

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
JULY 27, 2000 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF JULY 27, 2000 AGENDA
3. APPROVAL OF JULY 13, 2000 MINUTES
4. CALL TO THE PUBLIC

PUBLIC HEARING

5. APPLICANT: SBA COMMUNICATION INC. **SPECIAL USE APPLICATION # 192** IN CONJUNCTION WITH **SITE PLAN APPLICATION # 291** TO CONSTRUCT A TOWER SECTION 25
6. APPLICANT: AMERITECH CELLULAR SERVICES **SPECIAL USE APPLICATION #193** IN CONJUNCTION WITH **SITE PLAN APPLICATION # 292** TO CONSTRUCT A TOWER SECTION 04

NEW & OLD BUSINESS

7. APPLICANT: WAYNE HOMES / CHRIS COSTELLO **SITE PLAN APPLICATION # 293** REQUEST A **MINOR OR MAJOR** CHANGE TO **SITE PLAN APPLICATION # 268** TO ADD TWO DECKS SECTION 22
8. APPLICANT: NADER / GAWRONSKI **SITE PLAN APPLICATION # 294** TO CONSTRUCT ADDITIONS TO EXISTING BUILDING SECTION 22 SOUTH OF M59
9. APPLICANT: WILLIAM FEHLIG **METES & BOUNDS APPLICATION # 588** SECTION 27
10. APPLICANT: WIL-PRO DEVELOPMENT / DAVID WILLACKER **SITE PLAN APPLICATION # 290** TO CONSTRUCT COMMERCIAL BUILDING UNITS SECTION 28 NORTH SIDE OF BERGIN RD.
11. APPLICANT: ROBERT M. BEGIN **SITE PLAN APPLICATION # 295** REQUEST MINOR OR MAJOR CHANGE TO ADD ON TO THE EXISTING BUILDING SECTION 28 WEST SIDE OF OLD US 23
12. APPLICANT: **HARTLAND TOWNSHIP ZONING AMENDMENT # 284** TO AMEND THE CURRENT ZONING ORDINANCE
13. APPLICANT: HARTLAND TOWNSHIP TO SET PUBLIC HEARING FOR ZONING CHANGE
14. CALL TO THE PUBLIC
15. COMMITTEE REPORTS
16. ADJOURNMENT

NEXT MEETING AUGUST 10, 2000

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JULY 27, 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, Commissioner Kuhn, Commissioner Phillips, Commissioner Petrucci and Commissioner Germane. Absent: Vice Chairman Douglass and Secretary Kalenauskas. Also present: ZA Christensen, David Nicholson and Amy Neary of McKenna Associates.

2. APPROVAL OF JULY 27, 2000 AGENDA - Motion to approve the July 27, 2000 agenda as presented. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 5-0-2.

3. APPROVAL OF THE JULY 13, 2000 MINUTES - Mr. Germane noted the following corrections. P. 1 item #5 3rd sentence instead of "on site well" insert "on site deep injection well". Under the second comment by Mr. Yount, change "H2O" to "H2S". P. 2, first line change "sulphur well" to "deep injection well" and "sulphur" to "hydrogen sulphide". P2 #8 Fourth sentence "There" instead of "the". Last sentence, "six buildings" instead of "two buildings".
Motion to approve the July 13, 2000 Planning Commission minutes as presented. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 5-0-2.

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

5. PUBLIC HEARING - 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. Brown summarized what SBA does and why they need a tower in this location.

The applicant feels they need 250 ft. of height to attract clients to the tower rather than the 199 ft. required by the Ordinance. The lower height would avoid having a blinking light on top.

Mr. Fountain solicited questions or comments from the audience. There were none.

Mr. Nicholson summarized the Ordinance requirements for tower height. His July 20, 2000 review letter covers the site plan and the special use. The location in the letter should be changed to west of Tipsico Lake Road.

SBA is seeking five co-locators at this site. There was a discussion of interference with Mr. Douglass' private heliport.

