

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
JUNE 22, 2000 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF JUNE 22, 2000 AGENDA
3. APPROVAL OF JUNE 7, 2000 MINUTES
4. CALL TO THE PUBLIC

PUBLIC HEARING

5. APPLICANT: HARTLAND TOWNSHIP **ZONING AMENDMENT APPLICATION #284** TO
AMEND THE CURRENT ZONING ORDINANCE
6. APPLICANT: DAVID KORODY / MARTIN HAMWAY **METES & BOUNDS APPLICATION #584**
SECTION 17
7. APPLICANT: STEVEN FOWLER **METES & BOUNDS APPLICATION #587** SECTION 05
8. APPLICANT: ERIC PREISS **SPECIAL USE APPLICATION #190** FOR LANDSCAPE NURSERY
SECTION 06 NORTH OF CLYDE
9. APPLICANT: ROGER JONES / NEXTEL COMMUNICATION **SITE PLAN APPLICATION #288**
MAJOR CHANGE TO SITE PLAN APPLICATION # 140 SECTION 21
10. APPLICANT: McDONALD'S CORP / MICHAEL GOODMAN / HEATHER URBAN **SPECIAL USE**
APPLICATION # 188 IN CONJUNCTION WITH **SITE PLAN APPLICATION# 279** SECTION 28
SOUTH SIDE M59
11. APPLICANT: WIL-PRODEVELOPMENT/DAVIDWILLACKER **SITE PLAN APPLICATION #290**
TO CONSTRUCT COMMERCIAL BUILDING UNITS SECTION 28 NORTH SIDE OF BERGIN
RD.
12. CALL TO THE PUBLIC
13. COMMITTEE REPORTS
14. ADJOURNMENT

NEXT MEETING JULY 13, 2000

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JUNE 22, 2000 - TOWNSHIP HALL - 7:30 P.M.**

1. ROLL CALL- The meeting was called to order by Chairman Fountain at 7:34 p.m. Members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Germane and Commissioner Kuhn. Absent: Commissioner Phillips, Commissioner Petrucci and Commissioner Kalenauskas. Also present: Zoning Administrator Christensen and David Nicholson and Amy Neary of McKenna Associates.

2. APPROVAL OF JUNE 22, 2000 AGENDA - Add the June 15, 2000 work session minutes as item #3a.

Motion to approve the June 22, 2000 Planning Commission agenda as presented.

Motion Kuhn. Second Douglass. Voice Vote. Motion Carried. 4-0-3.

3. APPROVAL OF JUNE 7, 2000 MINUTES - Motion to approve the June 7, 2000 Planning Commission minutes as presented. Motion Kuhn. Second Douglass. Voice Vote. Motion Carried. 4-0-3.

3a. APPROVAL OF JUNE 15, 2000 PLANNING COMMISSION WORK SESSION MINUTES - Motion to approve the June 15, 2000 Planning Commission work session minutes as presented. Motion Douglass. Second Germane. Voice Vote. Motion Carried. 4-0-3.

4. CALL TO THE PUBLIC - Randy Rinnas was present as the new owner of a parcel which he wanted to split. This metes and bounds had been tabled due to an outbuilding on a parcel (B) that would have been formed with an accessory structure and no principal structure. Applicant was advised to speak to the ZA and be placed on the next agenda if possible.

5. PUBLIC HEARING - APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #284 TO AMEND THE CURRENT ZONING ORDINANCE - Mr. Nicholson reviewed the proposed changes. On pages 4 and 5 of the document listing the proposed changes, the height of a freestanding sign should consistently read " 7 feet" not " 6 feet".

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

6. APPLICANT: DAVID KORODY / MARTIN HAMWAY METES AND BOUNDS APPLICATION #584 SECTION 17 - Mr. Korody and Mr. Hamway were present. Also present was Damon Zvoch. This item had been tabled at a previous meeting. They are now proposing a shared driveway easement off Crouse Road along the edge of Mr. Hamway's parcel #4.

Issues

1. The shared driveway is shown right on the edge of the adjoining parcel to the east. That parcel should also have access to the shared driveway. That homeowner may be

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required to abandon his current driveway access and use the proposed access. Therefore, that property owner should be consulted.

2. Sec. 30.14 refers to the number of lots to be served by a shared driveway easement.

3. How far should the shared driveway easement be off the lot line?

Mr. Nicholson does not usually review metes and bounds but he suggested discussing this driveway situation with the Township Engineer, Joe Moore of Tetra Tech MPS.

Motion to table Metes and Bounds Application #584. Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 4-0-3.

7. APPLICANT: STEVEN FOWLER METES AND BOUNDS APPLICATION #587 SECTION 05 - No one was present for this application. The application has lapsed and this is a reapplication to Metes and Bounds Application #552. It was not recorded in the six month period required by the Ordinance. The Planning Commission felt that there had been changes in the Ordinance since the original approval and it should be reviewed with the applicant present.

Motion to table Metes and Bounds Application # 587 (previously Metes and Bounds Application #552). Motion Kuhn. Second Douglass. Voice Vote. Motion Carried. 4-0-3.

