

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
AUGUST 10, 2000 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF AUGUST 10, 2000 AGENDA
3. APPROVAL OF JULY 27, 2000 MINUTES
4. CALL TO THE PUBLIC

PUBLIC HEARING

5. APPLICANT: ROBERT M. BEGIN SPECIAL USE APPLICATION #194 IN CONJUNCTION WITH SITE PLAN APPLICATION # 295 TO ADD ON TO THE EXISTING BUILDING SECTION 28 WEST SIDE OF OLD US 23

OLD & NEW BUSINESS

6. APPLICANT: AMERITECH CELLULAR SERVICES SPECIAL USE APPLICATION #193 IN CONJUNCTION WITH SITE PLAN APPLICATION # 292 TO CONSTRUCT A TOWER SECTION 04
7. APPLICANT: KCS MICHIGAN RESOURCES INC. SITE PLAN APPLICATION #289 IN CONJUNCTION WITH SPECIAL USE APPLICATION # 191 MAJOR CHANGE TO SITE PLAN APPLICATION # 140
8. CALL TO THE PUBLIC
9. COMMITTEE REPORTS
10. ADJOURNMENT

NEXT MEETING AUGUST 24, 2000

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**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
AUGUST 10, 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 (arrived 7: 33 p.m.), Commissioner Phillips, Commissioner Kuhn, Commissioner Germane and Commissioner Petrucci. Absent: Commissioner Kalenauskas. Also present: David Nicholson of McKenna Associates and ZA Christensen.

2. APPROVAL OF AUGUST 10, 2000 AGENDA - Motion to approve the August 10, 2000 Planning Commission agenda as presented. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 5-0-2.

3. APPROVAL OF JULY 27, 2000 MINUTES - Motion to approve the July 27, 2000 Planning Commission minutes as presented. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

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

PUBLIC HEARING

5. APPLICANT: ROBERT M. BEGIN SPECIAL USE APPLICATION #194 IN CONJUNCTION WITH SITE PLAN APPLICATION #295 TO ADD ON TO THE EXISTING BUILDING SECTION 28 WEST SIDE OF OLD US 23 - Dr. Begin was present. He described the addition being requested. The current building is 2 acres with 200 feet of frontage, 22 parking spaces and a 1500 sq. ft. building. The proposed addition will add 1100 sq. ft. to the back of the building.

Chairman Fountain solicited questions from the audience. There were none.

The McKenna letter dated August 9, 2000 deals with the site plan and the letter dated August 10, 2000 addresses the special use. There is a list of details that must be added to the plan. Sidewalks are not planned. An environmental impact study may be required.

The public hearing was closed at 7:42 p.m.

OLD AND NEW BUSINESS

6. APPLICANT: AMERITECH CELLULAR SERVICES SPECIAL USE APPLICATION #193 IN CONJUNCTION WITH SITE PLAN APPLICATION #292 TO CONSTRUCT A TOWER SECTION 04 - Brian Monaghan, Dan Bassett and Fred Kaluza were present. The tower suggested at the last meeting for co-location was evaluated and found to be not properly located for their needs. A revised site plan was distributed. It addressed the Engineer's letter. The applicant expressed a willingness to work with the Township on the kind of screening used at the site.

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Mr. Kuhn reported that conversations he had with residents on Carlee June revealed that they were not at all happy with the location of the tower close to their homes when there were other locations that would impact residential far less.

The lower powers of modern phones require more towers, closer together.

Mr. Nicholson had not reviewed the plan received at this meeting. Some issues with the previous plan included natural features notation, grading plan, and the structural review of the engineers.

There was a question as to the actual zoning of the area east of US 23 and Clyde Road.

Mr. Fountain suggested co-locating on the sewer treatment plant tower and the Parshallville tower to solve their coverage problem and use already existing towers.

Mr. Monaghan was willing to explore this solution.

Motion to table Special Use Application #193 and Site Plan Application #292 at the request of the applicant. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

7. APPLICANT: KCS MICHIGAN RESOURCES INC. SITE PLAN APPLICATION #289 IN CONJUNCTION WITH SPECIAL USE APPLICATION #191 MAJOR CHANGE TO SITE PLAN APPLICATION #140 - Weldon Holcomb and Rick Hejl were present. Mr. Germane did a slide presentation from Tetra Tech MPS on the planned changes.

KCS has received permit approval from the DEQ.

The results of the Health Risk Assessment were presented. Teresa Lopez and Dr. Mike Kennel were toxicologists present to review the application. Mr. Germane reviewed the background of the plant and showed slides of the location and construction on site.

Ms. Lopez described the model used and the health effects of four release scenarios.

Mr. Germane recommended going back to the original document and making amendments as well as changes in the emergency plan.

The conclusion was that the planned changes would improve the environmental and health impact of the plant for residents and employees. The worst case scenario would only be a nuisance level problem. KCS is willing to work on any issues with the Township.

Dr. Kennel stated that maintenance and monitoring of the systems are a major issue. This is very important for maintaining a safe site.

Special Use considerations are a majority of the outstanding issues.

Mr. Kuhn and Mr. Germane will work together to formulate a resolution to present to the Board after they iron out any outstanding issues with the applicant.

Motion to table Site Plan Application #289 and Special Use Application #191 for KCS Michigan. Mr. Douglas and Mr. Germane will work with the applicants. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

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8. CALL TO THE PUBLIC - Bob Spear of Lone Tree road stated that there was lots of noise and mess with the previous well. Work went on 24 hours a day and was very disruptive. Mr. Holcomb confirmed that there would probably be a similar situation with this construction for perhaps a longer time.

9. COMMITTEE REPORTS -

Fountain - It is time to decide on the priorities and recommendations for the matching fund program for gravel roads.

Kuhn - Since it appears that Mr. Kuhn may be moving up to the Board, recommendations should be formulated for a candidate for his current seat on the Planning Commission.

Phillips - The request for easels has been approved.
Mr. Beauchamp is considering buying the Huffman property for a landscape business. There was a consensus that this would be an appropriate use for that location.

Germane - Add the July 20, 2000 work session minutes to the next agenda.

Petrucci - Nothing.

Mrs. Phillips distributed pictures of the Independence Township Farmer Jack.

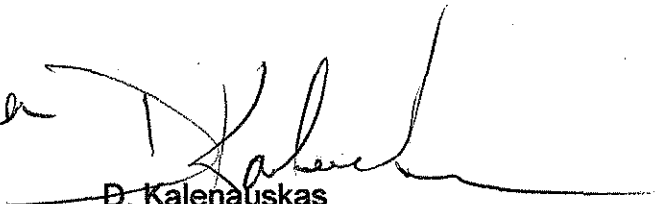
The meeting was adjourned at 10:37 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Regular Meeting - August 24, 2000