

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
AUGUST 24, 2000 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF AUGUST 24, 2000 AGENDA
3. APPROVAL OF AUGUST 10, 2000 MINUTES
4. CALL TO THE PUBLIC

PUBLIC HEARING

5. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #285 TO AMEND THE CURRENT ZONING ORDINANCE

OLD & NEW BUSINESS

6. APPLICANT: KCS MICHIGAN RESOURCES INC, SITE PLAN APPLICATION #289 IN CONJUNCTION WITH SPECIAL USE APPLICATION #191 MAJOR CHANGE TO SITE PLAN APPLICATION # 147 SECTION 36
7. APPLICANT: AMERITECH CELLULAR SERVICES SPECIAL USE APPLICATION #193 IN CONJUNCTION WITH SITE PLAN APPLICATION # 292 TO CONSTRUCT A TOWER SECTION 04
8. APPLICANT: NADER / GAWRONSKI SITE PLAN APPLICATION # 294 TO CONSTRUCT ADDITIONS TO EXISTING BUILDING SECTION 22 SOUTH OF M59
9. APPLICANT: HERITAGE MEADOWS SIGN PERMIT APPLICATION #363 MONUMENT SIGN
10. APPLICANT: DENNIS GOERS METES & BOUNDS APPLICATION # 589 SECTION 23
11. APPLICANT: ROBERT BURRESS METES & BOUNDS APPLICATION # 590 SECTION 31
12. APPLICANT: DANIEL BURRESS METES & BOUNDS APPLICATION # 591 SECTION 31
13. CALL TO THE PUBLIC
14. COMMITTEE REPORTS
15. ADJOURNMENT

NEXT MEETING SEPTEMBER 14, 2000

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
AUGUST 24, 2000 - TOWNSHIP HALL - 7:30 P.M.

1. ROLL CALL - The meeting was called to order by Vice Chairman Douglass at 7:30 p.m. Members present: Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Germane, Commissioner Kuhn and Commissioner Phillips. Absent: Chairman Fountain. Also present: ZA Christensen and, from McKenna Associates, David Nicholson and Amy Neary.

2. APPROVAL OF AUGUST 24, 2000 AGENDA - Delete item #6 and add Vector Pipeline Application #296 as item # 6. Delete item #9 and add Goudie Metes and Bounds #592 as item #9. Add August 17, 2000 minutes and July 20, 2000 minutes. Motion to approve the August 24, 2000 Planning Commission minutes as amended. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

3a. APPROVAL OF JULY 20, 2000 MINUTES - Motion to approve the July 20, 2000 minutes as presented. Motion Germane. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

3b. APPROVAL OF AUGUST 10, 2000 - Mr. Germane made the following changes: Page 2, second paragraph - "Kenel" not "Kennel". In the last paragraph of the section change "Mr. Kuhn" to "Mr. Douglass". Change the third sentence of the section to read " KCS has received deep injection well permit approval from the DEQ for construction." Note that Ms. Lopez and Dr. Kenel are employed by Tetra Tech MPS. Under Call to the Public, insert "Giegler" after "previous" in Mr. Spears's remarks. Motion to approve the August 10, 2000 Planning Commission minutes as amended. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-0-1.

3c. APPROVAL OF AUGUST 17, 2000 MINUTES - Under Committee Reports, change "Fountain" to "Kuhn". In item #3, "Kalenauskas" instead of "Germane". Motion to approve the August 17, 2000 Planning Commission minutes as amended. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

4. CALL TO THE PUBLIC - Jeff Thompson of Robert Aiken requested a special meeting to try to handle several outstanding issues with the Shops at Waldenwoods application. Mr. Thompson came up again at the second call to the public. Comments from the Township Attorney have not been received.

5. APPLICANT: KCS MICHIGAN RESOURCES INC. SITE PLAN APPLICATION #289 IN CONJUNCTION WITH SPECIAL USE APPLICATION #191 MAJOR CHANGE TO APPLICATION #147 SECTION 36 - Rick Hejl was present requesting a vote on the draft resolution. Mr. Nicholson discussed performance guarantees, alarms and monitoring, Township standing with required bonds and the addition of the residential development of Hartland Meadows to the drawing.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
AUGUST 24, 2000 PAGE 2

The proposed resolution is dated August 23, 2000 and should be reviewed by the attorney.

Mr. Germane reviewed the proposed agreement including the audit issue, OSHA requirements and possible changes in language.

