

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
FEBRUARY 22, 2001
6:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF FEBRUARY 22, 2001 AGENDA
3. APPROVAL OF FEBRUARY 15, 2001 MINUTES
4. CALL TO THE PUBLIC

INFORMATIONAL DISCUSSION OF THE PLANNING COMMISSION WITH HARTLAND CONSOLIDATED SCHOOL

5. APPLICANT: HARTLAND CONSOLIDATED SCHOOLS / KEN PEREGON **SPECIAL USE APPLICATION # 199**
IN CONJUNCTION WITH **SITE PLAN APPLICATION # 305** TO CONSTRUCT SCHOOL BUILDINGS
SECTION 16

PUBLIC HEARING

6. APPLICANT: HARTLAND TOWNSHIP / WALDENWOODS **SPECIAL USE APPLICATION #200** IN CONJUNCTION
WITH **SITE PLAN APPLICATION #306** TO CONSTRUCT AN ELEVATED STORAGE TANK SECTION 20
7. APPLICANT: HARTLAND TOWNSHIP / WALDEN & ASSOCIATES L.L.C. **SPECIAL USE APPLICATION #201**
IN CONJUNCTION WITH **SITE PLAN APPLICATION #307** TO CONSTRUCT A IRON REMOVAL FACILITY
SECTION 20 & 21

OLD & NEW BUSINESS

8. APPLICANT: WALDEN & ASSOCIATES L.L.C. **SITE PLAN APPLICATION #309** MINOR CHANGE TO
SITE PLAN APPLICATION #270 TO MOVE DRIVE-THRU WINDOW LOCATION AND MOVE CURB CUT
9. APPLICANT: CVS PHARMACY / VELMEIR CO. L.L.C. **SITE PLAN APPLICATION #310** REQUEST A
MINOR OR MAJOR CHANGE TO **SITE PLAN APPLICATION #270** EXTERIOR ELEVATIONS
10. APPLICANT: COURTESY COMMUNICATIONS / SIGN WORKS **PERMANENT WALL SIGN APPLICATION #380**
SECTION 28
11. APPLICANT: CLAUDE CHAMBERLAIN **METES & BOUNDS APPLICATION #604** SECTION 04
12. APPLICANT: PAUL SCHIFKO **SITE PLAN APPLICATION #308** CONSTRUCT A RESIDENTIAL POND
SECTION 34
13. CALL TO THE PUBLIC
14. COMMITTEE REPORTS
15. ADJOURNMENT

NEXT REGULAR MEETING MARCH 1, 2001

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
FEBRUARY 22, 2001 - TOWNSHIP HALL - 6:30 P.M.**

1. ROLL CALL - The meeting was called to order at 6:40 p.m. by Vice Chairman Douglass in the absence of Chairman Fountain. Members present: Vice Chairman Douglass, Commissioner Petrucci, Commissioner Phillips and Commissioner Germane. Absent: Chairman Fountain and Commissioner Justin. Commissioner Kalenaskas arrived at 7:20 p.m.

2. APPROVAL OF FEBRUARY 22, 2001 AGENDA - Move item #5 to become #2a.
Move to approve the February 22, 2001 agenda as amended. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 4-0-3.

**INFORMATIONAL DISCUSSION OF THE PLANNING COMMISSION WITH
HARTLAND CONSOLIDATED SCHOOLS**

**2a. APPLICANT: HARTLAND CONSOLIDATED SCHOOLS / KEN PEREGON
SPECIAL USE APPLICATION #199 IN CONJUNCTION WITH SITE PLAN
APPLICATION #305 TO CONSTRUCT SCHOOL BUILDINGS** - Ken Peregon , Kent Phinney, Brendon Pollard, Jim Wilson and Karl Kleitsch were present.

