

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MAY 25, 2000 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF MAY 25, 2000 AGENDA
3. APPROVAL OF MAY 11, 2000 MINUTES
4. CALL TO THE PUBLIC

PUBLIC HEARING:

5. APPLICANT: BERHART LLC **REZONING APPLICATION # 283** REZONING FROM CA TO SR
SECTION 32 SOUTH OF BERGIN RD.
6. APPLICANT: ERIC PREISS **SPECIAL USE APPLICATION # 190** FOR LANDSCAPE NURSERY
SECTION 06 NORTH OF CLYDE

OLD BUSINESS

7. APPLICANT: DESIGNER RESALE / DANIEL HABERL **SIGN PERMIT APPLICATION # 354** WALL
SIGN SECTION 28
8. APPLICANT: ROGER JONES / NEXTEL COMMUNICATION **SITE PLAN APPLICATION #288**
MAJOR CHANGE TO SITE PLAN APPLICATION # 140 SECTION 21
9. APPLICANT: DR. SUSAN ABED **SIGN PERMIT APPLICATION # 355** PERMANENT GROUND SIGN
10. APPLICANT: GLEN HAVEN / TSB INC. **SITE PLAN APPLICATION # 228** FINAL APPROVAL TO
CONSTRUCT RESIDENTIAL SITE CONDOMINIUM UNITS SECTION 30 EAST OF HACKER
11. APPLICANT: SAN MARINO HILLS / WAYNE PERRY **SITE PLAN APPLICATION # 271** FINAL
APPROVAL TO CONSTRUCT RESIDENTIAL SITE CONDOMINIUM UNITS SECTION 30 NORTH OF
BERGIN RD.
12. APPLICANT: PARSHALLVILLE POND/STEWART OLDFORD **SITE PLAN APPLICATION # 272**
REQUEST PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT RESIDENTIAL UNITS SECTION 5
SOUTH OF PARSHALLVILLE RD EAST OF CULLEN RD.
13. APPLICANT: HARTLAND TOWNSHIP TO SET PUBLIC HEARING TO MODIFY ARTICLE 10
SECTION 10.02 J OF ZONING ORDINANCE NO.#37
14. CALL TO THE PUBLIC
15. COMMITTEE REPORTS
16. ADJOURNMENT

NEXT MEETING JUNE 7, 2000

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MAY 25, 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 Kuhn and Commissioner Petrucci. Absent: Commissioner Germane. Also present: David Nicholson and Amy Neary of McKenna Associates and Zoning Administrator Christensen.

2. APPROVAL OF MAY 25, 2000 AGENDA - Motion to approve the May 25, 2000 Planning Commission agenda as presented. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF MAY 11, 2000 MINUTES - Motion to approve the May 11, 2000 Planning Commission minutes as presented. Motion Kuhn. Second Douglass. 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: BERHART LLC REZONING APPLICATION #383 REZONING FROM CA TO SR SECTION 32 SOUTH OF BERGIN ROAD - Wayne Perry was present. The parcel designated as Parcel 3 was not included when the rest of the property was rezoned several years ago.

Mr. Race of Bergin Road is an adjoining property owner. He questioned where the storm water runoff would go. There are two retention ponds on the site.

Stu Oldford of Cullen Road - Is the road under construction, will it end in a cul de sac and is it a private road? Yes to all questions.

The original approval for the private road at 2899 ft. was under the old Ordinance.

The public hearing was closed at 7:50 p.m.

6. PUBLIC HEARING - ERIC PREISS SPECIAL USE APPLICATION #190 FOR LANDSCAPE NURSERY SECTION 06 NORTH OF CLYDE - Mr. Perry and Mr. Preiss were present. Mr. Perry reviewed the application. The nursery will be located behind the existing house. A paved access will be built from Clyde with a secondary gravel access off Parshallville Road.

Terry Cameron of Parshallville Road - How will the secondary access be used? The paved access will be the customer access and the gravel access will be posted as not being a customer access. Will there be berms? Yes, landscaping berms of 3 ft. or less.

Matt Schilling of Clyde Road, adjoining landowner, asked if the current dirt road passing near his house will be abandoned and the paved and gravel roads used instead. There were dust and noise issues with the current road. Mr. Preiss stated that if the special use is approved, only the sod trucks would use that road, all other

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traffic would use the other access roads. The current outdoor storage will be moved and only the barn will remain on the west area.

Lisa Schilling asked if the poles will be moved. Yes, they will be moved to the new nursery area. The dirt road will not be used for deliveries.

Mr. Hatcher of Clyde Road felt there was too much traffic on Clyde Road now and this would just increase it.

Terry Cameron - Could there be a request for dust control? This can be an issue for discussion at site plan review.

The public hearing was closed at 8:15 p.m.

OLD BUSINESS

7. APPLICANT: DESIGNER RESALE / DANIEL HABERL SIGN PERMIT APPLICATION #354 WALL SIGN SECTION 28 - Mr. Haberl and Ms. Gray were present. Mr. Kuhn reviewed the application. Correct the square footage to 17.9 sq. ft. Motion to approve Sign Application #354 for Signworks. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

8. APPLICANT: ROGER JONES / NEXTEL COMMUNICATION SITE PLAN APPLICATION #288 MAJOR CHANGE TO SITE PLAN APPLICATION #140 SECTION 21 - Mr. Jones was present. The proposal is for an unmanned equipment shelter.

Motion to table Site Plan Application #288 for Nextel / Roger Jones. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

Place this item on the next agenda.

