

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
MAY 10, 2001  
7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF MAY 10, 2001 AGENDA
3. APPROVAL OF APRIL 26, 2001 MINUTES
4. CALL TO PUBLIC      **PLEASE APPROACH FRONT CENTER MICROPHONE**

**PUBLIC HEARING**

5. APPLICANT: HARTLAND TOWNSHIP FIRE DEPARTMENT TO SET PUBLIC HEARING DATE FOR **SPECIAL USE APPLICATION #203** IN CONJUNCTION WITH **SITE PLAN APPLICATION #314** FOR ADDITION SECTION #16
6. APPLICANT: BURGER KING / METRO DETROIT SIGNS      **SIGN PERMIT APPLICATION #386**      ADD LOGO DISK TO EXISTING SIGNS      SECTION 28
7. APPLICANT: VICKY'S HAIRCARE / ATLAS MALEC      **PERMANENT WALL SIGN APPLICATION #387** SECTION 21      2835 OLD US 23
8. APPLICANT: ERIC PREISS      **SPECIAL USE APPLICATION #198** IN CONJUNCTION WITH **SITE PLAN APPLICATION #304** MAJOR CHANGE TO **SPECIAL USE APPLICATION #190**      SECTION 06
9. APPLICANT: CHARLENE GREEN      **SPECIAL USE APPLICATION #202** IN CONJUNCTION WITH **SITE PLAN APPLICATION #311**      FOR CHILD CARE FACILITIES      SECTION 06
10. APPLICANT: MIKE HORAN / HARTLAND INDUSTRIAL CENTER      **SITE PLAN APPLICATION #313** TO CONSTRUCT A INDUSTRIAL BUILDING      SECTION 33
11. APPLICANT: JACKIE L. CONELY - SCHELLER      **METES & BOUNDS APPLICATION #602** SECTION 23
12. APPLICANT: JOSEPH SROKA      **METES & BOUNDS APPLICATION #609**      SECTION 9
13. APPLICANT: TRILLIUM PROFESSIONAL CENTER      **METES & BOUNDS APPLICATION #611**      SECTION 23
14. CALL TO PUBLIC
15. COMMITTEE REPORTS
16. ADJOURNMENT

NEXT REGULAR MEETING MAY 24, 2001

*Original*

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
MAY 10, 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 Kalenaskas, Commissioner Phillips, Commissioner Petrucci, and Commissioner Justin. Absent: Commissioner M. Germane. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Dennis Christensen.

**2. APPROVAL OF MAY 10, 2001 AGENDA** - Add as item #3a May 3, 2001 minutes approval. Add as item #13a Blight Issue.

Move to approve the May 10, 2001 Planning Commission agenda as amended.  
Motion Petrucci, Second Kalenaskas. Voice Vote. Motion Carried. 6-0-1.

**3. APPROVAL OF APRIL 26, 2001 MINUTES** - Move to approve the April 26, 2001 Planning Commission minutes as presented. Motion Phillips. Second Kalenaskas. Voice Vote. Motion Carried. 6-0-1.

**3a. APPROVAL OF MAY 3, 2001 MINUTES** - Move to approve the May 3, 2001 Planning Commission minutes as presented. Motion Kalenaskas. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

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

**5. PUBLIC HEARING - APPLICANT: HARTLAND TOWNSHIP FIRE DEPARTMENT TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #203 IN CONJUNCTION WITH SITE PLAN APPLICATION #314 FOR ADDITION SECTION 16** - Move to set a Public Hearing on Special Use Application #203 in conjunction with Site Plan Application #314 for an addition to the Hartland Fire Department on May 24, 2001. Motion Phillips. Second Kalenaskas. Voice Vote. Motion Carried. 6-0-1.

**6. APPLICANT: BURGER KING / METRO DETROIT SIGNS SIGN PERMIT APPLICATION #386 ADD LOGO DISK TO EXISTING SIGNS SECTION 28** - Paul Deters was present. Commissioner Justin reviewed the sign and recommended approval. Burger King is doing a trademark change and the signs will reflect that changed.

