

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
FEBRUARY 08, 2001 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF FEBRUARY 08, 2001 AGENDA
3. APPROVAL OF JANUARY 25, 2001 MINUTES
4. APPROVAL OF FEBRUARY 01, 2001 MINUTES
5. CALL TO THE PUBLIC

PUBLIC HEARING

6. APPLICANT: ERIC PREISS SPECIAL USE APPLICATION #196 IN CONJUNCTION WITH SITE PLAN APPLICATION #304 MAJOR CHANGE TO SPECIAL USE APPLICATION #190 SECTION 06
7. APPLICANT: HARTLAND CONSOLIDATED SCHOOLS / KEN PEREGON SPECIAL USE APPLICATION # 199 IN CONJUNCTION WITH SITE PLAN APPLICATION # 305 TO CONSTRUCT SCHOOL BUILDINGS SECTION 16
8. APPLICANT: WALDEN & ASSOCIATES L.L.C. SITE PLAN APPLICATION #309 REQUEST A MINOR OR MAJOR CHANGE TO SITE PLAN APPLICATION #270 TO MOVE DRIVE-THRU WINDOW LOCATION AND MOVE CURB CUT.
9. CALL TO THE PUBLIC
10. COMMITTEE REPORTS
11. ADJOURNMENT

MEETING FEBRUARY 15, 2001

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
FEBRUARY 8, 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 Petrucci and Commissioner Germane. Commissioner Phillips arrived at 7:40 p.m. Absent: Commissioner Justin. Also present: David Nicholson and Amy Neary of McKenna Associates, Joe Moore of Tetra Tech MPS and ZA Christensen.
2. **APPROVAL OF FEBRUARY 8, 2001 AGENDA** - Move to approve the February 8, 2001 Planning Commission agenda as presented. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 5-0-2.
3. **APPROVAL OF JANUARY 25, 2001 MINUTES** - Move to approve the January 25, 2001 minutes as presented. Motion Germane. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.
4. **APPROVAL OF FEBRUARY 1, 2001 MINUTES** - Move to approve the February 1, 2001 minutes as presented. Motion Petrucci. Second Douglass. Voice Vote. Motion Carried. 5-0-2.
5. **CALL TO THE PUBLIC** - There being no response, the call to the public was closed.

PUBLIC HEARING

6. PUBLIC HEARING APPLICANT : ERIC PREISS SPECIAL USE APPLICATION #296 IN CONJUNCTION WITH SITE PLAN APPLICATION #304 MAJOR CHANGE TO SPECIAL USE APPLICATION #190 SECTION 06 - Mr. Perry was present for this item and Mr. Preiss was in the audience. Mr. Perry reviewed the application. Mr. Preiss built a building on the property which is zoned agricultural . He now wishes to add it to the previously approved special use area.
Nancy Kelly of 8065 Clyde Road felt that the area was not appropriate for this additional use. She questioned if Mr. Preiss was supposed to continue building his buildings before going through the approval process. Mr. Nicholson explained the process outlined in the Ordinance. Ms. Kelly also felt that Mr. Preiss had not followed the conditions of his prior approval for special use.
Terry Preiss of 8129 Clyde liked the plan and thought it should be approved.

Another expansion was requested so soon after the last one to provide more storage and more bins for materials. Mr. Preiss stated that deliveries would be made during his hours of 7 a.m. - 10 p.m., six days per week. He also stores metal poles for MDOT.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
FEBRUARY 8, 2001 - PAGE 2

A salt storage building is shown and equipment storage remains the same.
The addition will increase the site by roughly 50% of the original site.

The public hearing was closed at 7:53 p.m.

7. 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 of O'Boyle, Cowell, Blaloch and Associates , Ken Phinney and Brendon Pollard of King Scott, Jim Wilson of Rowe Inc., Karl Kleitsch of Western Consulting and Pete Caroselli , School Superintendent were present for this item.

Mr. Phinney, project director for King Scott, reviewed the plans. Barton Mallow will do the construction. There are 64 acres of wetlands on the site. The new construction should not impact the Ore Creek school currently on site.

There will be two entrances - off Dunham Road and on the east side of the post office onto Crouse Road. The high school will be off the Dunham Road entrance and the new elementary school will be off the Crouse Road entrance.

There have been changes to the athletic field with the addition of a competition soccer field with bleachers. The connection of the high school to the fields will require a permit to cross the wetlands / flood plain. 3 acres will be disturbed and the bridge will be required not to raise the flood plain level.

