

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
APRIL 27, 2000 AT 7:30 PM  
AGENDA

1. ROLL CALL
2. APPROVAL OF APRIL 27, 2000 AGENDA
3. APPROVAL OF APRIL 13, 2000 MINUTES
4. CALL TO THE PUBLIC

**PUBLIC HEARING**

5. APPLICANT: DENNIS GOERS REZONING APPLICATION #282 REZONING FROM SR TO OS & CA SECTION 23 NORTH OF M59
6. APPLICANT: ERIC PREISS TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION # 190 SECTION 06 FOR LANDSCAPE NURSERY
7. APPLICANT: WIL-PRO DEVELOPMENT / DAVID WILLACKER SIGN APPLICATION # 350 SECTION 29
8. APPLICANT: WALDEN & ASSOCIATES, LLC METES & BOUNDS APPLICATION # 580 SECTION 20 & 21
9. APPLICANT: WALDEN & ASSOCIATES LLC / SHOPS AT WALDENWOODS SITE PLAN APPLICATION # 270 APPROVAL OF FINAL DEVELOPMENT PLAN AND SIGN APPLICATION # 332 SECTION 21 NORTH OF M59 WEST OF OLD US 23
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: SHARON McCAFFREY SIGN APPLICATION # 353 WALL SIGN SECTION 29
12. APPLICANT: DR. NORBERT ZONCA SITE PLAN APPLICATION # 287 MAJOR CHANGE TO SITE PLAN APPLICATION # 103 TO CONSTRUCT TWO ADDITIONS TO EXISTING BUILDING SECTION 23 NORTH SIDE OF M59
13. CALL TO THE PUBLIC
14. COMMITTEE REPORTS
15. ADJOURNMENT

NEXT MEETING MAY 11, 2000

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
APRIL 27, 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, Commissioner Phillips, Commissioner Germane, Commissioner Petrucci and Commissioner Kuhn. Absent: Secretary Kalenauskas. Also present: Township Attorney Decocq, ZA Christensen and David Nicholson of McKenna Associates.

**2. APPROVAL OF APRIL 27, 2000 AGENDA** - Add the April 17, 2000 Workshop minutes as item # 3a.

Motion to approve the April 27, 2000 agenda as amended. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

**3. APPROVAL OF APRIL 13, 2000 MINUTES** - On Pg. 2, item #7, change the public hearing date to May 25, 2000.

Motion to approve the April 13, 2000 minutes as corrected. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-0-1.

**3a. APPROVAL OF THE APRIL 8, 2000 MINUTES** - Change the date of the approval to the minutes of April 8, 2000 in the motion to approve.

Motion to approve the April 17, 2000 minutes as corrected. Motion Germane. Second Phillips. 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 : DENNIS GOERS REZONING APPLICATION #282 FROM SR TO OS & CA SECTION 23 NORTH OF M59** - Dennis Goers and Dan Callan were present. Mr. Goers owns the parcel east of the parcel for which he is requesting the rezoning. This request is consistent with the Master Plan.

If the rezone is approved it must be followed by a metes and bounds to split the OS from the CA.

Chairman Fountain solicited audience comments or questions but none were offered.

The public hearing closed at 7:42 p.m.

Motion to recommend approval of Rezoning Application #282 from SR to OS and CA for Dennis Goers. Tax Id. # 08-23-300-022. Motion Phillips. The motion dies for lack of a second.

**6. APPLICANT: ERIC PREISS TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #190 SECTION 06 FOR LANDSCAPE NURSERY** - Motion to set a Public Hearing date for Special Use Application #190 for a landscape nursery for May 25, 2000 for applicant Eric Preiss. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

**7. APPLICANT: WIL-PRO DEVELOPMENT / DAVID WILLACKER SIGN APPLICATION #350 SECTION 29** - Marshall Blau and David Willacker were present. Mr. Kuhn reviewed the sign application. Landscaping should be shown on the plan. Applicant stated that the planting would be consistent with the other plantings for the development.

Motion to approve Sign Application #350 for Wil-Pro (Cobblestone Preserve) with the understanding that the plantings and other landscape features will be consistent and in conformance with the approved Site Plan #269. Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 6-0-1.

**8. APPLICANT: WALDEN & ASSOCIATES LLC METES AND BOUNDS APPLICATION #580 SECTION 20 & 21** - Jeff Thompson and Kim Donaghy were present.

Motion to recommend approval of Metes and Bounds Application #580 for Waldenwoods & Associates, Tax Id. # 08-21-300-012 and 08-20-400-004. Motion Kuhn. Second Phillips. Voice Vote. Motion Carried . 6-0-1.

