. Parking - spaces, setback parking, loading zone and space dimensions.
4. Access management.
5. Bring entire site (including Township Hall) up to compliance.
6. Storm water management.
7. Lighting - photometric study.

Move to set a Special Planning Commission meeting on Thursday May 31, 2001 at 7:30 p.m. This meeting is scheduled to consider the application for Fire Station 61 due to the potential hazard to public health, safety and welfare. Motion Justin, Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

Vice Chairman Douglass adjourned the meeting at 10:23 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk

Recording Secretary

Next Regular Meeting - June 14, 2001



D. Kalenauskas

Planning Commission Secretary

## 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
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