There may be a future pedestrian bridge crossing the wetland for nature study.

Brendan Pollard reviewed the elevations for the K-4 elementary school. There will be classroom pods, media, art, offices, computer and gym areas.

The high school will have 3 levels in the classroom wing. Other areas are computer labs, 41 classrooms, special ed areas, science, pool, gym, track, commons area, auditorium,. music, industrial technology, TV studio, art, media, business and food. There will be two elevators.

The schools are working with the Drain Commission on the watershed.

The plan is for the busses to use Hartland Road. The traffic engineer reviewed the intersections. They rate from A to F in quality. The worst should be brought up to a C by adding signals, signage and other changes.

Betty Meaos 1329 Crouse Road - Ms. Meaos own the house next to and east of the proposed Crouse Road entrance. The houses in the village are close to the roads, the roads are narrow, there is a blind corner near the site and this is a dangerous idea.

Cheryl Gren of Parshallville - Is it a safe idea to have high school drivers going past the elementary school to get to Crouse Road to avoid the traffic going onto Dunham?

Bob Conaway 8425 Parshallville Road - 1. How much regulated wetland will be destroyed? 2.8 acres of regulated wetlands are on site. The plan shows .6 acres of regulated wetland will be disturbed for both schools.

2. How will the waste treatment system impact the flood plain levels and the nitrogen

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
FEBRUARY 8, 2001 - PAGE 3

levels of the water? The method approved of by the MDEQ will involve ground water discharge.

3. Was an environmental impact study done on the wetlands? A report was done but it was not a detailed impact study.

Joe Randolph 3177 Hidden Creek - Mr. Randolph expressed strong concerns with water coming off the school site on to his property which is adjacent to the detention area. There are concerns for the wells and septic systems of the border properties. Lighting spilling onto adjacent properties is also a concern. The traffic situation is also a major issue on Dunham Road for safety and access issues.

Ed Gren - Parshallville - Ore Creek feeds Lake Shannon and the Parshallville Pond. Parking lot run off and other pollutants will go into the watershed and Ore Creek. Will there be testing for water quality? Mr. Peregon responded that there would be controlled release from the detention pond and there were concrete filters in the system. Mr. Gren felt that this was totally inadequate to remove pollutants from the water released into Ore Creek.

Lynn Burton 3244 Hidden Creek - Ms. Burton felt that the information from the schools has changed. Does not accept the opinion that the water levels toward her property will not be increased. She would like the current edges of the water to be staked to see if there is any increase in levels as the project progresses. Trees have been removed by a contractor who appeared to be working with his print upside down. Trees were removed that would buffer her property from the site.

Ed Gatti - Hidden Creek - There is a blind spot on Dunham Road east of Hidden Creek that should be addressed.

Mitch Devit - 10350 Crouse Rd. - It would be much safer and less disrupting to run the north entrance through the site of the current elementary school and the bus yard where they currently run than to have them go through to Crouse Road.

Kathy Razook - 3510 East Street - The blind curve on Crouse Road east of the proposed entrance is dangerous. Green belts are a necessity to form a barrier to other properties. Mr. Peregon responded that they are staying 30 ft. away from the property line and the topographical survey was made to develop a system to prevent water back up on the properties to the east.

Robert Bulloch - Dunham Road - Is the Crouse Road entrance a deeded outlot? Yes. Mr. Bulloch wants a new 5 ft. woven metal fence with barbed wire on top to follow the north and east property line.

Gary Sagan - 12800 Old Farm Ct. - Will Dunham be paved at least to the entrance from Hartland Road? Signage, lights, paving and other issues are under consideration through discussions with the Road Commission.

David Burton - 3244 Hidden Creek - How many student parking spaces will there be? 494 with additional at the athletic fields. Mr. Burton had to do a core study for his house construction, what has the school done? 120 borings were taken some at 75 ft., most at 40 feet and field and parking lot locations at 10, 15, and 20 ft.

Delsine Banks - 12208 Dunham - How will fire protection be handled for a three story

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
FEBRUARY 8, 2001 - PAGE 4

building? There is a fire suppression system that meets all requirements.

Who will pay for Dunham Road paving if it is required? Hartland should not bear the burden when other communities are part of the school system. This has not yet been decided.

Has there been any settling in the Ore Creek building? Mr. Caroselli answered there had not been any settling.

Mr. Nicholson stated that the Hartland Fire Department will review the plans which are also reviewed by the State.