There had been a morning meeting with the school representatives. There was discussion of review items by the Fire Marshal, McKenna Associates and Tetra Tech MPS. There will be a request to the MDEQ for a public hearing on the wetlands use. The concerns of the Fire Department were addressed but there was no agreement pu of help to purchase aerial ladder equipment for the 3 story building. There was agreement to add landscape screening to address the concerns of the residents on Hidden Creek to the east of the high school site.

The detention pond will be moved and increased in size to handle a 100 year storm with a possible outlet on the west side of the bridge.

There was again lengthy discussion of the serious traffic problems created by the proposed plan. They showed a plan with the Crouse Road exit realigned with East Street.

Although it was not agreed to in the meeting, the revised plan showed a traffic control gate west of the athletic fields to try to keep the high school students from driving past the elementary school. This would include a police presence at Crouse Road and Dunham Road during events.

No funds are available from the county for road improvements.

Mr. Petrucci stated that the three story building would put students at risk if there was no apparatus to reach them in the event of a fire. An aerial truck to cover this situation could cost \$750,000.00 or more. He also pointed out that Hartland Road is two lanes and too narrow to allow emergency vehicles to pass when the road is full during busy times. Hartland should not have to bear the burden for improvements that will benefit the entire consolidated school district.

Mr. Nicholson stated the planners opinion that there should be no substantial

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modification of the village street system and the ones proposed are intrusive and will negatively impact the historic nature of the village. Taking A and B traffic levels and creating C levels is not a good situation for the village.

The Commissioners who attended the morning meeting as well as Mr. Nicholson, stated that they had expressed a desire to eliminate the connection of the high school to the elementary school and possibly making the bridge for walking only. There had been no discussion or agreement on a gate.

Mr. Germane stated that the school design was good but the location was very bad. The traffic problems created are overwhelming and the schools have very few solutions for the problems they will be creating.

The plans for the school anticipate future additions to the building.

There is a Thursday, March 1, 2001 meeting planned at 9 a.m.

Recess 7:34 p.m.

Resume 7:40 p.m.

3. APPROVAL OF FEBRUARY 15, 2001 MINUTES - Move to approve the February 15, 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.

PUBLIC HEARING

6. APPLICANT: HARTLAND TOWNSHIP / WALDENWOODS SPECIAL USE APPLICATION #200 IN CONJUNCTION WITH SITE PLAN APPLICATION #306 TO CONSTRUCT AN ELEVATED STORAGE TANK SECTION 20 - It was decided to handle the public hearings on the tank and the iron removal system at the time.

7. APPLICANT: HARTLAND TOWNSHIP / WALDEN & ASSOCIATES L.L.C. SPECIAL USE APPLICATION #201 IN CONJUNCTION WITH SITE PLAN APPLICATION #307 TO CONSTRUCT AN IRON REMOVAL FACILITY SECTION 20 & 21 - Present for these items were Don Lund and Tesha Yielding of Tetra Tech MPS. Mr. Lund described the site north of M59 and east of Cullen Road and outlined the project including wells, water treatment, storage tank, bids, starting date and future expansion.

Ms. Yielding reviewed the tank and iron removal facility.

Randy Cartwright 9092 Rotondo Dr. asked how far the base of the tower was from Cullen Road. About 600 ft.

Karl Early 9356 Rotondo Dr, objected to having the tower so close to their development when they would have no benefit of service from the water tower.

Michelle Marquette - 2242 Arciero asked how tall the tank would be and what

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chemicals would be used on the water. The tower at the location shown would be 113 ft. tall. A move to another location could mean a taller tower in order to maintain proper pressure. The approved chemicals for water treatment would be mixed in small batches for use at the plant.

Charles Lannin 1250 Andover asked who would benefit most - commercial or residential? There would be commercial as well as 300 homes that are currently built. Millpointe could consider future hook up to the system.

Joe Colaianne 1250 Dartmouth - Who is going to control the system since developers are putting out the start up money? The Township will own and operate the system.

Terry Norko 9995 Rotondo Dr. - How will new wells impact the levels of current wells? The wells are designed to safe standards and will not change the water level since most of them already exist and the system will just tie them together.