The alarm should go to 911 and not directly to the fire department.

This revision is dated August 24, 2000.

Motion to recommend approval of Site Plan Application #289 for KCS Michigan Resources Inc. in conjunction with Special Use Application #191 and Resolution PC00-08-01, Revision 3 dated August 24, 2000 contingent upon approval by the Township Attorney. Motion Kuhn. Second Petrucci. Roll Call Vote.

Kuhn - yes

Germane - abstain on the basis of relationship with Tetra Tech MPS.

Phillips - yes

Douglass - yes

Petrucci - yes

Kalenauskas - yes

Fountain - absent

Resolution Recommendation Carried. 5-0-1-1.

6. APPLICANT: VECTOR PIPELINE SITE PLAN APPLICATION #296 - Steve Jones, permit manager for Vector, was present. The request is for the valve site on Fenton Road between Hibner and Dunham.

Mr. Nicholson summarized his review letter concerning topography, zoning classification, fence detail, soil erosion, sedimentation, external lighting, signage, setbacks and location of the building.

There are many issues outstanding on this application.

Motion to table Vector Pipeline Site Plan Application #296 at the applicant's request.

Motion Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

7. APPLICANT NADER / GAWRONSKI SITE PLAN APPLICATION #294 TO CONSTRUCT ADDITIONS TO EXISTING BUILDING SECTION 22 SOUTH OF M59-

Mr. Nader, Edward Ashor and Keith Gawronski were present. Mr. Ashor reviewed the changes that had been made. There was a discussion of drainage issues and the applicant was advised to check if the wetlands to the rear of the site are regulated by the DEQ.

Mr. Nicholson's review letter dated August 23, 2000 dealt with landscaping, screening, lighting, deletion of the east drive, sidewalks, materials and colors.

There are many issues to be addressed before the application is complete.

As allowed by the Ordinance, the Planning Commission consensus was to allow the applicant to delete the loading space.

The applicant stated that the building would be brick.

Motion to table Site Plan Application #294 for Nader / Gawronski. Motion Phillips. Second Kuhn. Voice Vote. Motion carried. 6-0-1.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
AUGUST 24, 2000 - PAGE 3

**8. APPLICANT: HERITAGE MEADOWS SIGN PERMIT APPLICATION #363
MONUMENT SIGN** - No one was present for this item.

Motion to table Sign Application #363. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

9. APPLICANT: GOUDIE METES AND BOUNDS APPLICATION #592 - Mr. Goudie was present. Parcels A and C are involved with a boundary movement to exchange property with the applicant's mother.

Motion to recommend approval of Metes and Bounds Application #592 for J. Q. Goudie. Tax Id. # 08-27-100-051 for purposes of the Hartland Township Zoning Ordinance #37 and the State Land Division Act. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

**10. APPLICANT ROBERT BURRESS METES AND BOUNDS APPLICATION #590
SECTION 31** - Wayne Perry was present. Robert and Daniel Burress have adjoining properties on Hacker Road at Bergin. Each are seeking to create four parcels with access off Hacker Road. There will be separate driveways.

Motion to recommend approval of Metes and Bounds Application #590 for Robert Burress. Tax Id # 08-31-100-011 for purposes of the Hartland Township Zoning Ordinance #37 and the State Land Division Act. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

**11. APPLICANT DANIEL BURRESS METES AND BOUNDS APPLICATION #591
SECTION 31** - Wayne Perry was present. There will be four parcels with a driveway off Hacker Road.

Motion to recommend approval of Metes and Bounds Application #591 for Daniel and Geraldine Burress for the purposes of the Hartland Township Zoning Ordinance #37 and the State Land Division Act. Tax Id. # 08-31-100-010. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-0-1.

12. CALL TO THE PUBLIC - Mr. Thompson was again present to present the latest version of the Development Agreement for Shops at Waldenwoods. He reviewed the changes incorporated into the document.

The section dealing with the requested signs is going to need more discussion before the Planning Commission can recommend submitting it to the Township Board.

Motion to hold a special meeting on August 31, 2000 at 7:30 p.m. for discussion of Shops at Waldenwoods and possibly Vector Pipeline. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

13. COMMITTEE REPORTS - *Kuhn* - The Proving Grounds will be on CNN live on Friday.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
AUGUST 24, 2000 - PAGE 4

The meeting was adjourned at 11:27 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next regular meeting - September 14, 2000