

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
FEBRUARY 24, 2000 AT 7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF FEBRUARY 24, 2000 AGENDA
3. APPROVAL OF FEBRUARY 10, 2000 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: PINESTEAD OFFICE BUILDING / KEITH MOHR SIGN PERMIT #324  
SECTION 22 SOUTH SIDE OF M59
6. APPLICANT: MEADOW VIEW ESTATES SITE PLAN APPLICATION #248 FINAL SITE  
PLAN APPROVAL TO CONSTRUCT RESIDENTIAL SITE CONDOMINIUM UNITS SECTION 32  
SOUTH OF BERGIN RD.
7. APPLICANT: MCDONALD'S CORP / MICHAEL GOODMAN / HEATHER URBAN TO SET  
PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION # 188 IN CONJUNCTION WITH  
SITE PLAN APPLICATION #279 SECTION 28 SOUTH SIDE OF M59
8. CALL TO THE PUBLIC
9. COMMITTEE REPORTS
10. ADJOURNMENT

**NEXT MEETING MARCH 9, 2000**

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
FEBRUARY 24, 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 Germane, Commissioner Kuhn and Commissioner Petrucci. Also present : ZA Christensen, David Nicholson and Amy Neary of McKenna Associates.

**2. APPROVAL OF FEBRUARY 24, 2000 AGENDA** - Delete item # 5 and move item #7 to become item #5. Add by-laws as new item #7. Add 3a as Approval of February 17, 2000 work session minutes.  
Motion to approve the February 24, 2000 agenda as amended. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

**3. APPROVAL OF FEBRUARY 10, 2000 MINUTES** - Motion to approve the February 10, 2000 minutes as presented. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

**3a. APPROVAL OF THE FEBRUARY 17, 2000 WORK SESSION MINUTES** - Motion to approve the February 17, 2000 work session minutes as presented. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

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

**5. APPLICANT: MCDONALD'S CORP / MICHAEL GOODMAN / HEATHER URBAN TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #188 IN CONJUNCTION WITH SITE PLAN APPLICATION #279 SECTION 28 SOUTH SIDE OF M59** - Motion to set a Public Hearing for Special Use Application #188 in conjunction with Site Plan Application # 279 for McDonald's on March 23, 2000. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

**6. APPLICANT: MEADOW VIEW ESTATES SITE PLAN APPLICATION #248 FINAL SITE PLAN APPROVAL TO CONSTRUCT RESIDENTIAL SITE CONDOMINIUM UNITS SECTION 32 SOUTH OF BERGIN ROAD** - Wayne Perry was present . He reviewed the application. There is a DEQ public hearing on the wetland crossing and a pathway system has been approved. There are now 28 units instead of 29. The detention basin is oversized for the current use. Mr. Nicholson stated that many of the issues raised in the October, 1999 McKenna review letter have been addressed but he has not seen or reviewed the plans being discussed this evening.

The south 32 acres have perc problems.

The applicant was advised that sign approval is a separate application and approval of

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the site plan did not include approval of the signs.

Motion to table Meadowview Estates Site Plan Application #248. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

**7. DISCUSSION OF BY-LAWS** - Motion to approve the Hartland Township Planning Commission Rules and Procedures (By-Laws) as presented as final on February 24, 2000. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

**8. CALL TO THE PUBLIC** - ZA Christensen reported that the Township Engineer is gathering specifications on sidewalks and bike paths.

The Township Attorney will be present at the next work session to clarify legal issues with the Planning Commission. The definitions will be forwarded to him for legal review. The meeting should be designated a "special meeting" rather than a work session.

**9. COMMITTEE REPORTS** - Fencing around ponds may be a topic for discussion with the Attorney.

Mr. Nicholson advised having the condo documents submitted to the PC for review rather than having them go directly to the Board. There should also be discussion with the Attorney on the legalities of architectural standards and the zoning moratorium.

Mr. Kuhn stated that splits of land should be done before a site plan is approved for a section of a larger parcel. A possible split by default is being created when site plan approval is done for a section of a larger parcel before the larger parcel is split. The entire parcel should be shown on the site plan as well as adjacent parcels but a legal split should be done before any approvals are granted.

Mr. Nicholson advised that the Site Plan application form should only include requirements that are stated in the Ordinance. The form should carry a heading of "SITE PLAN" not "DEVELOPMENT".

Mr. Nicholson also suggested that the application should show proposed future splits even though they may change.

Mr. Nicholson will formulate options for a more "user friendly" checklist with appropriate examples.

Mr. Kuhn suggested color coding various applications by using different colors of paper.

*Fountain* - Noted that the Fire Marshal's review of Meadow View Estates does not mention a fence requirement.

The Hartland Area Community Council is doing a community survey.

A letter was received from Mr. Wyland concerning growth.

The site plan application checklist is not complete with all the requirements of the Ordinance.

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*Kuhn* - The M59 Corridor Committee meetings will now be scheduled on an "as needed" basis.

**Continuation of the discussion of definitions** - Mr. Nicholson reviewed the additions and clarifications from the February 17, 2000 work session.

2 text corrections for the definition of width to depth ratio - delete the "n" on "ration" and delete one phrase "of a lot".

Article 5.00 Sec. 5.01 - add a "B" before the "6".

Article 9 - The inflatable sign prohibition is only for floating, lighter than air, on a tether signs.

There should be discussion of adding a section for "on premise signs" as well as "off premise signs". Real estate development signs can be off premise and should be included in that section .

*Kalenauskas* - A complaint has been received that the MDOT business directional signs are going up but the billboards are not coming down. Mr. Nicholson explained that MDOT is not pushing for billboard removal.

*Germane* - The Watershed Management Seminar is very valuable. It is coming up March 14, 2000 in Ann Arbor.

*Phillips* - Livingston is designated as a eco-sensitive county.

*Douglass* - The Planning Commission is encouraged to look over the latest Farmer Jack plans prior to the next meeting. Items have been added and changed.

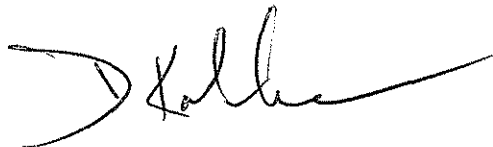
The meeting was adjourned at 9:45 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Next Meeting - March 9, 2000

Next Special Meeting - March 2, 2000