

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MARCH 23, 2000 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF MARCH 23, 2000 AGENDA
3. APPROVAL OF MARCH 9, 2000 MINUTES
4. CALL TO THE PUBLIC

PUBLIC HEARING

5. APPLICANT: McDONALD'S CORP / MICHAEL GOODMAN / HEATHER URBAN
SPECIAL USE APPLICATION # 188 IN CONJUNCTION WITH **SITE PLAN APPLICATION # 279** SECTION 28 SOUTH SIDE M59
6. APPLICANT: HARTLAND TOWNSHIP COMMENTS ON INCORPORATING AND AMENDING THE PRIVATE ROAD AND LAND DIVISION DEFINITIONS INTO ZONING ORDINANCE # 37 ALSO AMENDING CURRENT DEFINITIONS IN ARTICLE 2.0
7. APPLICANT: DENNIS GOERS TO SET PUBLIC HEARING DATE FOR **REZONING APPLICATION # 282** SECTION 23 NORTH OF M59
8. APPLICANT: KENNETH STOKFISZ **METES & BOUNDS APPLICATION # 576** SECTION 02
9. APPLICANT: HARTLAND ASSOCIATES LLC **SITE PLAN APPLICATION # 285** REQUEST MINOR OR MAJOR CHANGE TO ADD THREE OUT BUILDING TO **SITE PLAN APPLICATION # 243** SECTION 31
10. 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
11. APPLICANT: ERIC DRZAZGOWSKI **SITE PLAN APPLICATION # 284** TO CONSTRUCT A POND SECTION 12
12. CALL TO THE PUBLIC
13. COMMITTEE REPORTS
14. ADJOURNMENT

NEXT MEETING APRIL 13, 2000

HARTLAND TOWNSHIP PLANNING COMMISSION
MARCH 23, 2000 - TOWNSHIP HALL - 7:30 P.M.

1. ROLL CALL - The meeting was called to order by Chairman Fountain at 7:28 p.m. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Phillips, Commissioner Kuhn and Commissioner Germane. Absent: Vice Chairman Douglass. Also present: Zoning Administrator Christensen and David Nicholson of McKenna Associates.

2. APPROVAL OF MARCH 23, 2000 AGENDA - Motion to approve the March 23, 2000 Planning Commission agenda as presented. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF MARCH 9, 2000 MINUTES - Motion to approve the March 9, 2000 Planning Commission minutes as presented. Motion Phillips. Second Kuhn. 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: MCDONALD'S CORP/MICHAEL GOODMAN/HEATHER URBAN SPECIAL USE APPLICATION #188 IN CONJUNCTION WITH SITE PLAN APPLICATION #279 SECTION 28 SOUTH SIDE OF M59 - Present for McDonald's were Joe Galvin, Norm Noble, Frank Martin and Karen Richard. Mr. Galvin reviewed the plan for a predominantly red building with split face block and metal shingles, an improved green area, traffic flow and parking. There are a number of non-conformities associated with the site such as the 160 ft frontage. Mr. Galvin felt that the split face block was acceptable since other sites had used it. The Township would like to work with McDonald's to become a leader in upgrading the materials it uses in the building and setting a higher standard for the center where it is located. Creative designs in brick have been built in other communities and Hartland would like to see the same standard applied here.

There was a request to place this item on the next agenda.

Mr. Oldford felt this building was an improvement over others in the area.

Mr. Nicholson's review letter of March 20, 2000 contained items that needed to be resolved and he offered to work with the developers on the application.

6. PUBLIC HEARING : APPLICANT: HARTLAND TOWNSHIP COMMENTS ON INCORPORATING AND AMENDING THE PRIVATE ROAD AND LAND DIVISION DEFINITIONS INTO THE ZONING ORDINANCE #37 ALSO AMENDING CURRENT DEFINITIONS IN ARTICLE 2.0 - Mr. Nicholson reviewed the situation with the definitions to be included in the Zoning Ordinance.