Connie Kallis 9244 Rotondo Dr. would like to see a presentation of possible alternatives to having the tower placed where it is so close to the homes. Mr. Lund answered that the site under discussion was chosen on the optimum engineering standards. It is a high site and is 55 ft. higher in elevation than the site for the iron removal plant even though the area appears flat. The tower could be moved to another location but it would involve making a higher tower. The tank has to remain at a specific height to give the proper pressure so the shaft of the tower would have to be longer to compensate for the lower elevation of a different site.

Mr. Lund explained that his firm works for the Township not the developers in the project. He is evaluating the site in terms of engineering only, not what others may want. The site under discussion is the optimum site, not the only site.

Curtis Walker 9263 Rotondo Dr. stated that he did not buy his new home only to move in and find there was going to be a tower so near. Many others in the audience expressed agreement with his statement.

Kathy Zonts 9119 Rotondo Dr. has concerns with security at the tower and odor from the iron facility. There will be security at the tower and at the iron removal building. There will be no odor from the building treating drinking water. The building will be visited and monitored daily but will not have someone there 8 hrs. per day.

Sonny Zonts 9119 Rotondo Dr. wanted the Township to consider the residents more than engineering issues, especially if the tower can be moved to another site. Is topographical information available? Check with the Township.

Charles Lannin stated that he had moved here from Pittsburgh and feels this will cause a drop in property values.

David Kallis 9244 Rotondo Dr. This is a bad location of the tower so near residential.

Bill Martin 9107 Rotondo Dr. Who are the developers that are contributing to the start up of the system? They will benefit while the residents have to deal with the tower.

Phil Szwedo 2420 Arciero felt that it would give the area a commercial look rather than enhancing the residential feel. Why not use diesel pumps rather than a gravity feed tank? Mr. Lund explained that the fuel smell and noise did not make diesel a better alternative.

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Mr. Szwedo felt strongly that this should be in the commercial area.

Greg Kane 9268 Rotondo Dr. How many feet will the tower be from the entrance on Cullen Road? Mr. Lund did not have an answer at this time.

Joe Colaianne -Other options need development.

Dee O'Connor 1939 Andover Could city water be brought in from Detroit and what is done about leaks? Mr. Lund explained that the system was designed to be hooked to a larger system in the future. There would large costs in getting the Detroit system to Hartland. Concerning leaking, the tanks are tested prior to installation, there is a periodic draw down inspection and test.

Joyce Rutt 1886 Parkridge Ct. What is the west boundary of Hartland Township? Hacker Road.

Lynette George 9044 Rotondo Dr. Is the tower already being built? The engineering drawings and specifications have been ordered and are being done.

Brian Fraser 1613 Dartmouth - If, as stated by Mr. Lund, the tower was under consideration as far back as 1990 , why was the zoning left residential and homes approved to be built and sold so close to the site? Mr. Lund stated he had no information on zoning or the reasons behind it.

Mike Patton 2320 Cullen How far is this from my adjoining property? Mr. Lund did not have that figure and advised checking with the Township.

Megan Newcombe 2431 Arciero questioned how residents can act to change this. Mr. Douglass explained the process of public hearing, Planning Commission meetings and Township Board meetings. He advised attendance at the meetings and working with the Township on this issue.

Kathy Zonts questioned if they could come back on the builder of their development? Mr. Douglass advised that Mr. Rotondo may well not have been aware of the discussions of a water system back in 1990 so he was not at fault.

Joyce Rutt Will the Hartland Meadows manufactured home community get water from this system? No, they have their own system.

The public hearing was closed at 8:50 p.m.

Recess 8:50 p.m.

Resume 9:03 p.m.

