

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MARCH 22, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF MARCH 22, 2001 AGENDA
3. APPROVAL OF MARCH 15, 2001 MINUTES
4. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE
5. APPLICANT: AMERITECH CELLULAR SERVICES TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #193 IN CONJUNCTION WITH SITE PLAN APPLICATION #292 TO CONSTRUCT A TOWER SECTION 16
6. APPLICANT: NEXTEL COMMUNICATION TO SET PUBLIC HEARING DATE FOR 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 TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION # 202 IN CONJUNCTION WITH SITE PLAN APPLICATION # 311 FOR CHILD CARE FACILITIES SECTION 06
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: ALEX MILKIE TEMPORARY MOBILE HOME PERMIT APPLICATION #27 SECTION 02
10. APPLICANT: IT'S A DOLLAR / MICHAEL HAYNES PERMANENT WALL SIGN APPLICATION #381 SECTION 28
11. APPLICANT: PET PROVISIONS INC. / TIM HOLIDAY PERMANENT WALL SIGN APPLICATION #382 SECTION 28
12. APPLICANT: GREGORY BOGDANSKI JR. METES & BOUNDS APPLICATION #608 SECTION 16
13. CALL TO PUBLIC
14. COMMITTEE REPORTS
15. ADJOURNMENT

NEXT REGULAR MEETING APRIL 12, 2001

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MARCH 22, 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 and Commissioner Justin. Commissioner Germane arrived at 7:35 p.m. and Commissioner Phillips arrived at 7:45 p.m. Commissioner Petrucci was absent.

2. APPROVAL OF MARCH 22, 2001 AGENDA - Move to approve the March 22, 2001 Planning Commission agenda as presented. Motion Kalenauskas. Second Justin. Voice Vote. Motion Carried. 4-0-3.

3. APPROVAL OF MARCH 15, 2001 MINUTES - Move to approve the March 15, 2001 Planning Commission minutes as presented. Motion Douglass. Second Kalenauskas. Voice Vote. Motion Carried. 4-0-3.

4. CALL TO THE PUBLIC - Robert Bulloch of Dunham Road asked the status of the school application. The Chairman informed him it was on the next agenda. He also asked if the Superintendent of Schools could override Township decisions on the school application. The special use must go through Township review.

5. APPLICANT AMERITECH CELLULAR SERVICES TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #193 IN CONJUNCTION WITH SITE PLAN APPLICATION #292 TO CONSTRUCT A TOWER SECTION 16 - Mark Morris was present. He stated that Ameritech has changed their name to Cingular. Move to set a Public Hearing for Cingular Cellular Services for Special Use Application #193 in conjunction with Site Plan Application #292 for April 12, 2001. Motion Kalenauskas. Second Justin. Voice Vote. Motion Carried. 5-0-2.

6. APPLICANT: NEXTEL COMMUNICATION TO SET PUBLIC HEARING DATE FOR 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. Move to set a Public Hearing for Nextel Communications Special Use Application #197 in conjunction with Site Plan Application #297 for April 12, 2001. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 5-0-2.

7. APPLICANT: CHARLENE GREEN TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #202 IN CONJUNCTION WITH SITE PLAN APPLICATION #311 FOR CHILD CARE FACILITIES SECTION 6 - Move to set a Public Hearing for Charlene Green for Child Care Facilities for Special Use Application #202 in conjunction with Site Plan Application #311 for April 12, 2001. Motion Kalenauskas. Second Justin. Voice Vote. Motion Carried. 5-0-2.

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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 changes made according to the reviews by Tetra Tech and McKenna which included contouring, gravel surface, added landscaping, correct impervious calculation and doubling the number of storage bins.

Ms. Neary reviewed the McKenna site plan letter dated February 28, 2001 including the metal light poles stored on sight, salt storage, covering materials to prevent blowing, plant materials specifications and performance guarantees. If lighting is planned, it must be shown in details and locations.

Ms. Neary also reviewed the McKenna letter of March 1, 2001 concerning the special use. Trailer parking will only be for the ones used by Mr. Preiss. No rental trailers permitted. The applicant agreed to make all bins 8 ft. high to help prevent blowing of materials. The topsoil pile will be eliminated and placed in bins. Mr. Perry noted that there is no pole mounted lighting planned.

Mr. Nicholson noted that the salt storage building was the proper design for this function.

Mr. Preiss has logs on the property to be cut into firewood but would remove them if so requested. The consensus of the Planning Commission was to have the logs gone in 90 days.