9. APPLICANT: DR. SUSAN ABED SIGN PERMIT APPLICATION #355 PERMANENT GROUND SIGN - Mr. Abed was present. The street number must be added to the bottom of the sign with minimum six inch numbers.

Motion to approve Sign Application #355 for Dr. Susan Abed. The exhibit A page shows only one sign and is the approve design. There will be the addition of numbers of a minimum of six inches showing the street address to be added below the sign face. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 6-0-1

10. APPLICANT: GLEN HAVEN / TSB INC. SITE PLAN APPLICATION #228 FINAL APPROVAL TO CONSTRUCT RESIDENTIAL SITE CONDOMINIUM UNITS SECTION 30 NORTH OF BERGIN ROAD. - Jason Wallace was present. Mr. Nicholson commented on the odd configuration of the road when the present cul de sac remains after the extension is built. This is a requirement of the County. Mr. Nicholson's review addressed sidewalks, additional landscaping in park and around ponds, trees for each lot and verification of the consistency of this plan with the one

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approved by the County in 1997.

Motion to recommend approval of Site Plan Application #228 for Glen Haven / TSB Inc. The plan must include item 4a of the McKenna review letter dated May 23, 2000.
Motion Kuhn. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

11. APPLICANT: SAN MARINO HILLS / WAYNE PERRY SITE PLAN APPLICATION #271 FINAL APPROVAL TO CONSTRUCT RESIDENTIAL SITE CONDOMINIUMS SECTION 30 NORTH OF BERGIN ROAD - Mr. Perry reviewed the application. The final entrance details may influenced by future road improvements. Ms. Neary reviewed the May 17, 2000 McKenna letter.

The applicant was reminded that a sign permit application is required. Approval of the site plan does not include sign approval.

Motion to recommend final approval of Site Plan Application #271 for San Marino Hills/ Desine Inc. Motion Kuhn. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

12. APPLICANT: PARSHALLVILLE POND / STEWART OLDFORD SITE PLAN APPLICATION #272 REQUEST PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT RESIDENTIAL UNITS SECTION 5 SOUTH OF PARSHALLVILLE ROAD EAST OF CULLEN ROAD - Present: Mr. Oldford, Mr. Keough, Mr. Crane and Mr. Howell. Mr. Crane reviewed the application. There is not a complete development impact report ready.

Mr. Keough reviewed their response to the Tetra Tech MPS letter of May 19, 2000 and the McKenna letter of May 23, 2000. They felt that all the issues have been addressed.

The plans dated April 28, 2000 were submitted after all the April meetings and therefore had to be on a May agenda.

There were many issues still outstanding. The applicant must comply with the requirements in the Ordinance which include a development impact statement, grading plans, common element standards.

It was the opinion that the current plan was getting less consistent with the requirements of the settlement district. The long dead end cul de sac and the shared drives with 5 lot touching them are issues that need to be addressed.

The development must comply with the current Ordinance.

The McKenna letter of May 23, 2000 has 6 items on page 2 that need work.

1. Land use transition.
2. Distinct focal points.
3. Consistent architecture.
4. Integrated public gathering places
5. Long term viability.
6. Compatibility with existing environment.

Section 3.28 of the Ordinance gives the Planning Commission the option to require

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more information. Pedestrian circulation, density and layout, compatible style and character are all areas of concern.

Mr. Kuhn expressed concern that the lot sizes created a density that would need sewers in order to be developed and therefore was not consistent with the surrounding settlement area.

The applicant requested a vote.

Mr. Kuhn called for the question.

Motion to recommend Preliminary Site Plan Approval for Site Plan Application #272 for Parshallville Pond. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Fails. 1-5-1. Nay Fountain, Petrucci, Douglass, Kuhn and Phillips.

Mrs. Phillips had suggested a vote to table because the packet was incomplete.

Mr. Kalenauskas wished to state that his yes vote was forced by the requirement that the second on a motion has to vote for it, not because he was in favor of the approval.

13. APPLICANT: HARTLAND TOWNSHIP TO SET A PUBLIC HEARING TO MODIFY ARTICLE 10 SECTION 10.02 J OF ZONING ORDINANCE #37 - The following items will be considered:

Motion to set a public hearing regarding the following :

Section 9.04.O - square footage of monument signs

Section 9.09 - Signs

Section 7.08.A - Sidewalks

Article 33.02.F Site plan submittal and Article 3.31 General Provisions as concerned with Architectural Standards and roof top equipment.

Section 9.04.D - Add real estate signs

Section 9.04.E.6.a - Height of wall signs

Section 9.07.O.7 - Height of monument signs - non residential

Section 9.04.C.4.h - Ambient air signs

for June 22, 2000. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

14. CALL TO THE PUBLIC - Les Baxter stated he would like to see a traffic impact statement for the Hartland area.

Edward Gren disputed some of the statements made by the Parshallville Pond group. Citizens were advised to attend the Township Board meeting when this item comes up.

15. COMMITTEE REPORTS - Mr. Kalenauskas felt that the second field trip was impacted by the rainy weather. A third trip is planned for June 1, 2000 at 6:00 p.m.

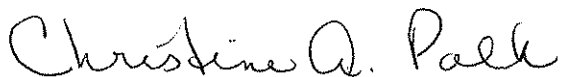
Mr. Fountain stated there was an MDOT meeting upcoming on M59 and US 23.

The meeting was adjourned at 10:51 p.m.

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These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next regular meeting - Wednesday, June 7, 2000