Bob Conaway- Is the bridge connecting the two sites across the wetlands an absolute necessity to the plan and how much will it cost? Are there concerns about getting it approved? Chuck Warrick answered that the bridge is included in the funding but he did not give a cost on it.

Heather Walkowe - 10329 Crouse - The traffic situation with the post office is currently not good and will be very bad if you add all the school traffic into that area.

Debbie Locker from the Detroit News asked the square footage of the high school. 374,000 sq. ft.

Betty Meaos - Will there be a specific evaluation of Crouse Road? Mr. Peregón stated that they are continuing to look it over and formulate options.

Kurt Kalenauskas - 10151 Carly June - Pedestrian traffic will be mixed in with cars and busses at the Crouse Road entrance. What safety measures are being considered? Sidewalks are planned.

Ed Gren - The filtration described is very inadequate to remove pollutants coming from the site. How would a dam failure at the Bullard dam site impact the site? The dam has failed in recent history. Bob Conaway added that the MDEQ is using 300 year flood plain information for Parshallville and it might be wise to do the same for this site. Mr. Nicholson summarized the review process for the audience.

Mr. Caroselli thanked the audience for their input and promised to visit Hidden Creek and continue the traffic discussions in light of the concerns expressed.

Commissioner Petrucci - The roads need to be paved but Hartland residents should not be solely responsible for the paving when other areas of the consolidated system use them. Dunham Road is currently very bad during wet weather and spring thaws.

Mr. Peregón responded that they had reviewed the situation and found 50% of the students were from Hartland. They may consider an SAD to pave the roads.

Scott Bacon from the schools was in the audience and stated that there was bond money available to contribute to paving and the schools did plan to participate.

Commissioner Kalenauskas expressed grave concerns about the Hartland Road - M59 and M59 - US 23 areas.

Commissioner Germane felt that additional intersections should be evaluated beyond what was in the study so far including Clark and M59, Clark and Dunham, Dunham and Fenton, Hartland and M59 as well as M59 and US 23. These areas need to be evaluated since they will also be impacted.

Joe Moore of Tetra Tech MPS stated that these concerns have been under

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
FEBRUARY 8, 2001 - PAGE 5

consideration for a year. There should be consultations with MDOT concerning M59 and US23.

The projections are for 1800 students at the high school. The 450 seats in the auditorium were mandated by the State since there is a large auditorium at the current high school. There are 900 parking spaces at the the high school and 494 at the proposed high school.

The public hearing was closed at 10:08 p.m.

Recess 10:08 p.m.

Resume 10:15 p.m.

8. APPLICANT: WALDEN & ASSOCIATES L.L.C. SITE PLAN APPLICATION #309 REQUEST A MINOR OR MAJOR CHANGE TO SITE PLAN APPLICATION #270 TO MOVE DRIVE-THRU WINDOW LOCATION AND MOVE CURB CUT - Move to determine Site Plan Application #309 a minor change to Site Plan Application #270 per Sec. 33.02 K.5 inclusive. Motion Phillips Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

The stacking concerns due to the change have been addressed.

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

10. COMMITTEE REPORTS -

Fountain - A meeting with the schools is coming up on Thursday, February 15, 2001 at 9:00 a.m.

McKenna review letters will be in soon.

A letter has been drafted to Mr. Oldford to offer an informal meeting on his plans.

There is a Road Committee meeting planned for March 1, 2001.

Germane - Would like to have the Road Committee arrange for the Road Commission to speak to the Planning Commission about county wide plans for roads.

Bullard Road improvements have resulted in a much worse condition of the road.

Joe Moore stated that they had recommended paving for Dunham and Clark Roads as well as a signal at Dunham and Hartland.

Mr. Germane also asked how the questions from the public will be answered? Review letters and responses will be available.

Site issues are what is causing the major negative responses to the plan. The plan will impact the entire village . Mr. Germane would like to see written responses to the concerns of the community. He requested the McKenna and Tetra Tech MPS review

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
FEBRUARY 8, 2001 - PAGE 6

letters as soon as possible.

Mr. Nicholson discussed options concerning a Planning Commission review of the school site plan.

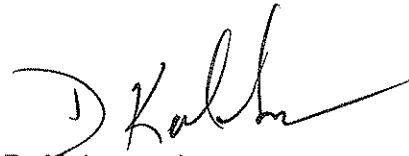
The meeting was adjourned at 11:05 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next meeting - February 15, 2001 .