Mr. Brown stated that they could build the tower at 199 ft. and still get their five co-locators but the 250 ft. height would cover the "just in case" scenario of a client wanting 250 ft.

The tower will be located behind Beatty's on M59 west of Tipsico Lake Road.

The applicant was reminded of the setback requirements of page 3-39 subsection 3.21.F of the Ordinance. Mr. Kuhn also stated that the Township regulates the

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remodel an existing home that is converted to business use.

Mr. Nicholson presented the July 26, 2000 review letter. He had previously met with the applicant. There are many issues outstanding with the plan including site access with the shared drive, parking, landscaping, lighting, access, sidewalks, building materials and more.

There are deficiencies on the drawing such as showing the surrounding properties. There must be consideration of the impact on the residential abutting properties to the south. An upgrade of building materials should be considered.

Mr. Petrucci recommended that the trash receptacles remain behind the building and not be brought to the front for pick up.

The engineers review has not yet been received.

The applicant will have to apply to MDOT concerning changes for access on M59.

The site must be brought into compliance and there are many issues to be dealt with concerning this proposal.

Motion to table Site Plan Application #294 for Nader / Gawronski at the request of the applicant. Motion Kuhn. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

9. APPLICANT: WILLIAM FEHLIG METES AND BOUNDS APPLICATION #588

SECTION 27 - John Roose was present. Mr. Germane visited the site. This parcel was excluded from the Oldford development on Odette. MDR requires an 80 ft. frontage. No sewer capacity is available for this parcel. The size of the front two parcels would require sewer hook up but none is available. Private road shared access drive requirements must be met.

Motion to table Metes and Bounds Application #588 for William Fehlig at applicant's request. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

10. APPLICANT: WIL - PRO DEVELOPMENT / DAVID WILLACKER SITE PLAN APPLICATION #290 TO CONSTRUCT COMMERCIAL BUILDING UNITS - SECTION 28 NORTH SIDE OF BERGIN ROAD - Mr. Blau and Mr. Willacker were present.

Mr. Willacker reviewed the additions to the plan including irrigation, no deed restrictions, sign application, sprinkler system, well for each building, dumpster location, horizontal siding added to front, drive moved out of 60 ft. setback.

Mr. Nicholson reviewed his letter of July 26, 2000. The existing vegetation on the back of the property is very mature and should be preserved.

Mr. Fountain felt the plan worked well at the site.

The applicant stated that the comments from the July 14, 2000 engineering review had been incorporated into the plan.

Mr. Willacker agreed to install windows with grids on the front building to increase the residential look.

Motion to recommend approval for Wil - Pro Development / David Willacker for Site Plan Application #290 to construct commercial building units in Section 28 on the north

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construction of an equipment shack.

The public hearing was closed at 8:00 p.m.

6. PUBLIC HEARING: APPLICANT: AMERITECH CELLULAR SERVICES SPECIAL USE APPLICATION #193 IN CONJUNCTION WITH SITE PLAN APPLICATION #292 TO CONSTRUCT A TOWER SECTION 34 - Present: Brian Monaghan, Fred Kaluza and Mr. Torma. Mr. Monaghan reviewed the application. the proposed location is at Clyde and Runyan Lake Road. The existing towers do not cover this area and calls are "dropped" when customers enter this location. The 150 ft. monopole tower is designed for three co-locators but they are not seeking co-locators at this time. There will be an unmanned equipment shack.

The applicant thought there was no tower available in the area but was informed that a tower had been built in Parshallville within the last month. There is also a fire department substation at Parshallville Road and Old 23 that might provide space.

Michelle Cannaert is a property owner adjacent to the proposed location. She felt that this would be very close to the existing tower, very obvious in the rural area. She also stated that the easement location for the tower had 4 pipelines on it where the residents are not even allowed to plant a tree and they were going to erect a tower. It is in a watershed area, wildlife will suffer from this construction and it will negatively impact property values. Ms. Cannaert also stated that she had not been notified of the public hearing even though her property is right next to the site.