Mr. Douglass stated that the metal light pole being stored for MDOT were not part of the use allowed for the landscape nursery business.

Mr. Preiss agreed to have his hours of business set at 7a.m. to 6p.m.

Mr. Germane felt the expansion should be denied and remain as it had been previously approved.

Move to recommend denial of Special Use Application #198 in conjunction with Site Plan Application #304 for the following reasons:

1. The proposed use is not harmonious with the surrounding property per Sec. 33.07.F.

2. The materials listed for use within the special use are not compatible with a landscape nursery business.

3. The proposed use is potentially detrimental to the adjacent property.

Motion Germane. Second Douglass. Voice Vote. Motion Fails for lack of a majority. 3-3-1. Nays Justin, Fountain and Kalenauskas.

The applicant offered to remove the utility pole storage from the site plan.

Motion to table Special Use Application #198 and Site Plan Application #304. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 4-2-1. Nays Justin and Fountain.

9. APPLICANT: ALEX MILKIE TEMPORARY MOBILE HOME PERMIT APPLICATION #27 SECTION 02 - Mr. Milkie was present. His home is being

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renovated due to ice and water damage that has caused mold making it unlivable.
Move to recommend granting Temporary Mobile Home Permit application #27 for Alex Milkie. Motion Kalenauskas. Second Justin. Voice Vote. Motion Carried. 6-0-1.

The applicant was advised that he could come in for an extension if needed but he would have to show work was progressing toward completion.

10. APPLICANT: IT'S A DOLLAR / MICHAEL HAYNES PERMANENT WALL SIGN APPLICATION #381 SECTION 28 - Mr. Haynes was present.
Move to approve Sign Permit Application #381 for It's A Dollar. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

11. APPLICANT: PET PROVISIONS / TIM HOLIDAY PERMANENT WALL SIGN APPLICATION #382 SECTION 28 - Dan Haberl of Signworks and Tim Holiday were present.
Move to approve Permanent Wall Sign Permit Application #382 for Tim Holiday. Motion Germane. Second Justin. Voice Vote. Motion Carried. 6-0-1.

12. APPLICANT : GREGORY BOGDANSKI JR. METES AND BOUNDS APPLICATION #608 SECTION 16 - Mr. Bogdanski Jr. was present. He was advised to show the adjacent well, septic and dwelling locations before the application goes to the Board. The Zoning Administrator can check for compliance.
Move to recommend approval of Metes and Bounds Application #608 for Gregory Bogdanski Jr. per the Hartland Township Zoning Ordinance #37. Tax Id. # 08-16-200-059. Motion Phillips. Second Justin. Voice Vote. Motion Carried. 6-0-1.

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

Phillips - MDOT through the M59 Corridor Committee is trying to move the setback for right of way 70 feet north into Mr. Rotondo's lots. It was recommended that a member of the Planning Commission be part of the Corridor Committee so Hartland has some representation.

Move to appoint Matt Germane as the Planning Commission representative to the M59 Corridor Committee. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

Fountain - Too many signs are going up without permits. This needs to be tightened. A memo on roads was distributed. The crushed limestone is much more effective than gravel and should be used.

Move to retain Chairman Fountain, Vice Chairman Douglass and Secretary Kalenauskas in their positions from March Of 2001 through March of 2002.

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An updated zoning map was distributed for Planning Commission review by Mr. Nicholson. The current map was never certified by the Township.

Mr. Kalenauskas summarized the situation with the William Carr property as of the ZBA meeting.

The Township Attorney should be consulted during the next review of the zoning map and masterplan. The masterplan should be done first then work on the Capital Improvement Plan.

Move to have a regular Planning Commission meeting on March 29, 2001 to discuss Hartland Schools. Motion Germane. Second Justin. Voice Vote. Motion Carried. 5-1-1. Nay Kalenauskas.

Douglass - The Clerk's letter on signs to identify proposed rezoning locations needs consideration. Mr. Nicholson suggested having the developer do the signs per the Township's specifications.

Move to set a special work session to discuss the schools at 7:00 p.m. March 28, 2001. Motion Germane. Second Justin. Voice Vote. Motion Carried. 6-0-1.

Germane - Need to eliminate multiple agendas. There are six colors in the Courtesy Communications sign. The Zoning Administrator will check.

Phillips - There is an April 26, 2001 seminar on signs in Mt. Pleasant.

The meeting was adjourned at 10:55 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 March 29, 2001 .