

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
APRIL 12, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF APRIL 12, 2001 AGENDA
3. APPROVAL OF MARCH 05, 2001 MINUTES
4. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

5. APPLICANT: AMERITECH CELLULAR SERVICES SPECIAL USE APPLICATION #193 IN CONJUNCTION WITH SITE PLAN APPLICATION #292 TO CONSTRUCT A TOWER SECTION 16
6. 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
7. APPLICANT: CHARLENE GREEN SPECIAL USE APPLICATION #202 IN CONJUNCTION WITH SITE PLAN APPLICATION #311 FOR CHILD CARE FACILITIES SECTION 06
8. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT #289 AMENDING ZONING ORDINANCE #37 TO INCORPORATE ARCHITECTURAL STANDARDS

OLD BUSINESS

9. APPLICANT: ERIC PREISS SPECIAL USE APPLICATION #198 IN CONJUNCTION WITH SITE PLAN APPLICATION #304 MAJOR CHANGE TO SPECIAL USE APPLICATION #190 SECTION 06
10. APPLICANT: CVS PHARMACY / VELMEIR CO L.L.C. SITE PLAN APPLICATION #310 MAJOR CHANGE TO SITE PLAN APPLICATION #270 EXTERIOR ELEVATIONS SECTION 20 & 21
11. CALL TO PUBLIC
12. COMMITTEE REPORTS
13. ADJOURNMENT

NEXT REGULAR MEETING APRIL 26, 2001

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
APRIL 12, 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 Germane, Commissioner Petrucci and Commissioner Phillips. Absent: Commissioner Justin. Also present: David Nicholson of McKenna Associates and ZA Christensen.

2. APPROVAL OF APRIL 12, 2002 AGENDA - Item #3 should read "April" not "March". Delete item # 9.

Move to approve the April 12, 2001 Planning Commission agenda as amended.
Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF APRIL 5, 2001 MINUTES - Move to approve the April 5, 2001 Planning Commission Regular meeting minutes as presented. 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.

PUBLIC HEARINGS

5. PUBLIC HEARING: 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. The site under consideration is behind the Fire Station and the adjoining ball fields. The site is 50 ft. by 50 ft. It will be a monopole with space for two colocators. Mr. Monaghan stated that case law supports the position that the land division act does not require a split off of the parcel with an extended lease of the property. The Fire Department may also locate some equipment on the tower. Chairman Fountain solicited comments from the audience. None were received. The public hearing was closed at 7:40 p.m.

6. PUBLIC HEARING 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 - David Friesen was present. The tower will be located near US 23 on the Golden property. The shelter building is being moved out of the right of way. The pole is 176 feet high with the colocation occurring at 150 ft. The materials of the new shelter will match the materials of the existing building. There will be screening and landscaping on three sides.

Mr. Kalenauskas felt that the application should go to the ZBA.

Mr. Nicholson stated that the Planning Commission had established the principal of

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
APRIL 12, 2001 - PAGE 2

colocation.

Chairman Fountain requested comments and questions from the audience. None were received,

The public hearing was closed at 7:50 p.m.

7. PUBLIC HEARING APPLICANT: CHARLENE GREEN SPECIAL USE APPLICATION #202 IN CONJUNCTION WITH SITE PLAN APPLICATION #311 FOR CHILD CARE FACILITIES SECTION 06 - Ms. Green was present with Chris Fleck of Advantage Civil Engineering. The site has been previously occupied by a variety of businesses. The half acre site has only a quarter acre of usable space after all setbacks are considered. The usable play area is less than the requirements of the Ordinance.

Kimberly Bush supports the use of this site as a day care and would consider it an asset to the community.

Pat Callahan-Morcon wants to see the building occupied and supports a day care.

Carol Psaros feels that this use of the building may help to revitalize Parshallville and recognizes the community need for such a service.

There will be no on site dumpster.

There will be an estimated 22 children. The state license allows up to 27.

Ms. Green has received a grant of start up funds that will be disbursed when the site plan and special use is approved.

The ZBA cannot issue a variance on special use.

Mr. Nicholson noted that the parking situation needs some creative solutions, the LC district requirements need to be followed and the outdoor play area has problems.

The public hearing was closed at 8:20 p.m.

8. PUBLIC HEARING APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT #289 AMENDING ZONING ORDINANCE TO INCORPORATE ARCHITECTURAL STANDARDS - Mr. Nicholson summarized the changes incorporated into the draft.

Gary Corneillaud reviewed the draft and had the following comments.