Raymond Lamb of 5869 Mabley Hill explained his situation with the Ordinance regulation of accessory buildings and lakefront property. The PC will investigate if it

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MARCH 23, 2000 - PAGE 2

can request an interpretation from the ZBA.

7. APPLICANT; DENNIS GOERS TO SET PUBLIC HEARING DATE FOR REZONING APPLICATION #282 SECTION 23 NORTH OF M59 - Motion to set a Public Hearing on Rezoning Application #282 for Dennis Goers for April 27, 2000 to rezone from OS and CA from SR. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-0-1.

8. APPLICANT: KENNETH STOKFISZ METES AND BOUNDS APPLICATION #576 SECTION 02 - Tom Lengyel was present stating he had power of attorney for the estate. The split would create a parcel with an accessory building but no principal structure. He stated he would remove the accessory building if necessary. Parcel B is non conforming as drawn having less than a 200 ft. frontage. Footage could be removed from C and added to A to meet the minimum. Motion to table Metes and Bounds Application #576. Motion Kuhn. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

9. APPLICANT: HARTLAND ASSOCIATES LLC SITE PLAN APPLICATION #285 REQUEST MINOR OR MAJOR CHANGE TO ADD THREE OUT BUILDINGS TO SITE PLAN APPLICATION #243 SECTION 31 - Mr. Finkbeiner was present to request a determination as to whether the addition of 3 summer sheds to shelter up to 18 horses each during the summer months would be considered a major or minor change. Motion to declare Site Plan Application #285 for Hartland Associates LLC to be a major change to Site Plan Application #243 for the reasons of Ordinance Article 33 Section 33.02 K, 4a, H and J. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

10. APPLICANT: PARSHALLVILLE POND / STEWART OLDFORD SITE PLAN APPLICATION 3272 REQUEST PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT RESIDENTIAL UNITS SECTION 5 SOUTH OF PARSHALLVILLE ROAD EAST OF CULLEN ROAD - Jon Crane, Dan Howell and Stewart Oldford were present. Mr. Crane is a traffic engineer and had reviewed the situation with the outlot that they wish to use to provide a second access to the site. Use of the lot as an access creates issues of vacating the plat and setbacks from existing homes. Chairman Fountain explained that the Planning Commission could not create a non-conformity by allowing a non-conforming setback for this proposed road. The Commission would also not go against the advice of the Township Attorney and approve the outlot as shown without vacating the plat. The McKenna letter of March 14, 2000 had a number of issues that the developer will have to resolve before approvals are granted. Motion to table Site Plan Application #272. Motion Kuhn. Second Petrucci. Voice

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MARCH 23, 2000 - PAGE 3

Vote. Motion Carried. 5-1-1. Nay Kalenauskas.

11. APPLICANT: ERIC DRZAZGOWSKI SITE PLAN APPLICATION #284 TO CONSTRUCT A POND SECTION 12 - Mr. Drzazgowski was present. The parcel is 10 acres. There was discussion of depth, slopes, shape and spoils.

Motion to approve Site Plan Application #284 for Eric Drzazgowski to construct a pond. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1

12. CALL TO THE PUBLIC - Edward Gren Sr. and Edward Gren Jr. were present and wished to state that they did not feel some of the statements made by the Hartland Associates LLC representatives were accurate concerning the LCRC approvals, the outlot issue and other statements. They wished to emphasize that there were many issues about this application that needed to be resolved.

COMMITTEE REPORTS

Fountain - The Road Committee met and it was suggested that the Township consider limestone as an alternative to gravel.

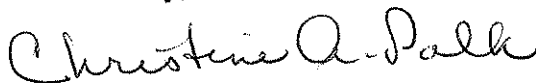
Kuhn - The township should encourage development by high tech companies in the industrial district.

Kalenauskas - The Township should continue to push for higher standards for materials and designs used in the commercial district.

The meeting was adjourned at 9:50 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Regular Meeting April 13, 2000