

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
JULY 13, 2000 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF JULY 13, 2000 AGENDA
3. APPROVAL OF JUNE 22, 2000 MINUTES
4. CALL TO THE PUBLIC

PUBLIC HEARING

5. APPLICANT KCS MICHIGAN RESOURCES INC. SPECIAL USE APPLICATION # 191 IN
CONJUNCTION WITH SITE PLAN APPLICATION # 286 MAJOR CHANGE TO SITE PLAN
APPLICATION # 140 SECTION 36
6. APPLICANT: SBA COMMUNICATION INC. TO SET PUBLIC HEARING DATE FOR SPECIAL USE
APPLICATION # 192 IN CONJUNCTION WITH SITE PLAN APPLICATION # 291 TO
CONSTRUCT A TOWER SECTION 25
7. APPLICANT: AMERITECH CELLULAR SERVICES TO SET PUBLIC HEARING DATE FOR SPECIAL
USE APPLICATION # 193 IN CONJUNCTION WITH SITE PLAN APPLICATION # 292 TO
CONSTRUCT A TOWER SECTION 04
8. APPLICANT: WIL-PRO DEVELOPMENT / DAVID WILLACKER SITE PLAN APPLICATION
290 TO CONSTRUCT COMMERCIAL BUILDING UNITS SECTION 28 NORTH SIDE OF
BERGIN RD.
9. APPLICANT: ERIC PREISS SPECIAL USE APPLICATION #190 FOR LANDSCAPE NURSERY
SECTION 06 NORTH OF CLYDE
10. APPLICANT: KIZCAM INC. SIGN PERMIT APPLICATION # 359 WALL SIGN SECTION 16
11. APPLICANT: DAVID KORODY / MARTIN HAMWAY METES & BOUNDS APPLICATION #584
SECTION 17
12. APPLICANT: STEVEN FOWLER METES & BOUNDS APPLICATION #587 SECTION 05
13. APPLICANT: RANDY RINNAS / KENNETH STOKFISZ METES & BOUNDS APPLICATION
576 SECTION 02
14. CALL TO THE PUBLIC
15. COMMITTEE REPORTS
16. ADJOURNMENT

NEXT MEETING JULY 20, 2000

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JULY 13, 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 Phillips, Commissioner Petrucci and Commissioner Kuhn. Commissioner Germane arrived at 7:38 p.m. Also present: ZA Christensen and David Nicholson and Amy Neary of McKenna Associates.

2. APPROVAL OF JULY 13, 2000 AGENDA - Motion to approve the July 13, 2000 agenda as presented. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF JUNE 22, 2000 MINUTES - Motion to approve the June 22, 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.

5. PUBLIC HEARING: APPLICANT KCS MICHIGAN RESOURCES INC. SPECIAL USE APPLICATION #191 IN CONJUNCTION WITH SITE PLAN APPLICATION #286 MAJOR CHANGE TO SITE PLAN APPLICATION #140 SECTION 36 - Present for this application were Weldon Holcombe and Rick Hejl of KCS. Mr. Holcombe reviewed KCS, a history of the wells and a summary of the proposed changes to the site. The most significant change will be the process to inject waste gas into an on site well rather than incinerate it. They felt that the benefits to the community would be an end to incineration, more efficient and environmental friendly process, reduced truck traffic to and from the site, a safer work environment for the staff and less volume trucked to landfills. They defined no negative impact on the community.

Mr. Hejl presented an overview of both the current process and the proposed process. Robert Yount is a resident across from the well. He questioned if there will be increased compressor noise. Mr. Holcombe stated that they would meet the Township noise limits. Mr. Yount stated that the company was using their private road and the residents want them to stop.

Bill Donahue of Jenni Lane asked what are the current emission limits? 1400 tons of CO₂ and 98.6 tons of SO₂. If the new process is approved, there will be 0 tons of emissions.

Robert Yount questioned the safety inspections. Mr. Holcombe responded that there were daily pipe inspections and their pipe meets all the requirements. There are automatic shutdown valves and H₂O monitors. Shutdown should handle any problems since gasses are the main product, not liquids.

Residents expressed concern that the sandhill crane was a protected species and they were being chased off by the company activities.

Tom Godbold of the DEQ was present and answered questions about the

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impact of the sulphur well on groundwater. At the depth proposed, the sulphur will be well below the groundwater and will be injected into the salty water in the deep sandstone layer. This system is in operation in other states and Canada has used it for 15 years. The DEQ is consulting with Canada on the system. The DEQ has not yet approved the permit for the well.

Mr. Nicholson stated that the daytime decibel limit was 65 but the night limit was lower. There are still outstanding issues to be addressed.

Mrs. Phillips stated that the Fire Department was reviewing the emergency preparedness plan. She also suggested that an independent toxicologist should review the plan.

KCS has agreed with the LCRC to repair any road damage that they are responsible for.

The sweet gas pipeline route will be east three miles to Highland to the Consumers pipeline. The start up date is planned for October 2000.

The public hearing was closed at 8:33 p.m.

