

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MAY 11, 2000 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF MAY 11, 2000 AGENDA
3. APPROVAL OF APRIL 27, 2000 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: JON SHERMAN METES & BOUNDS APPLICATION # 581 SECTION 11 & 12
6. APPLICANT: JOSEPH CIPOLLA METES & BOUNDS APPLICATION # 583 SECTION 11
7. APPLICANT: DAVID KORODY METES & BOUNDS APPLICATION # 384 SECTION 17
8. APPLICANT: DR. SUSAN ABED SIGN PERMIT APPLICATION # 355 PERMANENT GROUND
SIGN SECTION 22
9. APPLICANT: DANIEL HABERL SIGN PERMIT APPLICATION # 354 WALL SIGN SECTION 28
10. APPLICANT: DENNIS GOERS REZONING APPLICATION # 282 REZONING FROM SR TO OS &
CA SECTION 23 NORTH OF M59
11. APPLICANT: ROGER JONES / NEXTEL COMMUNICATION SITE PLAN APPLICATION # 288
MINOR OR MAJOR CHANGE TO SITE PLAN APPLICATION # 237 SECTION 21
12. CALL TO THE PUBLIC
13. COMMITTEE REPORTS
14. ADJOURNMENT

NEXT MEETING MAY 25, 2000

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MAY 11, 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 Germane, Commissioner Kuhn and Commissioner Petrucci. Commissioner Phillips arrived at 8:45 p.m. Also present: ZA Christensen and David Nicholson of McKenna Associates.

2. APPROVAL OF MAY 11, 2000 AGENDA - The application number in item # 7 should be 584 instead of 384.

Motion to approve the May 11, 2000 Planning Commission agenda as corrected.
Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF APRIL 27, 2000 MINUTES - Motion to approve the April 27, 2000 minutes as presented. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

Mr. Germane pointed out during committee reports that his departure after item #10 had not been noted in the minutes, and all motions after that item should reflect a 5-0-2 vote.

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

5. APPLICANT: JON SHERMAN METES AND BOUNDS APPLICATION #581 SECTION 11 & 12 - Jon Sherman of Remax Inc. was present for the owners, Lois and Jerry McGrain. The parcel is on Kendra Lane. The proposed split would result in 4 parcels. Parcel B is 2 acres but does not meet the Ordinance requirements for frontage in CA. The parcels will have to be redrawn to meet the Ordinance.

Motion to table Metes and Bounds Application #581 at the applicant's request. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

6. APPLICANT: JOSEPH CIPOLLA METES AND BOUNDS APPLICATION #583 SECTION 11 - Mr. Cipolla was present. The item on the drawing labeled "creek" is actually Hartland Drain #1. The plan shows a driveway that comes off Bullard then splits into a northern section and southern section. The applicant was advised to check with the Drain Commission as the northern drive goes over the drain.

There are issues with the length to width ratios since the frontage is measured on the side facing Bullard Road since there is a driveway shown. If the applicant builds to the private road standard, the frontage would be measured on the private road, not Bullard. As drawn, parcel C cannot create the required footage on Bullard Road.

Motion to table Metes and Bounds Application #583 in Section 11 at the applicant's request. Motion Douglass. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

7. APPLICANT: DAVID KORODY METES AND BOUNDS APPLICATION # 584 SECTION 17 - Damon Zvoch and David Korody were present. The split as shown would create two parcels with 167 ft. frontage. This is not allowed in CA under the Ordinance requirements.

Motion to table Metes and Bounds Application #584 at applicant's request. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

8. APPLICANT: DR. SUSAN ABED SIGN PERMIT APPLICATION #355 PERMANENT GROUND SIGN SECTION 22 - Mr. Kuhn reviewed the application. No one was present for the application. The proposed sign appears to be a blend of a monument and a pole sign. There were issues with the script, landscaping, colors, square footage and position above street level.

Mrs. Phillips arrived at 8:45 p.m.

Motion to table Sign Application #355 for the reason that the applicant is not present to explain the non-conformities in the application. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

It was suggested that a search be made to determine if there is a sidewalk reservation area on the site plan.

9. APPLICANT: DENNIS HABERL SIGN PERMIT APPLICATION #354 WALL SIGN SECTION 28 - No one was present for this application. There were items missing from the application such as total sign dimensions and the number of colors proposed for the sign.

Motion to table Sign Permit Application #354 for a wall sign. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

10. APPLICANT: DENNIS GOERS REZONING APPLICATION # 282 REZONING FROM SR TO OS AND CA SECTION 23 NORTH OF M59 - Mr. Goers and Tige Reader of Remax Inc. were present.

Motion to recommend approval of Rezoning Application #283, SR to OS and CA for Dennis Goers. Tax Id. # 08-24-300-022. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

11. APPLICANT: ROGER JONES / NEXTEL COMMUNICATION SITE PLAN APPLICATION #288 MINOR OR MAJOR CHANGE TO SITE PLAN APPLICATION #237 SECTION 21 - No one was present for this item. A 12 x 20 building is proposed. There appears to be a portajohn on the site.

Motion that Site Plan Application #288 is a major change to Site Plan Application #237 according to Sec. 33.02 K.4.e of the Ordinance. The addition will increase the floor area by more than 5%. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MAY 11, 2000 - PAGE 3

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

13. COMMITTEE REPORTS - Chairman Fountain distributed a summary of the traveling tour. Another tour is planned for May 18, 2000.

Mr. Kuhn suggested that the ZBA might benefit from having Township Attorney Decocq in to discuss issues concerning ZBA decisions.

There was a discussion of when a review by the planning consultants was necessary. Mr. Nicholson suggested caution in that it may cause problems if some plans are reviewed and others are not. The process should be applied evenly to prevent issues of fairness. Consistency is important.

The Planning Commission must decide whether to have review letters before or after the public hearing on an application. It was the consensus of the Commissioners to have the McKenna review letters prior to public hearings in the future.

It was decided to have the Zoning Administrator assign two Commissioners to do an on site review of applications and advise the full Commission of their findings.

The Commissioners decided to require sidewalks on M59 from the eastern border of the Township to the western border. Sidewalks should also be installed from Crouse Road in the north to Bergin Road to the south.

Mr. Petrucci reported that Fred Dillingham had expressed concern about the commercial / industrial base in Hartland and Pinckney. The lack of utilities is the major barrier to such development.

The meeting was adjourned at 10:02 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 - May 25, 2000