Move to approve Sign Application #386 for Burger King/ Metro Detroit Signs for the roof logo and directional signs to be changed. Motion Justin. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**7. VICKY'S HAIRCARE / ATLAS MALEC PERMANENT WALL SIGN APPLICATION #287 SECTION 21 2835 OLD US 23** - Commission Justin reviewed the application and recommended approval.

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Move to approve Sign Application #387, Atlas Malec for Vicky's Haircare sign. Motion Justin. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**8. APPLICANT: ERIC PREISS SPECIAL USE APPLICATION #198 IN CONJUNCTION WITH SITE PLAN APPLICATION #304 MAJOR CHANGE TO SPECIAL USE APPLICATION #190 SECTION 06** - Mr. Preiss and Mr. Perry were present. Mr. Perry reviewed the application. The MDOT poles are still on the property.

Commissioner Douglass - The poles are not part of the landscape nursery and should not be on the special use site.

Chairman Fountain - Nothing on the site should be piled more than 8 ft. high.

The applicant has a 10 year lease with MDOT to store poles on site. There are usually 60 - 70 stored on the site. The applicant stated that he was unwilling to move the poles off site.

Mr. Nicholson advised that the review of the major change opens the entire site to review and the Commission could require the poles to be moved.

Move to recommend approval of Special Use Application #198 in conjunction with Site Plan Application #304 for a major change to Special Use Application #190 with the following conditions:

1. All storage bins are to be 8 ft high with stored materials a maximum of 12 ft. high.
  2. Hours of operation are 7 a.m. to 6 p.m. Monday through Saturday.
  3. A light is to be added to the east side of the pole barn.
  4. Remove logs and top soil from site within 90 days of approval.
  5. MDOT pole storage on the far central north end of the special use site shall be screened on the east and west sides with 2 rows of 6 ft evergreens on 10 foot centers. The woods currently screening the north side will remain.
  6. The applicant will submit a revised drawing prior to Township Board action.
- Motion Justin. Second Petrucci. Voice Vote. Motion Carried. 5-1-1. Nay Douglass.

**9. APPLICANT: CHARLENE GREEN SPECIAL USE APPLICATION #202 IN CONJUNCTION WITH SITE PLAN APPLICATION #311 FOR CHILD CARE FACILITIES SECTION 06** - Charlene Green and Chris Fleck of Advantage Engineering were present. Mr. Fleck reviewed the site and its limitations. Curbs will be added.

There were three issues noted that will have to be decided by the ZBA including parking, barrier free spaces and sidewalk extension.

Commissioner Petrucci noted that there should be adequate lighting for safety.

Move to recommend approval of Special Use Application #202 in conjunction with Site Plan Application #311 for Charlene Green for child care facilities. There must be resolution of the 3 variance issues by the Zoning Board of Appeals prior to Board action. The ZBA items as follows:

1. Parking in the right of way setback from the road.

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2. 2 barrier free spaces are required but only one is shown.

3. Variance on the requirement of Sec. 22.05.G to extend the sidewalk to the north property line.

Final site plan review shall be done by McKenna Associates. Submission shall include photos or elevations of each side of the building, dimensions and materials. Prior to occupancy, Ms. Green must submit documentation of state licensing to the Zoning Administrator. Documentation of shared parking agreements with nearby property owners shall be submitted to the Zoning Administrator. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**10. APPLICANT: MIKE HORAN / HARTLAND INDUSTRIAL CENTER SITE PLAN APPLICATION #313 TO CONSTRUCT AN INDUSTRIAL BUILDING SECTION 33 -**

Wayne Perry was present. The site is 14.6 acres zoned industrial. It is the front of the Livingston Concrete site. The plan is for 40,000 sq. ft. with 10 lease units with an office in front and warehouse space in the rear. The large trees along Old US 23 will remain after thinning. The south driveway pavement will be extended past the south east entrance to the proposed site.

Construction will be phased. There will be a green belt between this development and the concrete plant.

The applicant has received the May 3, 2001 McKenna review. Mr. Nicholson stated that the site would have to be monitored to prevent an accumulation of outdoor storage. As the units are leased, the Zoning Administrator will have to monitor the parking to be sure it is adequate.

