

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
APRIL 26, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF APRIL 26, 2001 AGENDA
3. APPROVAL OF APRIL 12, 2001 MINUTES
4. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**
5. APPLICANT: NORBERT KULSAVAGE **SIGN PERMIT APPLICATION #383** TEMPORARY
DEVELOPMENT SIGN SECTION 35 EAST OF PLEASANT VALLEY RD
6. APPLICANT: C.J. ROBERTS SALON / DANIEL HABERL **PERMANENT WALL SIGN APPLICATION #384**
SECTION 28
7. APPLICANT: YANKEE CARPENTER / DANIEL HABERL **PERMANENT WALL SIGN APPLICATION #385**
SECTION 28
8. APPLICANT: AMERITECH CELLULAR SERVICES **SPECIAL USE APPLICATION #193 IN CONJUNCTION WITH**
SITE PLAN APPLICATION #292 TO CONSTRUCT A TOWER SECTION 16
9. APPLICANT: ERIC PREISS **SPECIAL USE APPLICATION #196 IN CONJUNCTION WITH SITE PLAN**
APPLICATION #304 MAJOR CHANGE TO SPECIAL USE APPLICATION #190 SECTION 06
10. APPLICANT: NEXTEL COMMUNICATION **SPECIAL USE APPLICATION #197 IN CONJUNCTION WITH SITE**
PLAN APPLICATION #297 TO CONSTRUCT AN OUT BUILDING FOR A COLLOCATION ON A TOWER
11. APPLICANT: CHARLENE GREEN **SPECIAL USE APPLICATION #202 IN CONJUNCTION WITH SITE PLAN**
APPLICATION #311 FOR CHILD CARE FACILITIES SECTION 06
12. APPLICANT: HARTLAND TOWNSHIP **ZONING AMENDMENT #289 TO ZONING ORDINANCE #37 TO**
INCORPORATE ARCHITECTURAL STANDARDS
13. APPLICANT: DR. DENNIS ORA **SITE PLAN APPLICATION #312 TO CONSTRUCT A OFFICE BUILDING**
SECTION 22
14. CALL TO PUBLIC
15. COMMITTEE REPORTS
16. ADJOURNMENT

NEXT REGULAR MEETING MAY 10, 2001

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
APRIL 26, 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 Justin and Commissioner Phillips. Commissioner Germane arrived at 7:55 p.m. Absent: Commissioner Petrucci. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

2. APPROVAL OF APRIL 26, 2001 AGENDA - Delete item #9.

Move to approve the April 26, 2001 agenda as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

3. APPROVAL OF APRIL 12, 2001 MINUTES - Move to approve the April 12, 2001 minutes as presented. Motion Kalenauskas, Second Justin. Voice Vote. Motion Carried. 5-0-2.

4. CALL TO THE PUBLIC - Delphine Banks of 12208 Dunham Road distributed a map and drawing outlining her proposed request for rezoning to SR. The property adjoining hers was erroneously rezoned SR while exiting onto Dunham Road which is gravel. Ms. Banks felt that this error should allow her to be approved as SR also. Mr. Nicholson advised that there was no way for the Planning Commission to predict whether or not there would be a successful request for rezoning on this parcel because there is a process that must be followed. Ms. Banks was advised to submit her request and go through the review process.

5. APPLICANT: NORBERT KULSAVAGE SIGN PERMIT APPLICATION #383 TEMPORARY DEVELOPMENT SIGN SECTION 35 EAST OF PLEASANT VALLEY RD - Mr. Kulsavage was present. The application was reviewed by Commissioner Germane who recommended approval.

Move to approve Sign Application #383 for Norbert Kulsavage for a temporary real estate development sign. Motion Justin. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

6. APPLICANT: C.J. ROBERTS SALON / DAN HABERL PERMANENT WALL SIGN APPLICATION #384 SECTION 28 - Mr. Haberl was present. Commissioner Germane reviewed the application and recommended approval.

Move to approve Permanent Wall Sign Application #384 for C.J. Roberts Salon / Dan Haberl. Motion Phillips. Second Justin. Voice Vote. Motion Carried. 5-0-2.

7. APPLICANT: YANKEE CARPENTER / DAN HABERL PERMANENT WALL SIGN APPLICATION #385 SECTION 28 - Mr. Haberl was present. Commissioner Germane reviewed the application and recommended approval.

Move to approve Permanent Wall Sign Application #385 for Yankee Carpenter /

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Dan Haberl. Motion Phillips. Second Justin. Voice Vote. Motion Carried. 5-0-2.

8. APPLICANT: AMERITECH (CINGULAR) CELLULAR SERVICES SPECIAL USE APPLICATION #193 IN CONJUNCTION WITH SITE PLAN APPLICATION #292 TO CONSTRUCT A TOWER SECTION 16 - Brian Monaghan was present. There was agreement that brick facing would be installed, the soils report was in, security will be submitted per the attorney request and there will be no fence in front of the wall.

