

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
MARCH 15, 2001 AT 7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF MARCH 15, 2001 AGENDA
3. APPROVAL OF MARCH 8, 2001 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: HARTLAND CONSOLIDATED SCHOOLS / KEN PEREGON **SPECIAL USE APPLICATION #199** IN CONJUNCTION WITH **SITE PLAN APPLICATION #305** TO CONSTRUCT SCHOOL BUILDINGS SECTION 16
6. APPLICANT: STEPHEN BARR **METES & BOUNDS APPLICATION #606** SECTION 22
7. ARCHITECTURAL STANDARDS
8. SIGNS
9. ANTI-BLIGHT AND ANTI-NUISANCE REGULATIONS & RESIDENTIAL DRIVEWAY STANDARD
10. CALL TO THE PUBLIC
11. COMMITTEE REPORTS
12. ADJOURNMENT

**NEXT MEETING MARCH 22, 2001**

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
MARCH 15, 2001 - TOWNSHIP HALL - 7:30 P.M.**

**1. ROLL CALL** - The meeting was called to order by Chairman Fountain at 7:33 p.m. Members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Phillips, Commissioner Germane and Commissioner Petrucci. Absent: Commissioner Kalenauskas and Commissioner Justin. Also present: ZA Christensen, David Nicholson and Amy Neary of McKenna Associates and Joe Moore of Tetra Tech MPS.

**2. APPROVAL OF MARCH 15, 2001 AGENDA** - Move to approve the March 15, 2001 Planning Commission agenda as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

**3. APPROVAL OF MARCH 8, 2001 MINUTES** - On page 1, item #4 second paragraph change "at" to "a".  
Move to approve the March 8, 2001 Planning Commission minutes as presented. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

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

**5. APPLICANT: HARTLAND CONSOLIDATED SCHOOLS / KEN PEREGON SPECIAL USE APPLICATION #199 IN CONJUNCTION WITH SITE PLAN APPLICATION #305 TO CONSTRUCT SCHOOL BUILDINGS SECTION 16** - Ken Peregon and Kent Phinney were present. Mrs. Phillips summarized a meeting with representatives from the Road Commission, Hartland Schools and the Township. Proposed priorities were discussed for improvements to the roads the schools will be using.

Hartland Rd. / Dunham Rd. intersection - signal and paving

Dunham Rd. - paving

Clark Rd. - paving

Hartland Rd. / Crouse Rd. - improvements in signage

Improvements for the Dunham Rd. high school entrance

Clark and Dunham intersection

Hartland Rd. and Ore Creek entrance

Some of the improvements discussed were signals, signage, widening, paving, realigning and routing.

The Township is not bound to pay for road improvements in this situation. Historically, the Township participates at 25% for road improvements. Schools and the Road Commission will work on ways to fund the balance needed.

Mr. Nicholson discussed his site plan review letter dated March 15, 2001. It included site layout and design, parking, site access, wetlands, traffic, landscaping, pathways, lighting height and additional information needed for review.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
MARCH 15, 2001 - PAGE 2

Joe Moore of Tetra Tech MPS discussed his site plan review letter dated March 14, 2001. This included a request for additional data, some of which was submitted today, more information needed on the vehicle bridge, impact study, storm sewer easement, detention basins and no concrete thrust blocks to be used.

The traffic issues discussed included impact on the village by p.m. traffic going north, no right turn onto Hartland from Dunham for one hour per day and paving Dunham and Clark Roads.

Ken Peregon stated that they wanted to maintain the interior connection drive. Mr. Peregon stated that there should be no problem in submitting the requested information. They are working on the easement with the Drain Commission but do not want the site plan tied to acquiring the easements.

No decision has been made about connecting to the water system. It was recommended that the infrastructure be designed into the plan to facilitate hook up in the future. Mr. Peregon felt this idea would be cost prohibitive.

