

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
FEBRUARY 10, 2000 AT 7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF FEBRUARY 10, 2000 AGENDA
3. APPROVAL OF JANUARY 27, 2000 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: WALDEN & ASSOCIATES LLC / SHOPS AT WALDENWOODS    **SITE PLAN**  
**APPLICATION # 270**    APPROVAL OF FINAL DEVELOPMENT PLAN    SECTION 21 NORTH  
SIDE OF M59 WEST OF OLD US23
6. APPLICANT: WALDEN & ASSOCIATES LLC / SHOPS AT WALDENWOODS    **SIGN**  
**APPLICATION #332**    REQUEST APPROVAL FOR PERMANENT SIGN    SECTION 21
7. APPLICANT: WALDEN & ASSOCIATES LLC / SHOPS AT WALDENWOODS    **SIGN**  
**APPLICATION #333**    REQUEST APPROVAL FOR TEMPORARY SIGN    SECTION 21
8. APPLICANT: LISA POOLE    **METES & BOUNDS APPLICATION # 575**    SECTION 10
9. APPLICANT: HARTLAND ESTATES / WAYNE PERRY    **SITE PLAN APPLICATION #281**  
MINOR CHANGE TO SITE PLAN APPLICATION # 223    SECTION 19
10. CALL TO THE PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

**WORK SESSION FEBRUARY 17, 2000**

**NEXT MEETING FEBRUARY 24, 2000**

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
FEBRUARY 10, 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 Petrucci, Commissioner Germane, Commissioner Phillips and Commissioner Kuhn. Also present Amy Neary and David Nicholson of McKenna Associates and ZA Christensen.

**2. APPROVAL OF FEBRUARY 10, 2000 AGENDA** - Add as 4a Temporary Mobile Home Permit. Add as 9a Set Public Hearing for Definitions.  
Motion to approve the February 10, 2000 agenda as amended. Motion Kuhn. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

**3. APPROVAL OF JANUARY 27, 2000 MINUTES** - Motion to approve the January 27, 2000 minutes as presented. Motion Kuhn. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

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

**4a. TEMPORARY MOBILE HOME PERMIT #26** - There was a fire in a home on Blaine.  
Motion to approve Temporary Mobile Home Permit Application #26. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

**5. APPLICANT: WALDEN & ASSOCIATES LLC / SHOPS AT WALDENWOODS SITE PLAN APPLICATION #270 APPROVAL OF FINAL DEVELOPMENT PLAN SECTION 21 NORTH SIDE OF M59 AND WEST OF OLD US 23** - Jeff Thompson and Matt Niles were present. Mr. Niles reviewed phase one of the planned development. They were seeking a village residential representation in the architecture. There are issues raised in the McNamee, Porter and Seeley review letter dated February 10, 2000 and the McKenna Associates review letter dated February 7, 2000. Water and drainage issues still need to be addressed. Later phases may vary in style and color from the first phase. Mr. Nicholson reviewed his letter including architectural style, color, materials, setting tone for future area development, parking, landscaping and ponds. The traffic impact study is in and needs to be reviewed. The number of curb cuts near the M59 - Old 23 intersection is still a concern for the Planning Commission. The consensus of the Commissioners is that they would like to see less vinyl, block and stucco. Increase the amount of brick on the buildings and emphasize quality materials. Review the ornamentation ( dormers, window styles). Review the traffic study. Mr. Douglass pointed out that the outbuilding that is designated as a drug store would

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be included in the plan approval and should meet the same standards as applied to the building for Farmer Jack. There is currently too much block shown on the Drug Store building.

Motion to table Site Plan Application #270 for the Shops at Waldenwoods. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

Several Commissioners agreed to work with the applicant if requested.

**6. APPLICANT: WALDEN & ASSOCIATES LLC / SHOPS AT WALDENWOODS SIGN APPLICATION #332 REQUEST APPROVAL FOR PERMANENT SIGN** - Mr. Kuhn pointed out that the Ordinance only allows one permanent sign per development. Motion to table permanent sign application #332. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

**7. APPLICANT: WALDEN & ASSOCIATES LLC / SHOPS AT WALDENWOODS SIGN APPLICATION #333 REQUEST APPROVAL FOR TEMPORARY SIGN SECTION 21** - Motion to approve Temporary Sign Application #333 for Walden & Associates based on information provided at the meeting and drawings submitted for Site Plan Application #270 dated received January 28, 2000 sheet A-1. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

**8. APPLICANT: LISA POOLE METES AND BOUNDS APPLICATION #575 SECTION 10** - Bob Kline was present. The property is at Clyde west of Bullard. There will be a 3 acre parcel and a 73 acre parcel. The applicant will change the width of the easement. Motion to recommend approval of Metes and Bounds Application #575 for purposes of the Land Division Act and the Hartland Township Land Division Ordinance for Lisa Poole and Robert McMasters. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

**9. APPLICANT: HARTLAND ESTATES / WAYNE PERRY SITE PLAN APPLICATION #281 MINOR CHANGE TO SITE PLAN APPLICATION #223 SECTION 19** - Jason Wallace of Desine Inc. was present. The request is to change lot sizes for lots 54-57 and eliminate a walkway that will be added later at a different location. Mr. Nicholson advised that under the provisions of the Ordinance, this would have to be considered a major change and would necessitate a full review. After discussion, the applicant withdrew his application.

**9a. SET A PUBLIC HEARING FOR ORDINANCE DEFINITIONS** - Motion to set a Public Hearing on Thursday March 23, 2000 for the purpose of including the definitions in the Private Road Ordinance and the Land Division Ordinance. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

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

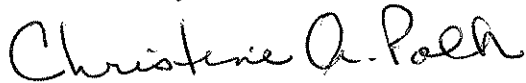
**11. COMMITTEE REPORTS** - Mrs. Phillips reported that SEMCOG provided new maps - Base map, natural cover, increased settlement, watershed, land use, master plan and impervious surface. While not perfect, there is a lot of information on these maps.

It was agreed that sidewalks and definitions would be the focus of the February 17, 2000 work session starting at 7:00 p.m.

The meeting was adjourned at 10:00 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 - Work Session February 17, 2000 7:00 p.m.

Next Regular Meeting - February 24, 2000 7:30 p.m.