

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
SEPTEMBER 28, 2000 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF SEPTEMBER 28, 2000 AGENDA
3. APPROVAL OF SEPTEMBER 14, 2000 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: HARTLAND TOWNSHIP REZONING APPLICATION #285 REZONING
FROM HSC TO GC SECTION 21 NORTH OF M59
6. APPLICANT: BROWNIES SIGN CO. / HERITAGE HILLS CHURCH SIGN PERMIT APPLICATION
#343 SECTION 04 EAST OF RUNYAN LAKE RD.
7. APPLICANT: WILLIAM FEHLIG METES & BOUNDS APPLICATION #588 SECTION 27
8. APPLICANT: JON MARCUS METES & BOUNDS APPLICATION #593 SECTION 24
9. APPLICANT: STEWART OLDFORD METES & BOUNDS APPLICATION #594 SECTION 05
10. APPLICANT: PARSHALLVILLE POND / STEWART OLDFORD SITE PLAN APPLICATION #272
FINAL APPROVAL TO CONSTRUCT RESIDENTIAL UNITS SECTION 5 SOUTH OF
PARSHALLVILLE RD. EAST OF CULLEN RD.
11. APPLICANT: SBA COMMUNICATION INC. SPECIAL USE APPLICATION # 192 IN CONJUNCTION
WITH SITE PLAN APPLICATION # 291 TO CONSTRUCT A TOWER SECTION 25
12. CALL TO THE PUBLIC
13. COMMITTEE REPORTS
14. ADJOURNMENT

NEXT MEETING OCTOBER 5, 2000

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 28, 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, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Germane, Commissioner Phillips and Commissioner Kuhn. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

2. APPROVAL OF SEPTEMBER 28, 2000 AGENDA - Add item #11a as Vector Pipeline Discussion. Change the permit number in item #6 from 343 to 366. Switch the order of items #9 and 10.

Motion to approve the September 28, 2000 Hartland Township Planning Commission agenda as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

3. APPROVAL OF SEPTEMBER 14, 2000 MINUTES - Page 2, item #9 delete the word "next" from the line placing this on an agenda since Mr. Bulloch did not submit plans in order to be on tonight's agenda.

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

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

5. APPLICANT: HARTLAND TOWNSHIP REZONING APPLICATION #285 REZONING FROM HSC TO GC SECTION 21 NORTH OF M59 - The public hearing was continued from the last meeting. Chairman Fountain opened the floor to comments from the audience. There were none. A written request was received from Oasis Investment Partners to delay any further action on the rezoning.

Motion to table Rezoning Application #285 to October 26, 2000 per Oasis Partners Investment Partners property owner's request. Motion Phillips. Second Kuhn.

Mr. Kuhn withdrew his second.

Mrs. Phillips withdrew her motion.

Chairman Fountain called again for comments from the audience. Mr. Nicholson advised going ahead with the Public Hearing and the procedure for the proposed zoning change.

Motion to close the Public Hearing on Rezoning Application #285. Motion Douglass. Second Kuhn. Voice Vote. Motion Carried. 6-1-0. Nay Phillips.

6. APPLICANT: BROWNIE'S SIGN CO. / HERITAGE HILLS CHURCH SIGN

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PERMIT APPLICATION #366 SECTION 04 EAST OF RUNYAN LAKE ROAD - Lon Brown and Tom Hoose were present. Mr. Kuhn reviewed the sign.

Motion to approve Sign Application #366 for Brownie's Sign Co. / Heritage Hills Church contingent upon meeting the following requirements of the Ordinance:

1. The location cannot be on a berm.
2. It is an entrance sign and therefore must be at an entrance.
3. The height measurement excludes the cross.
4. The total height and total area not to exceed 48 sq. ft. and not more than 7 ft. off the ground.
5. Address to be in the center of the base.
6. Indicate the form of illumination.

Approval can be granted by the Zoning Administrator if all of the above items are complete. Motion Douglass. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

7. APPLICANT: WILLIAM FEHLIG METES AND BOUNDS APPLICATION #588 SECTION 27 - No one was present for this item. The size of the lots indicated would need sewers to be developed and there is no capacity available at this time. The drive must be offset from the adjoining parcel. Check the math on some of the figures. Motion to table Metes and Bounds Application #588. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