1. Refine the definitions of harmonious and complementary.
2. Section 15.05.E. - Character - refine wording and clarify intent. Consider giving examples and pictures.
3. Pg. 4 #16 reconsider allowing bronze and grey tinted glass without review since there are so many variations of this color glass. It may not be appropriate to have this color glass in the STR / LC districts.
4. Pg. 8 Item D There should be more discussion of roofs with a slope of less than 6:12. A mansard roof is more of a facade.

The two foot offset in item E. may not be workable.

5. Pg. 10 Consider deleting "window treatments" in the last sentence in L.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
APRIL 12, 2001 - PAGE 3

6. Pg.11 May want to change T-111 to read 'plywood siding'.
7. Reconsider the use of precast exposed aggregate, where it is used and the percentage.
8. Delete "urethane backed" from flat metal panels.
9. Expand the use of standing seam metal beyond copper.
10. Define roofing products in more detail. Consider shingles when used as a facade material.

The public hearing was closed at 8:56 p.m.

OLD BUSINESS

10. APPLICANT: CVS PHARMACY / VELMEIR CO. LLC SITE PLAN APPLICATION #310 MAJOR CHANGE TO SITE PLAN APPLICATION #270 EXTERIOR ELEVATIONS SECTION 20 & 21 - Jim Cesik was present from Velmeir. He presented samples of the shingles proposed for use.

The applicant was advised that site plan review did not include any signage. A separate application and permit was needed for sign approval.

The choices for exterior materials were mansard roof or dryvit.

It was the consensus of the Planning Commission that the dryvit with cupola was the preferred plan.

Move to recommend approval for Site Plan Application #310 for Velmeir LLC / CVS Pharmacy Tax Id # 08-21-300-020 and 08-20-400-007 for construction of said drugstore per sheet A-4.1 including revision 3 dated April 10, 2001 to redo elevations and delete mansard roof. This recommendation carries the stipulation that all other conditions of the previously approved Site Plan #275 for Shops at Waldenwoods Planned Unit Development are followed. All signage is excluded from this motion. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

Eleanor Conaway of Parshallville questioned if the Planning Commission had ever tried to get developers to commit to parking in the rear of the building. Mr. Nicholson responded that rear parking had been discussed with other developers but stores insist on parking in the front and are usually willing to sue to maintain it.

Robert Bulloch of Dunham Road questioned if this was part of the water system. Yes. Mr. Bulloch would like the distance between the proposed cell tower and the one at the Wastewater Treatment Plant checked. Mr. Nicholson will do so.

CALL TO THE PUBLIC - Scott Hinkle was again before the Planning Commission concerning all the cars parked on the neighboring property. He was advised to go to the Township Board.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
APRIL 12, 2001 - PAGE 4

12. COMMITTEE REPORTS

Phillips - The Board meetings are running long and it has been a long time since some administrative reports have been heard.

Move to have a joint Planning Commission / Township Board meeting on May 5, 2001 at 7:30 p.m. Invite the Building Authority and the ZBA to attend as well. Motion Petrucci. Second Germane. Voice Vote. Motion Carried. 6-0-1.

Checklists will be on the next work session agenda.

Petrucci - Separate the applicant process from the office process on the checklist.

Fountain - There will be an upcoming Huron River Watershed Council meeting concerning woodlands, wetlands, stormwater, conservation and other issues.

Phillips - MDOT was present at the recent informal meeting with the Oasis. They have offers to purchase the gas station corner. The current building will be demolished. MDEQ will address the pollution at the site.

The Planning Commission may want to review the method of minor/major change requirements as outlined in the Ordinance.

Mr. Kalenauskas left at 10:18 p.m.

Issues with with the Bogdanski Jr. metes and bounds have been raised by the Assessor. Mr. Nicholson noted that common ownership of parcels with separate sidwell numbers are considered as one. Reviews must be done under consistent criteria.

Germane - Check numbering in the March 5, 2001 minutes. Review the items the Planning Commission would like to address at the work session.

Great Lakes TV Consortium has some interesting programming for May.

There is a training session in Ann Arbor, May 8 and 21 on Land Use Conservation and Open Space Conservation. This may relate to masterplan revision. \$30.00 per day plus mileage and meals.

There is a watershed seminar in Perrysburg, Ohio, May 2 & 3 for \$75.00.

Petrucci - What is the status of the water tower? Ms. Phillips stated it was going back to the ZBA for a height variance at 125 ft. The height of the water is 113 ft. and the tower is 125 ft.

The Shops at Waldenwoods have begun to move dirt.

Fountain - There seems to be a lot of developer garbage flying around the Township.

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
APRIL 12, 2001 - PAGE 5**

Petrucci - When is the hole at MSI going to get covered? They are waiting for a permit from MDEQ to remove dirt.

Beauchamp site needs to be checked for site plan compliance.

13. ADJOURNMENT - The meeting was adjourned at 10:40 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 - April 26, 2001