Mr. Perry was advised to consider the upcoming Architectural Standards addition to the ordinance. Future phases will have to follow it so it may be wise to design the original to comply in order to maintain compatibility without having to update the original phase. The Planning Commission noted a lack of creativity in the design of the building. It could use some creative work in order to reflect the standards desired for Hartland Township. He agreed to pass that information to the architect.

Motion to table Site Plan Application #313. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

**11. APPLICANT: JACKIE L. CONELY - SCHELLER METES AND BOUNDS APPLICATION #602 SECTION 23 -**

Ms. Conely-Scheller was present. The site is in section 23 not 22. Perc test information has been provided. Survey is not done. There may be some shift in the lines for parcels A and B.

Chairman Fountain advised the applicant that the Planning Commission needed a revised drawing showing exactly where the boundaries would be. Revise the drawing and come back at the May 24, 2001 meeting with the plan. This would not delay presentation to the Board.

Move to table Metes and Bounds Application #602. Motion Kalenauskas. Second Justin. Voice Vote. Motion Carried. 6-0-1.

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**12. APPLICANT: JOSEPH SROKA METES AND BOUNDS APPLICATION #609 SECTION 9** - Joseph and Ellen Sroka were present. They are seeking to split the front 2 acres off their 10 acre parcel. Length to width was checked and cul de sac access. Move to recommend approval of Metes and Bounds Application #609 for Joseph Skoka, Section 9 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Tax Id. # 08-09-400-010. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-1-1. Nay Phillips.

**13. APPLICANT: TRILLIUM PROFESSIONAL CENTER METES AND BOUNDS APPLICATION # 611 SECTION 23** - Dr. and Mrs. Zonca were present. Also present: Pete Finkbeiner of Boss Engineering. The front of the property is OS and the remainder is zoned CA. There are good percs on the CA with room for 3 single family homes with a shared driveway easement. The cul de sac at the end of the driveway is not needed. Right of way for a shared driveway easement is much less than the 66 ft. shown. Move to recommend approval of Metes and Bounds Application # 611 in Section 23 for the Trillium Professional Center / Dr. Zonca. The 66 ft. easement can be reduced to the shared driveway standard if applicant so chooses. Motion Douglass. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

**13a. BLIGHT ORDINANCE ISSUES** - Mr. Nicholson discussed the options available for dealing with blight. There was a freestanding police ordinance for the Township in the 1980's. It was superceded by the present zoning ordinance. Some of the language in the current ordinance is ambiguous. It can be amended for citations and decriminalization of certain sections. In the case of Mr. Hinkle, there are issues of gravel, pavement, number of vehicles and whether they are stored or in use. A freestanding police power blight and nuisance ordinance can be developed if the Township chooses.

Move to have McKenna prepare a free standing police power blight and nuisance ordinance for Planning Commission consideration. Motion Petrucci. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

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

**15. COMMITTEE REPORTS**

*Fountain* - The Township is seeking an organization other than the planning consultants to do a master plan development seminar. Mr. Nicholson stated that McKenna had many people on staff that were highly qualified to do such a seminar.

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Chairman Fountain reviewed the results of the joint meeting.

Mr. Nicholson reviewed the four areas previously defined for action. 1. Economic development 2. Residential density 3. Visioning 4. Parks and recreation.

The Planning Commission requested a proposal from McKenna for materials and on site training for education on master plan development.

Add Architectural Standards to the May 24, 2001 agenda for approval.

Work on blight and finalizing the checklist at the May 17, 2001 work session.

The closed Oasis site has a 6 month window to reopen the station and retain the large sign.

Fundraisers are planned for the Hultburg family who were victims of a recent fire.

Chairman Fountain reported that an MDOT representative responded to a direct question about how many Townships were requiring sidewalks on M59. Hartland was the only Township to do so.

*Kalenauskas* - The schools came to the ZBA with lower lighting heights than had been previously requested.

The Township should consider a lighting ordinance.

*Douglass* - Has Talon been in? Mr. Nicholson - Yes. Sewer and water were discussed.

Add to Active Issues list - Zoning and redevelopment signs as #7.

*Petrucci* - Had discussion with Mr. Kuhn about portable office space. An application has to be submitted. The direction the Township will take to increase office space has not yet been decided.

The meeting was adjourned at 10:50 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 May 24, 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
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

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