

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
WEDNESDAY, JUNE 07, 2000 AT 7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF JUNE 07. 2000 AGENDA
3. APPROVAL OF MAY 25. 2000 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: KCS MICHIGAN RESOURCES INC. **SPECIAL USE APPLICATION # 191** IN CONJUNCTION WITH **SITE PLAN APPLICATION # 289** MINOR OR MAJOR CHANGE TO SITE PLAN APPLICATION # 147 SECTION 36
6. APPLICANT: BERHART LLC **REZONING APPLICATION # 283** REZONING FROM CA TO SR SECTION 32 SOUTH OF BERGIN RD.
7. APPLICANT: ERIC PREISS **SPECIAL USE APPLICATION # 190** FOR LANDSCAPE NURSERY SECTION 06 NORTH OF CLYDE
8. APPLICANT: UNITED METHODIST CHURCH **SPECIAL USE APPLICATION # 189 and SIGN APPLICATION #349** IN CONJUNCTION WITH **SITE PLAN APPLICATION # 283** SECTION 23 NORTH OF M59
9. APPLICANT: ROGER JONES / NEXTEL COMMUNICATION **SITE PLAN APPLICATION # 288** MAJOR CHANGE TO SITE PLAN APPLICATION # 140 SECTION 21
10. APPLICANT: DR. NORBERT ZONCA **SITE PLAN APPLICATION # 287** MAJOR CHANGE TO **SITE PLAN APPLICATION # 120** TO CONSTRUCT ADDITIONS TO EXISTING BUILDING SECTION 23
11. APPLICANT: WAYNE PERRY **METES & BOUNDS APPLICATION # 585** SECTION 30
12. APPLICANT: JON SHERMAN **METES & BOUNDS APPLICATION # 581** SECTION 11 & 12
13. APPLICANT: NORBERT KULSAVAGE **METES & BOUNDS APPLICATION # 586** SECTION 35
14. CALL TO THE PUBLIC
15. COMMITTEE REPORTS
16. ADJOURNMENT

NEXT MEETING JUNE 22, 2000

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
JUNE 7, 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 Kalenaskas, Commissioner Petrucci, Commissioner Phillips, Commissioner Kuhn and Commissioner Germane. Also present: Zoning Administrator Christensen and David Nicholson and Amy Neary of McKenna Associates. Township Trustee Bulloch was also in the audience.

**2. APPROVAL OF JUNE 7, 2000 AGENDA** - Motion to approve the June 7, 2000 Planning Commission agenda as presented. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0

**3. APPROVAL OF MAY 25, 2000 MINUTES** - Pg. 3 item #11 should read "may be influenced". Item #12 should read "lots touching". Delete the line "Mr. Kuhn called for the question."

Motion to approve the May 25, 2000 Planning Commission minutes as corrected. Motion Phillips. Second Kalenaskas. Voice Vote. Motion Carried. 6-1-0. Nay Kuhn.

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

**5. APPLICANT KCS MEDALLION RESOURCES SPECIAL USE APPLICATION #191 IN CONJUNCTION WITH SITE PLAN APPLICATION #289 MINOR OR MAJOR CHANGE TO SITE PLAN APPLICATION #147 SECTION 36** - Rick Hejl and Weldon Holcombe were present. They wish to inject waste gas into a deep well. This will reduce truck traffic and eliminate SO2 emissions. The floor area of the buildings will be reduced from 8424 to 8225 sq.ft.

Mr. Nicholson's opinion was that there was a change to the process as well as buildings so it should be considered a major change.

EPA and DEQ permits have been applied for and some have been granted.

Motion to determine Special Use Application #191 in conjunction with Site Plan Application #289 as a major change to Site Plan Application #147 for KCS Medallion Resources Inc. Set a Public Hearing July 13, 2000. The reason for the decision is the type of changes requested in the process in the plant by a new well, changes to an approved site plan and changes to the structures. Motion Kuhn. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

**6. APPLICANT: BERHART LLC REZONING APPLICATION #283 REZONING FROM CA TO SR SECTION 32 SOUTH OF BERGIN ROAD** - Mr. Perry was present. This will bring in the parcel left out of the previously approved rezoning. Ms. Neary summarized the McKenna review letter.