8. APPLICANT: JON MARCUS METES AND BOUNDS APPLICATION #593 SECTION 24 - Steve Morgan of Boss Engineering was present. They are seeking 4 divisions of a 10 acre parcel. Mr. Douglass walked the property. Motion to recommend approval of Metes and Bounds Application #593 with the understanding that the private drive be centered in the easement. This approval is per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT: PARSHALLVILLE POND / STEWART OLDFORD SITE PLAN APPLICATION #272 FINAL APPROVAL TO CONSTRUCT RESIDENTIAL UNITS SECTION 5 SOUTH OF PARSHALLVILLE ROAD EAST OF CULLEN ROAD - Present were Stewart Oldford, Dan Howell, Pat Keough and John Crane. Mr. Crane gave a verbal response to the McKenna review letter dated September 25, 2000. He felt that since preliminary approval had been granted by the Township Board, they had fulfilled the requirements and the Planning Commission should grant them a recommendation for final approval. Mr. Oldford stated that the Planning Commission had directed the planning consultant, Mr. Nicholson, to delay his project as long as possible.

Chairman Fountain offered to go through the items listed in the McKenna letter so that the applicant would have a clear idea of what was needed to meet the requirements of the Ordinance. Mr. Howell agreed but the other gentlemen were not interested in this

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process. They were advised to use the letter to guide them to supply the missing information.

There was discussion of various sections of the Ordinance and their meaning.

Upon questioning from Mr. Fountain, the applicant admitted that the plan submitted to the Township Board was not the same as the plan last presented to the Planning Commission. There was discussion of who and when the sidewalks were directed to be removed.

Motion to table Site Plan Application # 272 for Parshallville Pond / Stewart Oldford.

Motion Kuhn. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: STEWART OLDFORD METES AND BOUNDS APPLICATION #594 SECTION 05 - Mr. Oldford and Mr. Crane were present. The proposed split will create a parcel in the STR district with a driveway going across a platted outlot in the SR district.

Section 4.03 in the Ordinance creates a question about using a platted lot, even a non-conforming one, as anything but a residential site. A road is not allowed but what about a driveway? Article 16 also deals with this issue.

Mr. Crane stated that an outlot and a non-conforming lot were not the same thing. The Planning Commission and Mr. Nicholson felt that a outlot could be considered a non-conforming lot under the Ordinance. There was a March 20, 2000 letter from Township Attorney Decocq stating that if the outlot is used for a road, the plat must be amended. The question to be settled is whether the same is true for a driveway.

Mr. Crane felt that the driveway would not impact the "slum" properties of the adjoining landowners.

Motion to table Metes and Bounds Application #594 in order to have the Township Attorney review the concerns of the Planning Commission with the outlot being used for ingress and egress for the proposed parcel. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

The applicant will submit an up to date plan to the Township for the Attorney to review.

11. APPLICANT: SBA COMMUNICATIONS INC. SPECIAL USE APPLICATION #192 IN CONJUNCTION WITH SITE PLAN APPLICATION #291 TO CONSTRUCT A TOWER SECTION 25 - David Brown and Fred Lindholm were present. Mr. Douglass wished to abstain from voting on this item since he lives in close proximity to the site. As long as the FAA and Michigan Aeronautics requirements are met he had no issues with it.

Ms. Neary reviewed the September 28, 2000 McKenna letter concerning this application. The letter covered setbacks, elevations, materials, soils evaluation, reducing the height to conform to the Ordinance, sidwell number, right of ways shown, scale on the 11 x 17 plans, barbed wire removal and side setbacks.

Applicant stated that any shacks needed would be built by the co-locators. Mr. Brown

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agreed to submit traffic counts for M59. He also stated that there is currently no need for this tower and there are no co-locators requesting space on this tower. It is meant to serve future need.

Mr. Petrucci felt that it is a very prominent location next to the manufactured home development.

Motion to table Special Use Application #192 in conjunction with Site Plan Application #291. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-0-0-1. Abstain Douglass.

11a. VECTOR PIPELINE SITE PLAN APPLICATION #296 - Steve Jones was present. They redesigned the site so there was no need for a variance.

Motion to set a Public Hearing and take action on Special Use Application and Site Plan Application for Vector Pipeline on October 12, 2000. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

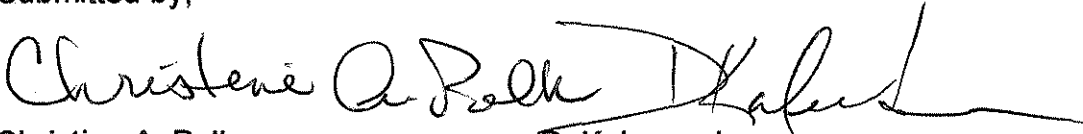
12. CALL TO THE PUBLIC - There being no response, the call to the public was closed.

13. COMMITTEE REPORTS - Nothing.

14. ADJOURNMENT - The meeting was adjourned at 11:17 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 October 5, 2000.