Commissioner Phillips advised that they speak to the Fire Department and check their materials choices per the proposed renovation of the fire hall.

Move to recommend approval of Cingular Wireless (formerly Ameritech) Special Use Application #193 in conjunction with Site Plan Application #292 with the condition that items 1 and 2 in the McKenna letter dated April 19, 2001 be provided and the security amount be approved at the Board level. Per the Tetra Tech MPS letter dated April 21, 2001 the requested legal description will be provided. Motion Phillips. Second Justin. Voice Vote. Motion Carried. 5-0-2.

10. APPLICANT: NEXTEL COMMUNICATION SPECIAL USE APPLICATION #197 IN CONJUNCTION WITH SITE PLAN APPLICATION #297 TO CONSTRUCT AN OUT BUILDING FOR A COLOCATION ON A TOWER - Dave Friesen was present. Per the McKenna letter dated April 21, 2001 the color of the building will match the brown color of the existing building. The antenna will be sky grey.

An engineering letter must be received concerning soils, lightning strikes and wind load.

Move to recommend approval of Special Use Application #197 in conjunction with Site Plan Application # 297 for Nextel Communication to colocate at 8720 Old US23 at Golden Trailers contingent upon receipt of a Tetra Tech MPS letter reviewing and approving soils, wind load and lightning strikes for the tower. The applicant noted that the facade of the shelter will be the same as the existing shelter and the antenna will be sky grey. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

11. APPLICANT: CHARLENE GREEN SPECIAL USE APPLICATION #202 IN CONJUNCTION WITH SITE PLAN APPLICATION #311 FOR CHILD CARE FACILITIES - Ms. Green and Chris Fleck were present. Mr. Fleck reviewed the changes made to the plan concerning removal of existing front parking and installation of grass. A loading zone is shown. Neighbors have submitted documentation to permit sharing of their parking to resolve the parking issues.

Livingston County Road Commission was adamant that no objects be placed in the right of way such as trees, shrubs or structures.

Curbs are not common in Parshallville so they will not be recommended for this site. The septic field will be replaced so it will be entirely on the subject property.

It was the consensus of the Commission that this application is moving in a positive

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direction.

Move to table this item. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

13. APPLICANT: DR. DENNIS ORA SITE PLAN APPLICATION #312 TO CONSTRUCT AN OFFICE BUILDING SECTION 22 - Dan Callan, Wayne Perry and Dr. Ora were present. The application is for a 5,900 sq. ft. medical/ dental facility. The building will be the same and slightly larger than the Remax building.

Mr. Perry disagreed with the grading requested in the Tetra Tech MPS letter.

The April 2, 2001 McKenna letter addressed adding notations, landscaping, access width, lighting, pedestrian access and the issue of parking in the setback that may have to go to the ZBA.

It was the consensus that the landscaping as shown on the plan was acceptable.

The sidewalk debate was addressed again with both sides disagreeing.

Move to table Site Plan Application #312 until a determination from the ZBA on the front yard setback parking issue. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

12. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT #289 TO ZONING ORDINANCE #37 TO INCORPORATE ARCHITECTURAL STANDARDS -

Mr. Nicholson reviewed the incorporation of comments from the public hearing into the language of the section on architectural standards. Mr. Nicholson advised the Commissioners to be prepared for many applicants to protest the standards on the basis of financial hardship.

Mr. Fountain expressed concern that there were problems with enforcing the current ordinance regulations.

There was Commission consensus to regulate roof materials and colors. Mr. Nicholson will develop language.

p. 8 Consensus to have the offset changed from 2 feet to 6 feet.

Expand "precast other" category on the table to include smooth finish precast aggregate with a group one note of 25%.

The Commission may want to consider further discussion of accent lighting and landscape lighting.

14. CALL TO THE PUBLIC - Move to amend the April 12, 2001 minutes to reflect that the joint meeting will be held on May 3, 2001 instead of May 5, 2001. Motion Kalenauskas. Second Justin. Voice Vote. Motion Carried. 6-0-1.

15. COMMITTEE REPORTS

Germane - Is there an upcoming ZBA meeting? Yes. Was the water tower height approved at the last meeting? Yes.

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Kalenauskas - The ZBA granted a height variance on the building but will have another meeting to consider the height variance for the lighting for the schools.

Phillips - The parking lot at the Hartland Plaza is in terrible condition. ZA Christensen will pursue this issue.

The Oldford / Howell lawsuit comments have be distributed.

Fountain - The joint meeting will be to gather direction from the Board as to what they want the Planning Commission to work on next.

Timesheets are to be turned in every two weeks.

The meeting was adjourned at 10:43 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next regular meeting May 10, 2001