Motion to recommend approval of Rezoning Application #283 for Berhart LLC. Motion

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
JUNE 7, 2000 - PAGE 2

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

**7. ERIC PREISS SPECIAL USE APPLICATION #190 FOR LANDSCAPE NURSERY SECTION 6 NORTH OF CLYDE -** Motion to table Special Use Application #190 at the applicant's request. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

**8. APPLICANT: UNITED METHODIST CHURCH SPECIAL USE APPLICATION #189 IN CONJUNCTION WITH SITE PLAN APPLICATION #283 SECTION 23 NORTH OF M 59 -** Architect Peter Lindhout was present. He reviewed the revised, phased plan. The lot coverage in the CA district is a major issue and landscaping a minor issue. The sign permit application will be submitted later.  
Motion to table Special Use Application #189 and Sign Permit Application #349 in conjunction with Site Plan Application #283 for United Methodist Church at the applicant's request. Motion Kuhn. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

**9. APPLICANT: ROGER JONES / NEXTEL COMMUNICATION SITE PLAN APPLICATION #288 MAJOR CHANGE TO SITE PLAN APPLICATION #140 SECTION 21-** Roger Jones was present. Mr. Nicholson reviewed the June 2, 2000 McKenna letter. It was discovered that the original building on this site encroaches into the McCartney Lane front setback. The proposed change will increase this encroachment. The applicant offered to move the building location to the north side of the tower to avoid the setback issue.  
Trustee Bulloch objects to the development at the Waste Water Treatment Plant and to the fact it generates income for the Township. It is becoming too busy.  
There was a question as to whether the tower lease being paid is enough to cover moving to an independent building rather than sharing. There must be research into the legalities of this situation.

Motion to table Nextel Communication Site Plan Application #288, major change to Site Plan Application #140 per the applicant's request. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

**10. APPLICANT: DR. NORBERT ZONCA SITE PLAN APPLICATION #287 MAJOR CHANGE TO SITE PLAN APPLICATION #120 TO CONSTRUCT ADDITIONS TO EXISTING BUILDING SECTION 23 -** Dr. Zonca, Mrs. Zonca, Greg Sharp and Richard Peacock were present. The June 6, 2000 Tetra Tech MPS letter stated that the applicant had addressed their concerns. The June 5, 2000 McKenna review letter covered parking, lighting, landscaping and pedestrian circulation.  
Change the asphalt pedestrian designation to a bike path.

1. A barrier free curb cut is in existence.
2. The current lighting is 20 ft. and the Planning Commission can modify this

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
JUNE 7, 2000 - PAGE 3

requirement to maintain consistency.

3. The applicant felt that a wood screen for the dumpster would be easier to repair when it is inevitably damaged.

Motion to recommend approval of Site Plan Application #287 for Dr. Norbert Zonca. Tax Id. # 08-23-300-021. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

**12. APPLICANT: JON SHERMAN METES AND BOUNDS APPLICATION #581 SECTION 11 & 12** - Mr. Sherman was present. The parcel B frontage has been adjusted.

Motion to recommend approval of Metes and Bounds Application #581. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

**11. APPLICANT: WAYNE PERRY METES AND BOUNDS APPLICATION #585 SECTION 30** - Mr. Perry was present. The request will make four parcels out of two. There will be shared driveways.

Motion to recommend approval of Metes and Bounds Application # 585 . Motion Kalenaskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

**13. NORBERT KULSAVAGE METES AND BOUNDS APPLICATION #586 AND PRIVATE ROAD APPLICATION #119 SECTION 35** - Mr. Perry was present. The request is for 11 land divisions on a private road. The planner and engineer have reviewed this plan.

Motion to recommend approval of Private Road Application in conjunction with Metes and Bounds Application #586 for Norbert Kulsavage. This includes tax Id # 08-35-200-001, 08-35-400-022 and 08-35-400-024. The application has been reviewed by Tetra Tech MPS and McKenna Associates. Motion Kuhn. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

**13 a. SET A WORK SESSION** - Motion to set a Planning Commission work session June 15, 2000 at 7:30 p.m. Motion Phillips. Second Germane. 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 -**

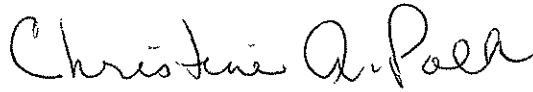
*Phillips* - The Board has yet to rescind the old free standing Ordinances. The meetings with McDonald's are ongoing. Zoning Definitions are coming back for more work.

The meeting was adjourned at 10:38 p.m.


HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
JUNE 7, 2000 - PAGE 4

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Next Regular Meeting - June 22, 2000