

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
DECEMBER 14, 2000 AT 7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF DECEMBER 14, 2000 AGENDA
3. APPROVAL OF NOVEMBER 30, 2000 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: HARTLAND ESTATES DEVELOPMENT L.L.C. / JOE ROTONDO TO SET PUBLIC HEARING DATE FOR **REZONING APPLICATION # 288** CA TO PDSR SECTION 19
6. APPLICANT: MIKE YURICK TO SET PUBLIC HEARING DATE FOR **REZONING APPLICATION #286** PD-LI TO GC SECTION 28
7. APPLICANT: MIKE YURICK **METES & BOUNDS APPLICATION # 600** SECTION 28
8. APPLICANT: SAN MARINO HILLS **PERMANENT SIGN PERMIT APPLICATION # 373** SECTION 30
9. APPLICANT: PARSHALLVILLE POND / STEWART OLDFORD **SITE PLAN APPLICATION # 272** FINAL APPROVAL TO CONSTRUCT RESIDENTIAL UNITS SECTION 5
10. APPLICANT: STEWART OLDFORD **METES & BOUNDS APPLICATION # 594** SECTION 05
11. APPLICANT: NEXTEL COMMUNICATION **SPECIAL USE APPLICATION # 197** IN CONJUNCTION WITH **SITE PLAN APPLICATION #297** FOR COLOCATION ON EXISTING TOWER AND TO CONSTRUCT AN OUT BUILDING SECTION 34
12. APPLICANT: LEE RIDDELL **METES & BOUNDS APPLICATION # 601** SECTION 12
13. APPLICANT: JACKIE SCHELLER **METES & BOUNDS APPLICATION # 602** SECTION 23
14. CALL TO THE PUBLIC
15. COMMITTEE REPORTS
16. ADJOURNMENT

MEETING DECEMBER 28, 2000

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
DECEMBER 14, 2000 - 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, Secretary Kalenauskas, Commissioner Justin, Commissioner Phillips, Commissioner Petrucci and Commissioner Germane. Absent: Vice Chairman Douglass. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

**2. APPROVAL OF DECEMBER 14, 2000 AGENDA** - Add as item #14a Sign Review Committee. Add as item #14b Motion to Cancel December 28, 2000 meeting and changing the date of the next meeting to January 11, 2001.

Motion to approve the December 14, 2000 Hartland Township Planning Commission Regular Meeting Agenda as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**3. APPROVAL OF NOVEMBER 30, 2000 WORK SESSION MINUTES** - Motion to approve the November 30, 2000 Planning Commission Work Session Minutes as presented. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

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

**5. APPLICANT: HARTLAND ESTATES DEVELOPMENT L.L.C. / JOE ROTONDO TO SET PUBLIC HEARING DATE FOR REZONING APPLICATION #288 CA TO PDSR SECTION 19** - Motion to set a Public Hearing for Rezoning Application #288 for January 11, 2001. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**6. APPLICANT: MIKE YURICK TO SET PUBLIC HEARING DATE FOR REZONING APPLICATION #286 PD-LI TO GC SECTION 28** - Mr. Nicholson suggested that items #6 and #7 go together and a determination should be made on #6 before action on #7.

Motion to set a Public Hearing for Rezoning Application #286, January 11, 2001. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**7. APPLICANT: MIKE YURICK METES AND BOUNDS APPLICATION #600 SECTION 28** - Mr. Perry was present. Motion to table Metes and Bounds Application #600. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

**8. APPLICANT: SAN MARINO HILLS PERMANENT SIGN PERMIT APPLICATION #373 SECTION 30** - Mr. Perry was present. The request is for a two sided sign, east of the entrance on the north side of Bergin road.

The Planning Commission determined that the language on Page 9-19 Item D.2.

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needs clarification concerning area.

Motion to approve San Marino Permanent Sign Application #373 as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**9. APPLICANT: PARSHALLVILLE POND / STEWART OLDFORD SITE PLAN APPLICATION #272 FINAL APPROVAL TO CONSTRUCT RESIDENTIAL UNITS**

**SECTION 05** - John Crane and Dale Brewer were present. Mr. Kalenauskas reviewed the December 13, 2000 ZBA meeting and attorney opinions.