The remaining groups of issues were defined as follows:

1. Access management - traffic, right turns on Hartland Road, road improvement, signs and signals.
2. ZBA variances needed on light and building heights.
3. The agreed details need to be added to the plan.

Mr. Germane stated that the requested changes need to be added to the plan and ZBA action taken before the plan can be approved. A week is not enough time to get the plan ready for a final vote.

Gordon Van Wier, attorney for the schools, quoted statute that gave the superintendent of schools sole jurisdiction over buildings and site plans. He stated that it was a courtesy for the schools to even present the plans to the Township.

Chairman Fountain responded that a lot of time and diligent effort had been put into working with the schools on the plans and much progress had been made.

Mrs. Phillips requested more identification of any endangered species impacted by the plan.

Mr. Germane stated that there were many locations in the Township that would have been much more suitable for these schools than one so close to the village and with so much wetland. Any spot on this property that is not wetlands is being built on. He had the following suggestions.

1. Define areas of special use.
2. Change the vehicular bridge to pedestrian only.
3. Use Village Elementary for athletic event parking.
4. Reconsider the expensive and possibly not necessary bridge.
5. Possibly build a replacement for the Crouse Road bridge over US 23 with one at Dunham.

The schools would like this item on the March 22, 2001 agenda but it could not be ready before the March 29, 2001 meeting.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
MARCH 15, 2001 - PAGE 3

Move to table Special Use Application #199 in conjunction with Site Plan Application #305 to construct school buildings. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

Recess 9:38 p.m.  
Resume 9:45 p.m.

**6. APPLICANT: STEPHEN BARR METES AND BOUNDS APPLICATION #606 SECTION 22** - Mr. Barr and Chick Mahoney were present. Mrs. Phillips reviewed the application. They are seeking to reconfigure the boundaries to make the parcels square and more conforming. Parcel B is described incorrectly on the drawing. The correction can be reviewed by the Zoning Administrator prior to Board action.  
Move to recommend approval for Stephen Barr for Metes and Bounds Application #606 in Section 22 per Hartland Township Zoning Ordinance #37. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

**7. ARCHITECTURAL STANDARDS** - Move to table Item #7. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

**8. SIGNS** - Mr. Christensen presented the complaints of Hartland Woods Plaza that they are not allowed extra signs beyond 30 days when they open as a new business. The business special event section of the Ordinance allows a yearly permit for a limited amount of time for a special event.  
The consensus of the Commission is that they agree with the interpretation of the Zoning Administrator of the section of the Ordinance concerning signs.

**9. ANTI-BLIGHT AND ANTI-NUISANCE REGULATIONS & RESIDENTIAL DRIVEWAY STANDARD** - Scott Hinkle was present and distributed information and pictures of the blight situation next to his property. All 13 cars have plates but are parked all over the drive and on the lot.  
Mr. Nicholson suggested consideration of a free standing blight ordinance. There should be input from the Township Attorney. Sec. 3.14.A Outside Storage should be reviewed by the attorney. Consideration may be given to issuing tickets and civil infractions. It may be necessary to expand the definition of junk vehicles.

**10. CALL TO THE PUBLIC** - Mitch DeBitt lives at East and Crouse Roads. He feels East Street is too narrow for bus traffic. Mr. DeBitt was advised to contact the School Board with his concerns.

**11. COMMITTEE REPORTS -**

*Phillips* - Mr. Callan is interested in working to create an identity for the Township

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
MARCH 15, 2001 - PAGE 4

including a neo-traditional theme for commercial development in the commercial area.

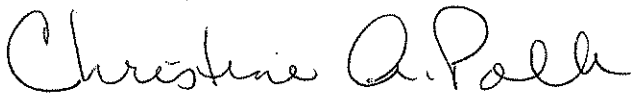
*Germane* - Architectural standards and the checklist need completion.

*Fountain* - The Commission is on track for the completion of issues as outlined at the last joint Planning Commission / Township Board meeting. Budget estimates are available for the Planning Commission and Road Committee.

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 meeting March 22, 2001