OLD AND NEW BUSINESS

8. APPLICANT: WALDEN & ASSOCIATES L.L.C. SITE PLAN APPLICATION #309 MINOR CHANGE TO SITE PLAN APPLICATION #270 TO MOVE DRIVE-THRU WINDOW LOCATION AND MOVE CURB CUT - Jeff Thompson of Aiken was present. The request is to move the window to the east on the north wall. This will move the curb cut and extend the landscape island.

Move to approve Walden & Associates L.L.C. Site Plan Application #309 a minor change to Site Plan Application #270 to move the drive thru window location and move

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the curb cut as shown on the print stamped received January 21, 2001. Reference Article 33.02.K.5 inclusive. Motion Petrucci. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

9. APPLICANT: CVS PHARMACY / VELMEIR CO. L.L.C. SITE PLAN APPLICATION #310 REQUEST A MINOR OR MAJOR CHANGE TO SITE PLAN APPLICATION #270 EXTERIOR ELEVATIONS - Jim Cisek was present to review the proposed changes. They include :

1. Replace split face block with face brick.
 2. Change the exterior finish band.
 3. Change the roof design from gable to hip which will be two feet lower.
- Changes are to fit the template for the look of CVS buildings in Michigan.

Move to determine Site Plan application #310 as a major change to Site Plan Application #270. Reference Sec. 33.02.K.4, B and I inclusive. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

Mrs. Phillips requested samples of the proposed building materials. The developer may also benefit from an informal developer meeting with the review committee.

10. APPLICANT: COURTESY COMMUNICATIONS / SIGN WORKS PERMANENT WALL SIGN APPLICATION #380 SECTION 28 - Rob Coursey was present with Dan Haberl of Sign Works. The sign is already installed. The style, color and other issues were reviewed according to the ordinance.

Move to approve Permanent Wall Sign Application # 380 for Courtesy Communications / Sign Works per Article 9.00 Signs, of the Zoning Ordinance. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 5-0-2.

11. APPLICANT: CLAUDE CHAMBERLAIN METES AND BOUNDS APPLICATION #604 SECTION 04 - Mr. Chamberlain was present. 18 acres will be divided into four unequal parcels.

Move to recommend approval of Metes and Bounds Application #604 for Claude Chamberlain per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Tax Id. #08-04-100-012. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

12. APPLICANT: PAUL SCHIFKO SITE PLAN APPLICATION #308 CONSTRUCT A RESIDENTIAL POND - Mr. Schifko was present. There will be a 4 to 1 slope, the spoils will remain on site and the berm will be deleted from the plan. The pond will be approximately one acre.

Move to recommend approval of Site Plan Application #308 to construct a Residential Pond per the drawing reviewed February 22, 2001 per Sec. 3.13. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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13. CALL TO THE PUBLIC - Dan Callan discussed issues with his plans which were approved in 1997 that have been impacted by changes in the Ordinance and changes in the plan. He is seeking to eliminate the private road and access the parcels by an easement.

Place this on the next agenda.

Frank Crouse wished to explain that the developers supporting the water system were doing so because it is superior to having several smaller, less effective systems at each development. He stated that the tower would impact a much greater area than just Hartland Estates.

Mr. Nicholson stated that the willingness of the developers to contribute to getting the water system started was unusual and beneficial to the Township.

COMMITTEE REPORTS

Germane - Are there any concrete solutions being offered for the traffic problems that will come with the new schools? The usual answer is that the problems are still being worked on and are not yet solved.

Phillips - Rep. Scranton was at the Board meeting to report on her discussions with MDOT concerning bus traffic issues at the new school site.

Village preservation is a paramount concern.

The planning and engineering reviews need to be distributed to the Commission members. More consideration of traffic reviews and formulation of solutions need to be done for the school site.

It was felt that the presentation of the water system by Tetra Tech MPS was lacking in materials such as drawings, aerial photos, distances and other visual information. There should be an independent engineering review of the plans presented by Tetra Tech MPS.

The meeting was adjourned at 10:53 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 - Work Session March 1, 2001.

Next Regular Meeting - March 8, 2001.