6. APPLICANT; SBA COMMUNICATIONS INC. TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #192 IN CONJUNCTION WITH SITE PLAN APPLICATION #291 TO CONSTRUCT A TOWER SECTION 25 - Motion to set a public hearing for Special Use Application #192 in conjunction with Site Plan Application #291 for July 22, 2000. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

7. APPLICANT: AMERITECH CELLULAR SERVICES TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #193 IN CONJUNCTION WITH SITE PLAN APPLICATION #292 TO CONSTRUCT A TOWER SECTION 04 - Motion to set a Public Hearing for Special Use Application #193 in conjunction with Site Plan Application #292 for July 22, 2000. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

8. APPLICANT: WIL-PRO DEVELOPMENT / DAVID WILLACKER SITE PLAN APPLICATION #290 TO CONSTRUCT COMMERCIAL BUILDING UNITS. SECTION 28 NORTH SIDE OF BERGIN ROAD - Marshal Blau and David Willacker were present. They have met with the preliminary review committee. Mr. Willacker reviewed the proposed development. The are issues being discussed with the Fire Department concerning fire suppression and dumpster location.

Mr. Nicholson summarized his July 11, 2000 review letter. The major issue is the setbacks from Bergin Road considering the ultimate right of way.

Mr. Willacker wants 18 ft. ceilings in the units. He presented samples of proposed building materials. The Commissioners would like to see horizontal siding on the entire building while Mr. Willacker agreed to put it on the fronts.

The approval being requested is for Phase One (two buildings) but would be the

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precedent for the following buildings if built.

Motion to table Site Plan Application #290 for Wil-Pro Development / David Willacker in order to resolve the following issues: well and septic, deed restrictions, irrigation, sidewalks, sign application, horizontal or vertical siding, front setbacks, Tetra Tech issues in most recent review letter and other architectural concerns. Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: ERIC PREISS SPECIAL USE APPLICATION #190 FOR LANDSCAPE NURSERY SECTION 06 NORTH OF CLYDE - Mr. Preiss and Wayne Perry were present. Mr. Perry reviewed the changes made since the last meeting. Tetra Tech MPS stated that approval of the gravel storage yard is a discretionary issue for the Township.

Concerning the north east access (farm lane) off Parshallville Road, the applicant is willing to pave this road rather than block it off.

The applicant will comply with the fire suppression requests made by the Fire Department.

There is a sign but no sign application has been submitted.

There should be additional screening along the north access road.

Traffic light poles are stored on the property. There are limits on operating hours and hours for loading and unloading in the Ordinance.

Ms. Neary reviewed the July 11, 2000 McKenna letter that recommended approval of the site plan and special use.

Motion to recommend approval of Special Use Application #190 in conjunction with the site plan submitted dated received June 27, 2000 for Eric Preiss with the provision that additional screening landscaping be added along the service drive bordering the northerly neighbor to the satisfaction of the Camerons. Additional landscape screening will be added to the west boundary line of the nursery area on both sides of the drainage easement going at least fifty (50) feet to each side of the easement. The applicant will provide a letter with a bullet list of all equipment that will be stored on site to justify leaving the storage area gravel rather than hard surface. Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 4-3-0. Nays Kalenauskas, Douglass and Fountain.

10. APPLICANT: KIZCAM INC. SIGN PERMIT APPLICATION #359 WALL SIGN SECTION 16 - No one was present for this item. The sign will not be lit.

Motion to approve Sign Permit Application # 359 for Kizcam Inc. for a wall sign. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

11. APPLICANT: DAVID KORODY / MARTIN HAMWAY METES AND BOUNDS APPLICATION # 584 SECTION 17 - Mr. Korody, Mr. Hamway and Mr. Zvoch were present. All issues have been resolved.

Motion to recommend approval of Metes and Bounds Application # 584 for Korody and

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Hamway. Motion Petrucci. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

**12. APPLICANT: STEVEN FOWLER METES AND BOUNDS APPLICATION #587
SECTION 05** - No one was present for this item.

Motion to recommend approval of Metes and Bounds Application # 587 for Steven Fowler. Tax Id. # 08-05-200-013 for purposes of the Land Division Act and Hartland Township Ordinance #37. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

**13. APPLICANT: RANDY RINNAS / KENNETH STOKFISZ METES AND BOUNDS
APPLICATION #576 SECTION 02** - Mr. Rinnas was present.

Motion to recommend approval of Metes and Bounds Application #576 Section 02 for Randy Rinnas with the provision that he issue a performance guarantee to the Township for demolition of the barn if residential construction is not begun in 90 days. This approval is for the purposes of the Land Division Act and Hartland Township Ordinance #37. Motion Petrucci. Second Kalenauskas.

Mr. Germane offered an amendment to the motion. Insert " on Parcel A" after "residential construction". Amendment seconded by Phillips.

Mr. Petrucci offered his motion as amended. Mr. Kalenauskas maintained his second to the motion as amended.
Voice Vote. Motion Carried. 7-0-0.

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

15. COMMITTEE REPORTS - *Chairman Fountain* distributed the notes from the last road trip. The timeline for the community priorities project may have to be revised. Check progress on web site.

Motion to set a Planning Commission work session for July 20, 2000 at 7:30 p.m. Motion Douglass. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

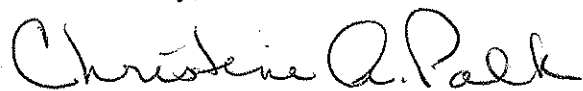
Kuhn - More work needs to be done on architectural standards. Mr. Nicholson suggested that architectural review standards should be referenced in the Ordinance.

The meeting was adjourned at 10:53 p.m.

These minutes are a preliminary draft until final approval.

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Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Regular Meeting - July 27, 2000.
Work Session July 20, 2000