8. APPLICANT: ERIC PREISS SPECIAL USE APPLICATION #190 FOR LANDSCAPE NURSERY SECTION 06 NORTH OF CLYDE ROAD - Mr. Perry was present. There was discussion of Sec. 6.03 General Standards for Driveway Placement in the Ordinance concerning the placement of the west gravel drive in relation to the property line. It was agreed to move it a minimum of 20 ft. from the west lot line.

Parking space calculations should be shown on the plan.

Dust control would address some of the concerns of neighbors on adjoining properties. Mr. Perry agreed to incorporate the three issues raised in Mr. Nicholson's review letter. There was a detailed discussion as to whether the gravel road off Parshallville Road should be included in the Special Use. The consensus of the Commission was to exclude it and abandon improvements to it. Mr. Perry agreed to leave the north access off Parshallville Road as an unimproved farm lane to the sod farm and landscape across the point where it could be used to access the storage area for the special use.

It was also agreed that the nursery area will be serviced off Clyde Road by the hard surface access currently in place.

Mr. Perry has agreed to respond to the issues raised in the Tetra Tech MPS review by Joe Moore.

By virtue of the special use discretionary review, the applicant was requested to place shielding landscaping along the west side of the property, up to 100 ft. past the house on the adjoining property in lieu of landscaping along the entire west side of the

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special use area.

The plan should show the engineering construction standards for the gravel storage area.

The site plan and special use should be considered together.

Motion to table Special Use Application #190 . Motion Kuhn. Second Douglass. Voice Vote. Motion Carried. 4-0-3.

Recess called 9:55 p.m.

Resumed 10:00 p.m.

9. APPLICANT: ROGER JONES / NEXTEL COMMUNICATION SITE PLAN APPLICATION #288 MAJOR CHANGE TO SITE PLAN APPLICATION #140 SECTION 21 - Mr. Jones was present. Mr. Nicholson reviewed and stated that there should be an access point shown through the landscape and the trees should be identified.

Motion to recommend approval of Site Plan Application #288 for Nextel Communication per the June 16, 2000 drawing with the note that one tree be removed from the plan to provide access to the equipment shack and that the plan identify the species of evergreen to be planted. Motion Kuhn. Second Douglass. Voice Vote. Motion Carried. 4-0-3.

10. APPLICANT: MCDONALD'S CORP / MICHAEL GOODMAN / HEATHER URBAN SPECIAL USE APPLICATION #188 IN CONJUNCTION WITH SITE PLAN APPLICATION #279 SECTION 28 SOUTH SIDE OF M59 - Present for this item were Joe Galvin, Frank Martin, Heather Urban and Mr. Noble. Mr. Galvin stated that there had been discussion of the status of the sewer fees for the site and REU usage and these issues would be resolved prior to Board approval. The red building materials have been eliminated and two tone brown with dark shingles shown. He emphasized that the new plan has more landscaping, more open space, less impervious surface and is more in conformance with the Ordinance.

Mr. Fountain spoke to the attitude of the Planning Commission that Hartland deserved a quality building such as has been built in other communities. They would like to have McDonald's take the lead in setting the tone to improve the architectural standards for the commercial area at M59 and US 23.

Mr. Galvin stated unequivocally that they had made all the concessions that McDonald's would allow. There would be no further improvements on style or materials for Hartland. Corporate had decided this is all they will do.

Mr. Nicholson summarized his review letter dated June 16, 2000 concerning frontage, parking in front setback, side lot lines, lot coverage and other issues.

The Commission felt there were outstanding issues concerning sewer usage, front yard parking, handicap parking and variances that need to be resolved before a recommendation can be made.

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Mr. Galvin requested a vote of recommendation of approval with conditions.

Motion to deny Special Use Application #188 in conjunction with Site Plan Application #279 for reasons stated in the McKenna review dated June 16, 2000 and the Tetra Tech MPS review letter dated June 14, 2000. Motion Kuhn. Second Douglass. Voice Vote. Motion Carried. 3-1-3 . Nay Germane.

11. APPLICANT: WIL-PRO DEVELOPMENT / DAVID WILLACKER SITE PLAN APPLICATION #290 TO CONSTRUCT COMMERCIAL BUILDING UNITS SECTION 28 NORTH SIDE OF BERGIN ROAD -- Marshall Blau was present. The plan is for six buildings with 8640 sq. ft. per building. Ms. Neary reviewed the June 19, 2000 McKenna letter concerning parking, elevations, landscaping, irrigation, barrier free ramps, reduced pavement, storm water drainage, labeling of materials and colors, lighting, building materials noted, sidewalks and the Fire Marshal letter.

Mr. Blau will meet with the preliminary review committee to help resolve the outstanding issues.

Motion to table Site Plan Application #290. Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 4-0-3.

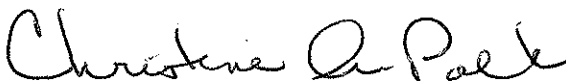
12. CALL TO THE PUBLIC - There being no response, the call to the public was closed.

13. COMMITTEE REPORTS - Mr. Kuhn passed out copies of the Hartland Survey from 1993.

The meeting was adjourned at 11:31 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 July 13, 2000.