

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
APRIL 13, 2000 AT 7:30 PM  
**AGENDA**

1. ROLL CALL
2. APPROVAL OF APRIL 13, 2000 AGENDA
3. APPROVAL OF MARCH 23, 2000 MINUTES
4. CALL TO THE PUBLIC
- PUBLIC HEARING**
5. APPLICANT: ASPEN GROUP / DEERCREEK    **REZONING APPLICATION #281**    REZONING  
FROM CA TO PDSR    SECTION 19    NORTH OF M59
6. APPLICANT: UNITED METHODIST CHURCH    **SPECIAL USE APPLICATION #189**    IN  
CONJUNCTION WITH **SITE PLAN APPLICATION #283**    SECTION 23    NORTH OF M59
7. APPLICANT: BERHART LLC    TO SET PUBLIC HEARING DATE FOR **REZONING**  
**APPLICATION #283**    CA TO SR    SECTION 32
8. APPLICANT: KENNETH STOKFISZ    **METES & BOUNDS APPLICATION #576**    SECTION 02
9. APPLICANT: 1<sup>st</sup> CHOICE/MIKE MORGAN    **METES & BOUNDS APPLICATION #578**    SECTION 30
10. APPLICANT: HARTLAND ASSOCIATES LLC    **SITE PLAN APPLICATION # 285**    REQUEST  
MAJOR CHANGE TO ADD THREE OUT BUILDING TO **SITE PLAN APPLICATION**  
**# 243**    SECTION 31
11. APPLICANT: JAMES BERTETTO    **SITE PLAN APPLICATION #286**    TO CONSTRUCT A POND  
SECTION 06
12. APPLICANT: RANDY SHIELDS / ENTERTAINMENT TONITE    **SIGN APPLICATION #352**  
TEMPORARY BALLOON SIGN    SECTION 28
13. APPLICANT: HARTLAND TOWNSHIP TO INCORPORATE PRIVATE ROAD AND LAND  
DIVISION DEFINITIONS INTO ZONING ORDINANCE # 37
14. CALL TO THE PUBLIC
15. COMMITTEE REPORTS
16. ADJOURNMENT

NEXT MEETING APRIL 27, 2000

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
APRIL 13, 2000 - TOWNSHIP HALL - 7:30 P.M.**

**1. ROLL CALL** - The meeting was called to order at 7:30 p.m. by Chairman Fountain. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Germane, Commissioner Phillips and Commissioner Kuhn. Absent: Vice Chairman Douglass. Also present: Deputy ZA Kevin Christensen, David Nicholson and Amy Neary of McKenna Associates.

**2. APPROVAL OF APRIL 13, 2000 AGENDA** - Motion to approve the April 13, 2000 agenda as presented. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-0-1.

**3. APPROVAL OF MARCH 23, 2000 MINUTES** - Motion to approve the March 23, 2000 minutes as presented. Motion Phillips. Second Germane. 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: ASPEN GROUP / DEER CREEK REZONING APPLICATION #281 REZONING FROM CA TO PDSR SECTION 19 NORTH OF M59** - Brian Wenzel and David Goldberg were present representing Aspen. The site is 82 acres north of M59 between Cullen Road and Hacker Road. They are seeking to rezone from CA to PDSR for 108 lots, 90 ft. frontage with an average of 15,000 sq. ft. per lot.

This runs concurrent with Site Plan Application #282.

It was noted by the Planning Commission that the applicant has designed this development under the Ordinance requirements for water and sewer. The applicant was told that there is no sewer capacity available in the Township, this property is not in an established sewer district, this property cannot be guaranteed capacity from any future expansion of the treatment plant and may never receive sewer or water. There is no sewer or water available and no timetable for when or if it will ever be available.

Mr. Kalenauskas questioned the compatibility of this project with the adjacent development. Mr. Wenzel felt the use of berms and landscaping would conceal the much smaller size and higher density of their development compared to the adjacent projects.

The applicant was advised that PDSR had a limited time frame for action if approval was granted and there was absolutely no commitment from the Township that sewer or water would ever be available for this site.

*Greg Light*, adjacent property owner, asked if there were plans to make any changes in the wet areas shown on the west side of the development. The applicant stated there were no plans at this time to make changes, this would be part of the common areas with walking trails if possible.

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Mr. Nicholson commented from his review letter dated April 4, 2000 that this development was too dense for this location. It created a poor transition from the established developments around it.

Mr. Light stated his belief that water and sewers were too far in the future to be a factor in approving this dense of a development.

The public hearing was closed at 8:10 p.m.

