

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

AGENDA

1. ROLL CALL
2. APPROVAL OF JANUARY 27, 2000 AGENDA
3. APPROVAL OF JANUARY 13, 2000 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: HARTLAND TOWN CENTER / MICHAEL YURICK **SITE PLAN APPLICATION**
280 MINOR CHANGE TO SITE PLAN APPLICATION # 261 SECTION 28
6. APPLICANT: MCDONALDS CORP **SITE PLAN APPLICATION # 279** REPLACE
EXISTING DRIVE-THROUGH RESTAURANT SECTION 28
7. CALL TO THE PUBLIC
8. COMMITTEE REPORT
9. ADJOURNMENT

NEXT MEETING FEBRUARY 10, 2000

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JANUARY 27, 2000 - TOWNSHIP HALL - 7:30 P.M.**

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

2. APPROVAL OF JANUARY 27, 2000 AGENDA - Delete item #6 and add Triangle Heritage Sign Application #348 as item #6. Add as 6a Moratorium on SR Zoning in Hartland Letter.

Motion to approve the January 27, 2000 agenda as amended. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 5-0-2.

3. APPROVAL OF JANUARY 13, 2000 MINUTES - On page 1, item #5, Mr. Kuhn would like to further expand and clarify the discretion the Planning Commission used in voting on Mrs. Phillips motion on the same night as the public hearing. In addition to the reason given in the motion, the parcel in question is small in size and surrounded by SR zoning.

In item #8, Mr. Kuhn would like the minutes to reflect that the applicant was not present.

On page 2, item #6, delete the word "underground" and insert the word "landscape" sprinklers.

Motion to approve the January 13, 2000 minutes as amended. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

5. APPLICANT : HARTLAND TOWN CENTER / MICHAEL YURICK SITE PLAN APPLICATION #280 MINOR CHANGE TO SITE PLAN APPLICATION #261 SECTION 28 - Mr. Yurick, Mr. Pucci and Mr. Wallace were present. They were requesting to eliminate a driveway on the north side of the site and add a central driveway on the west side of the site. The plan is dated received January 27, 2000. The north entrance off of the Bucky's / Emro service drive is directly across from Bucky's entrance off M-59. There is concern that drivers will use this to cut through the parking lot at unsafe speeds to avoid the light at Old US 23 and M-59 and enter the Town Center parking lot.

Mr. Nicholson discussed the McKenna review letter dated January 27, 2000 concerning driveway spacing, parking, traffic flows in the parking lot and other outstanding issues. This review was not done on the most recent plans submitted which addressed the issues raised in this letter.

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The applicant would like the south driveway to be limited to access by delivery and service vehicles. There was an extensive discussion of various possible methods of controlling access by this drive.

Mr. Kalenauskas was not in favor of the addition of the central drive as another curb cut off of Old US 23. Mr. Petrucci was not in favor of a trucks only entrance. There were suggestions of directional signs, directional signs painted on the pavement, eliminating access to the front parking lot from the south entrance to decrease cars turning into that entrance or one lane of one way traffic at that entrance.

Motion to approve Site Plan Application #280 dated received January 27, 2000 as a minor change to Site Plan Application #261. Additionally, the applicant is to add directional signage, surface markings and posted signage to assist the flow of traffic into and within the development. The southwest curb cut from the parking area is to be reduced to 15 ft. in width, marked as one way onto the designated service drive which is the southern most driveway on the site. This southern most service drive will be marked "service, delivery and employees only". Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 4-1-2. Nay Kalenauskas.

6. TRIANGLE HERITAGE MEADOWS SIGN APPLICATION #348 - Dean Pivkarski was present for Triangle Development. This review is a continuance of Sign Application #348 part of which was approved and part denied. A request for a double faced sign has replaced the V-shaped sign.

Motion to approve Sign Application #348 for Triangle Heritage Meadows. Motion Kuhn. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

6a. MCKENNA LETTER TO TOWNSHIP ATTORNEY CONCERNING MORATORIUM ON SR ZONING - Mr. Nicholson's letter dated January 27, 2000 discussed the possibility of instituting a moratorium on SR rezoning until an update of the Comprehensive Plan is completed. There are several issues to be included in the update. We are awaiting a response from the Township Attorney. The Planning Commission accepted this as a report.

Motion to table a vote on the moratorium issue contained in the McKenna letter of January 27, 2000. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

Motion to reopen the agenda. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 5-0-2.

Motion to add 6b as the PM Group letter. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

**6b. PM GROUP REQUEST FOR EXTENSION ON PRELIMINARY DEVELOPMENT
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PLAN APPROVAL - Motion to recommend an extension of 365 days for the Preliminary Site Plan Approval granted to the PM Group for the Fairways at Walden project due to the water and sewer permit issues being negotiated with the DEQ. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 5-0-2.

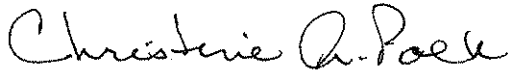
8. COMMITTEE REPORTS -

Kuhn - The M-59 Corridor Committee has not met recently. The roundabout plans have been received from MDOT. There was a discussion of roundabouts, rotaries, speed limits and large trucks.

The meeting was adjourned at 9:23 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 February 10, 2000