Mr. Crane reviewed the application. He stated that tri-levels will not be included in the approved styles. No specific colors were included or excluded in the restrictions. He also presented a revised chart of lot sizes.

Mr. Nicholson reviewed his October 26, 2000 correspondence.

Mr. Kalenauskas reiterated that STR zoning clearly stated that it was meant to preserve the unique character of the two districts (Hartland and Parshallville). He felt that shared driveways as shown on the plan were not at all characteristic of the Settlement District and were only beneficial to the developer in order to get more density out of the parcel.

Mr. Crane read the sizes of lots 1-23 plus Parcel A in square feet.

The issues in the Tetra Tech letter of 9-28-2000 have been resolved.

Motion to recommend denial of Site Plan Application #272 for Parshallville Pond Condominiums / Stewart Oldford / Dan Howell on the basis that the development does not fit with the STR Zoning in the Ordinance. Specifically, the use of shared driveways and the density are not compatible with the Settlement District. The Livingston County Health Department has issued a letter on the septic with reservations concerning perc elevations and contamination of the wells of adjoining properties.

Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 5-1-1. Nay Fountain.

Justin - yes

Fountain - nay

Petrucci - yes

Phillips - yes

Kalenauskas - yes

Germane - yes

Douglass - absent

**10. APPLICANT: STEWART OLDFORD METES AND BOUNDS APPLICATION #594 SECTION 05** - Motion to recommend denial of Metes and Bounds Application #594 for Stewart Oldford in Section 05. Motion Germane. Second Kalenauskas. Voice

Vote. Motion Carried. 5-1-1. Nay Fountain.

Justin - yes

Fountain - nay

Douglass - absent

Germane - yes

Kalenauskas - yes

Phillips - yes

Petrucci - yes

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**11. APPLICANT : NEXTEL COMMUNICATION SPECIAL USE APPLICATION #197  
IN CONJUNCTION WITH SITE PLAN APPLICATION #297 FOR COLOCATION ON  
EXISTING TOWER AND TO CONSTRUCT AN OUT BUILDING SECTION 34 -**

David Friesen was present. The request is for colocation on a 20 year old tower. Mr. Crane was in the audience and offered the information that he had been involved in the original tower and it was designed for 3 colocators and could handle the addition. The plans presented at the meeting were revised and had not been reviewed.

Ms. Neary of McKenna reviewed the 12-8-00 letter on site plan concerning deed restrictions, trees, setbacks, performance standards, engineering issues, painting, exterior building materials, signs, screening, facility removal and lot division requirements.

Tetra Tech review is needed.

Motion to table Site Plan Application #297 and Special Use Application #197 for Nextel. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-0-1.

**12. APPLICANT: LEE RIDDELL METES AND BOUNDS APPLICATION #601  
SECTION 12 -** John Luke was present. The parcel is off Hibner, east of Fenton Road off Rolling Acres Drive.

The existing pole barn cannot be used to house animals.

Motion to recommend approval of Metes and Bounds Application # 601 . Tax Id # 08-12-300-018 for purposes of the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-1-1. Nay Germane.

**13. APPLICANT: JACKIE SCHELLER METES AND BOUNDS APPLICATION #602  
SECTION 23 -** Jackie Scheller was present. The parcel is zoned CA. The request is for 4 lots.

The applicant needs to have percs done and submit them to the Planning Commission along with the County Road Commission letter she received. A survey must be done before the application goes to the Township Board.

The Commission consensus was the application appeared to be possibly approvable but the missing information needed to be submitted prior to any final approval.

Motion to table Metes and Bounds Application #602. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

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

**14a. SIGN REVIEW COMMITTEE -** Motion to appoint Matt Germane and Clark Justin to the Sign Review Committee. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

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**14b. CANCEL DECEMBER 28, 2000 MEETING - Motion to remove the December 28, 2000 Planning Commission meeting from the schedule. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.**

**15. COMMITTEE REPORTS -**

*Fountain* - There is a joint PC/ Board meeting on Saturday, January 13, 2001 at 8:00 a.m. Mr. Nicholson and Ms. Neary agreed to attend.

*Phillips* - Review the traffic report on the school site.

There was discussion of the review requirements of the Planning Commission concerning the school plans.

*Germane* - Motion to have a Planning Commission work session on January 18, 2001. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

The meeting was adjourned at 10:08 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 11, 2001