Bob Talsma resides just north of the site and suggested a better location would be south of the Sunoco station rather than in the proposed residential site.

Mr. Brown stated that they were very willing to investigate co-locating on the existing tower that had been installed recently. They were not aware of it and would research it.

The public hearing closed at 8:24 p.m.

NEW AND OLD BUSINESS

7. APPLICANT: WAYNE HOMES / CHRIS COSTELLO SITE PLAN APPLICATION #293 REQUEST A MINOR CHANGE OR MAJOR CHANGE TO SITE PLAN APPLICATION #268 TO ADD TWO DECKS - Mr. Costello was present. The decks will not add floor space to the structures.

Motion to approve Site Plan Application #293 as a minor change to Site Plan Application #268 for Wayne Homes / Chris Costello. Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 5-0-2.

8. APPLICANT: NADER / GAWRONSKI SITE PLAN APPLICATION #294 TO CONSTRUCT ADDITIONS TO EXISTING BUILDING SECTION 22 SOUTH OF M59- Keith Gawronski, Edward Ashor and Phillip Nader were present. They are seeking to

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side of Bergin Road with the understanding that landscaping on the west and north boundaries of the parcel will remain undisturbed in lieu of planting landscaping as required by Ordinance section 7.02 and 7.03. This approval is per the drawings dated July 24, 2000 and requires the incorporation of the issues in the Engineer's letter dated July 14, 2000. Motion Petrucci. Second Germane. Voice Vote. Motion Carried. 4-1-2. Nay Kuhn.

11. APPLICANT: ROBERT BEGIN SITE PLAN APPLICATION #295 REQUEST MINOR OR MAJOR CHANGE TO ADD ON TO THE EXISTING BUILDING SECTION 28 WEST SIDE OF OLD US 23 - Motion for Robert Begin, Site Plan Application #295 and Special Use Application # (to be determined) to be a major change to the building in Section 28. A Public Hearing will be held on August 10, 2000 on this application. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

12. HARTLAND TOWNSHIP ZONING AMENDMENT #284 TO AMEND THE CURRENT ZONING ORDINANCE - Motion to recommend approval of Zoning Amendment Application #284 to amend the current Zoning Ordinance #37 and to have office staff forward it to the Livingston County Planning Department for review per the memo dated July 25, 2000 from McKenna Associates. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 5-0-2.

13. APPLICANT: HARTLAND TOWNSHIP TO SET PUBLIC HEARING FOR ZONING CHANGE - Motion to set a Public Hearing for Rezoning Application # (to be determined) for the property otherwise known as "The Oasis" on August 24, 2000 to consider rezoning from HSC to GC. The property tax Id. will be provided by staff. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

15. COMMITTEE REPORTS -

Kuhn - There has been feedback from the community about having signs on properties that are being considered for rezoning so they will be easier to identify. This would have to be included in the Ordinance as an amendment.

Phillips - There was a great deal of complaining from builders/developers about regulation at the Housing Growth Alliance Coalition.

A document of sample architectural standards was distributed by Mr. Nicholson for review by the Commission.

Germane - What are the active committees of the Planning Commission? Road

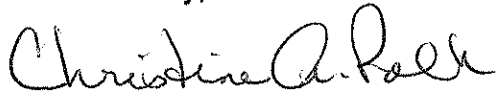
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Committee, M59 Corridor and site plan review.

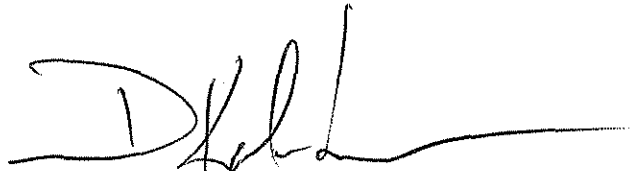
The meeting was adjourned at 10:40 p.m.

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 10, 2000