

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
JANUARY 11, 2001 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF JANUARY 11, 2001 AGENDA
3. APPROVAL OF DECEMBER 14, 2000 MINUTES
4. CALL TO THE PUBLIC

PUBLIC HEARING

5. APPLICANT: MIKE YURICK **REZONING APPLICATION # 286** PDLI TO GC SECTION 28
6. APPLICANT: JOE ROTONDO / HARTLAND ESTATES WEST **REZONING APPLICATION # 288**
CA TO PDSR SECTION 19

OLD & NEW BUSINESS

7. APPLICANT: JERRAD BEAUCHAMP **SPECIAL USE APPLICATION #196** IN CONJUNCTION
WITH **SITE PLAN APPLICATION #300** OUTDOOR STORAGE FOR AN APPROVED LANDSCAPE
BUSINESS SECTION 33
8. APPLICANT: ERIC PREISS **SPECIAL USE APPLICATION # 198** IN CONJUNCTION WITH **SITE**
PLAN APPLICATION # 304 MINOR OR MAJOR CHANGE TO **SPECIAL USE APPLICATION # 190**
SECTION 06 NORTH OF CLYDE
9. APPLICANT: NEXTEL COMMUNICATION **SPECIAL USE APPLICATION # 197** IN
CONJUNCTION WITH **SITE PLAN APPLICATION #297** FOR A COLLOCATION ON AN EXISTING
TOWER AND TO CONSTRUCT AN OUT BUILDING SECTION 34
10. APPLICANT: OAKLAND WEST L.L.C. / CRAIG HILLS **SITE PLAN APPLICATION # 303** TO
CONSTRUCT OFFICE BUILDING SECTION 22 SOUTH OF M 59
11. APPLICANT: VICTOR BAYS **METES & BOUNDS APPLICATION # 603** SECTION 12
12. CALL TO THE PUBLIC
13. COMMITTEE REPORTS
14. ADJOURNMENT

MEETING JANUARY 25, 2001

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JANUARY 11, 2001 - HARTLAND TOWNSHIP - 7:30 P.M.

1. ROLL CALL - The meeting was called to order by Chairman Fountain at 7:35 p.m. Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Justin, Commissioner Phillips and Commissioner Germane. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

2. APPROVAL OF JANUARY 11, 2001 AGENDA - Delete item #9. The next meeting is the joint meeting January 13, 2001.

Move to approve the Hartland Township Planning Commission agenda for January 11, 2001 as amended. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

3. APPROVAL OF DECEMBER 14, 2000 MINUTES - In item #9, delete "with" in the sentence about the letter issued by the Livingston County Health Department concerning the septic.

Move to approve the December 14, 2000 Planning Commission minutes as amended. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

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

PUBLIC HEARINGS

5. APPLICANT: MIKE YURICK REZONING APPLICATION #286 PDLI TO GC SECTION 28 - Mr. Yurick and Mr. Perry were present. Mr. Perry reviewed the request. This parcel is an existing non-conformity in PDLI since it is 12 acres in a zoning requiring 20 acres.

Chairman Fountain called for comments from the audience but received none. The rezoning request must be resolved prior to the metes and bounds receiving action.

The public hearing closed at 7:56 p.m.

The issue is whether the property can be divided and sold under the current zoning with the PD remaining in effect. If this is possible, the rezoning will not be necessary. Place on the January 25, 2001 agenda.

6. APPLICANT: JOE ROTONDO / HARTLAND ESTATES WEST REZONING APPLICATION #288 CA TO PDSR SECTION 19 - Wayne Perry was present. The property is located at M59 and Cullen Road. Phase 3 involves 76.5 acres. There has been a slight modification to lots 54-57 to align the road into phase 3.

Chairman Fountain called for comments from the audience but none were received.

The December 18, 2001 McKenna letter reviewed increasing lot width in the transitional east-west area, lots 149 - 152 are in a previous open space, lot 96 is

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narrow and there should be review of the number of dwellings on the cul de sac.
The public hearing was closed at 8:30 p.m.

OLD AND NEW BUSINESS

7. APPLICANT: JERRAD BEAUCHAMP SPECIAL USE APPLICATION #196 IN CONJUNCTION WITH SITE PLAN APPLICATION #300 OUTDOOR STORAGE FOR AN APPROVED LANDSCAPE BUSINESS SECTION 33 - Mr. Beauchamp and Mr. Perry were present.

The January 10, 2001 Site Plan review letter addressed US23 setback, ZBA application, refinement of the shelter building, parking, dimensions, landscaping, screening of equipment, color pallet of the building and lighting.

Applicant agreed to put walls on the vehicle storage building with the color to coordinate with the existing building.

The ZBA is seeking more negotiations between the applicant and the Planning Commission.

The sign will be revised within 3 years.

The Special Use review letter dated January 10, 2001 addressed setbacks, lot width, parking and loading, storage, sales and the need for a ZBA decision.

Move to table Special Use #196 and Site Plan Application #300. Motion Germane. Second Justin. Voice Vote. Motion Carried. 7-0-0.

8. APPLICANT: ERIC PREISS SPECIAL USE APPLICATION #198 IN CONJUNCTION WITH SITE PLAN APPLICATION #304 MINOR OR MAJOR CHANGE TO SPECIAL USE APPLICATION #190 SECTION 06 NORTH OF CLYDE ROAD - Mr. Preiss and Mr. Perry were present. Mr. Nicholson pointed out that statute requires a site plan and public hearing for an expansion of the special use, it cannot be done as a major / minor change.

Move to set a Public Hearing for Special Use Application #198 in conjunction with Site Plan #304 for Eric Preiss on February 8, 2001. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT: OAKLAND WEST L.L.C. / CRAIG HILLS SITE PLAN APPLICATION #303 - TO CONSTRUCT AN OFFICE BUILDING SECTION 22 SOUTH OF M59 - Architect Scott Bowers and Engineer Bruce Wallace were present.

There was an approved site plan but the site plan has been changed.

The January 11, 2001 review letter from McKenna addressed landscaping, septic and water, materials, retaining wall and other issues.

Move that the finding of the Planning Commission is that the existing screening vegetation on Cundy Road is adequate and acceptable. Deed restrictions should be noted on the print even if there are none. Retaining wall material should be stated on the plan. The criteria of the Hartland Township Fire Department letter of January 20,

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2000 will be followed. The future stub connection will be shown on the plan and installed with a cross access agreement in place for the adjacent property to the east. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT: VICTOR BAYS METES AND BOUNDS APPLICATION #603
SECTION 12 - Wendy Parsons of Boss Engineering was present. There is an existing pole barn.

Move to recommend approval of Metes and Bounds Application #603 for Victor Bays. Tax Id. # 08-12-300-024 for purposes of the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-1-0. Nay Germane.

CALL TO THE PUBLIC - Mr. Nicholson had suggestions for the January 13, 2001 meeting.

COMMITTEE REPORTS

Phillips - Several plans are coming up for informal meetings.
More discussions on cell towers are needed concerning heights and number.

The meeting was adjourned at 10:28 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 January 13, 2001.