**9. APPLICANT: WALDEN & ASSOCIATES LLC / SHOPS AT WALDENWOODS SITE PLAN APPLICATION #270 APPROVAL OF FINAL DEVELOPMENT PLAN AND SIGN APPLICATION #332 SECTION 21 NORTH OF M59 WEST OF OLD 23** - Mr. Thompson summarized the changes made on the entrances, water feature and additional dumpster.

Mr. Nicholson presented his review letter dated April 27, 2000 concerning documents, architecture, parking, access, landscape, lighting and other issues. Mr. Douglass noted that pictures had been submitted that showed shielding of some rooftop units. Mr. Thompson agreed to work with the Township to shield the rooftop units from view from Old 23 and M59.

An eight foot asphalt bike path had been agreed on for the west side of Old 23 and the north side of M59.

Mr. Thompson stated that the taps from the former Mansour property will be transferred to the Waldenwoods shops site.

Motion to recommend approval of Site Plan Application #270 for Walden & Associates LLC, Shops at Waldenwoods for final development plan with the incorporation of items #1-8 on the site plan as follows:

1. Rooftop equipment will be shielded from view from M59 and Old 23.
2. Installation of an 8 foot asphalt bike path as discussed with Mr. Aiken.
3. Township Attorney Decocq reviews the documents.
4. All items in the McNamee, Porter and Seeley review will be incorporated in the plan.
5. Screening wall materials will be noted.
6. Note location of loading door on drugstore.
7. Stacking spaces will be noted for the drugstore.

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8. Show landscaping of the north pond on the north and west side.  
Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

Sign Application #332

Mr. Kuhn's review found many items missing from the application and items not in conformance with the Ordinance. The applicant was reminded that approval of the site plan does not include approval of the signs even if they are shown on the site plan. Sign approval is a separate application and review process.

Motion to table Sign Application #332 in Section 21 for Walden & Associates LLC.  
Motion Douglass. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**10. APPLICANT: McDONALDS CORP / MICHAEL GOODMAN / HEATHER URBAN SPECIAL USE APPLICATION #188 IN CONJUNCTION WITH SITE PLAN APPLICATION #279 SECTION 28 SOUTH SIDE OF M59 - Frank Martin and Norm Able were present for McDonald's. Mr. Martin presented brick samples to be used with the red roof.**

Mrs. Phillips asked if the REU issues raised by McNamee, Porter and Seeley have been addressed. Ms. Urban stated that there had not been a resolution.

Mr. Douglass felt that the issues discussed at the informal reviews with the applicant had not been incorporated into the plan. Mr. Martin indicated that they could remove the red roof and use a brown tone shingle.

Mr. Nicholson addressed his April 27, 2000 review letter for the special use and site plan.

Several Commissioners felt that the changes agreed upon in the informal meetings had not been incorporated into the current plan.

Mr. Martin requested to be tabled.

Motion to table Special Use Application #188 in conjunction with Site Plan Application #279 at the request of the applicant. Motion Kuhn. Second Douglass. Voice Vote.  
Motion Carried. 6-0-1.

Mrs. Phillips raised the question as to the legality of a field trip as proposed by the Planning Commission to observe a number of sites. Mr. Decocq will research and advise.

Mr. Decocq left at 9:53 p.m.

**12. APPLICANT: DR NORBERT ZONCA SITE PLAN APPLICATION #287 MAJOR CHANGE TO SITE PLAN APPLICATION #103 TO CONSTRUCT TWO ADDITIONS TO EXISTING BUILDING SECTION 23 NORTH SIDE OF M59 - Dr. and Mrs. Zonca were present with Richard Peacock. Mr. Nicholson noted that there had been no response to his April 20, 2000 review letter.**

Parking as proposed does not meet Ordinance requirements. The sidewalk issue has to deal with wetlands. More detail is needed in the drawings and other outstanding

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issues need to be incorporated into the plan.  
The Planning Commission needs a complete site plan in order to act.

Motion to table Site Plan Application #287 for Norbert Zonca at the request of the applicant. Motion Douglass. Second Phillips. Voice Vote. Motion Carried.6-0-1.

**11. APPLICANT: SHARON McCAFFREY SIGN APPLICATION #353 WALL SIGN -**  
No one was present. Motion to approve Sign Application #353 for Sharon McCaffrey. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

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

**14. COMMITTEE REPORTS**

Motion to amend the public hearing date for Rezoning Application #283 for Berhart LLC from CA to SR to May 25, 2000. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

Motion to change the scheduled meeting date from Thursday June 8, 2000 to Wednesday June 7, 2000. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

Mr. Petrucci stated that community feedback so far is positive on the concept of a Planning Commission gathering and presentation of information on community direction.

The meeting was adjourned at 10:48 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 11, 2000