**6. PUBLIC HEARING - APPLICANT: UNITED METHODIST CHURCH SPECIAL USE APPLICATION #189 IN CONJUNCTION WITH SITE PLAN APPLICATION #283 SECTION 23 NORTH OF M59** - Dave Richardson of Lindhout Associates was present. The plan presented is for phase one which will become the fellowship hall when phase two, the sanctuary, is built.

The materials described were split face block, vertical siding and some brick. This is a prominent site and the Commission questioned the quality of the materials being used. Vertical siding does not wear well over the long term. Mr. Petrucci expressed his opinion that quality materials would benefit the church over time for future growth of the congregation.

*Jarice Wright* commented that the current building is not handicapped accessible and has sever parking restrictions.

*Joe Fleischman*, member of the congregation, felt that the budgetary restrictions of the church should be considered in the choice of materials.

Mr. Nicholson offered to work with the applicant to resolve issues which include lot coverage, landscaping, parking, signage and other issues noted in the March 30, 2000 McKenna review letter.

The public hearing was closed at 8:40 p.m.

**7. APPLICANT: BERHART LLC TO SET PUBLIC HEARING FOR REZONING APPLICATION #283 CA TO SR SECTION 32** - Motion to set a public hearing date for Rezoning Application #283 for Berhart LLC from CA to SR on May 4, 2000. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1. *#25,2000*

**8. APPLICANT: KENNETH STOKFISZ METES AND BOUNDS APPLICATION #576 SECTION 02** - Tom Lengyel was present. The owner wishes to retain the pole barn. The applicant was advised that allowing this structure to remain and approving the split would be in violation of the Ordinance and could not legally be recommended for approval by the Planning Commission. The accessory structure cannot be on the parcel formed by the split without a principal structure. It must come down or the splits be redrawn to include it on the parcel with the principal structure.

Motion to table Metes and Bounds Application #576 for Kenneth Stokfisz. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

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**9. APPLICANT; 1ST CHOICE / MIKE MORGAN METES AND BOUNDS APPLICATION #285 SECTION 30** - No one was present for this application. Mr. Callan questioned if the level of participation in the Bergin Road improvements has been set for this parcel. That would be a function of the Township Board.

Motion to recommend approval of Metes and Bounds Application #578 for 1st Choice Builders / Mike Morgan Sidwell # 08-30-400-023 per the State Land Division Act with the understanding that there will be discussion at the Township Board regarding participation in the paving of Bergin Road. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

**10. APPLICANT: HARTLAND ASSOCIATES LLC SITE PLAN APPLICATION #285 REQUEST MAJOR CHANGE TO ADD THREE OUT BUILDINGS TO SITE PLAN APPLICATION #243 SECTION 31** - Mr. Finkbeiner was present. There is a review letter from McKenna concerning zoning, animals, open space, fencing, access, construction and other issues.

The applicant stated that the stables would be private and would not have horses from owners outside the development.

Mr. Kuhn was concerned with the well being shown so close to the barn and possible contamination from animal waste. The applicant agreed to move it 100 ft. away from the open air shed area. Private stable requirements are outlined in Sec. 10.02 GG.

Motion to recommend approval of Site Plan Application #285 as a major change to Site Plan Application #243 to add 3 private stable buildings with the provision that the well is relocated to a distance greater than 100 ft. from any stable structure. Prior to Board action, the applicant will note on the drawings the new well location and also note that this is a private stable. Motion Kuhn. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

**11. APPLICANT: JAMES BERTETTO SITE PLAN APPLICATION #286 TO CONSTRUCT A POND SECTION 06** - Mr. Bertetto was present. The spoils will be kept on site and the slope ratio is as required by the ordinance.

Motion to recommend approval of Site Plan Application #286 for James Bertetto to construct a pond. Sidwell #08-06-100-009 with the applicant providing a letter regarding spoils and slope ratio. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

**12. APPLICANT: RANDY SHIELDS / ENTERTAINMENT TONITE SIGN APPLICATION #352 TEMPORARY BALLOON SIGN SECTION 28** - Mr. Shields was present. It was pointed out to Mr. Shields that he could use the remaining days from his approval from last year since the ordinance provides for one week and he only used 3 days.

He was advised to submit a letter withdrawing his sign application and requesting a refund.

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**13. APPLICANT: HARTLAND TOWNSHIP TO INCORPORATE PRIVATE ROAD AND LAND DIVISION DEFINITIONS INTO ZONING ORDINANCE #37 - Motion to recommend approval of the Zoning Ordinance amendments incorporating the definitions from the Private Road Ordinance and Land Division Ordinance into the Zoning Ordinance as considered in the Public Hearing held March 23, 2000. Motion Germane. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.**



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

**15. COMMITTEE REPORTS** - Nothing.

**16. ADJOURNMENT** - The meeting was adjourned at 9:56 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 April 27, 2000