

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
JANUARY 13, 2000 AT 7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF JANUARY 13 2000 AGENDA
3. APPROVAL OF DECEMBER 9, 1999 MINUTES
4. CALL TO THE PUBLIC

**PUBLIC HEARING**

5. APPLICANT: 1<sup>ST</sup> CHOICE BUILDERS / MIKE MORGAN    **REZONING APPLICATION # 279**  
REZONING FROM CA TO SR    SECTION 22    NORTH OF BERGIN RD.

**OLD BUSINESS**

6. APPLICANT: PINESTEAD OFFICE BUILDING / KEITH MOHR    **SITE PLAN APPLICATION # 266**    TO CONSTRUCT AN OFFICE BUILDING    SECTION 22    SOUTH OF M59.
7. APPLICANT: KINETICO / JERRAD BEAUCHAMP    TO SET PUBLIC HEARING DATE FOR **SPECIAL USE APPLICATION # 188**    SECTION 21
8. APPLICANT: HERITAGE MEADOWS / ISAM YALDO    **REAL ESTATE DEVELOPMENT SIGN APPLICATION # 348**    SECTION 22
9. CALL TO THE PUBLIC
10. COMMITTEE REPORTS
11. ADJOURNMENT

**NEXT MEETING JANUARY 27, 2000**

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
JANUARY 13, 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 Kuhn, Commissioner Phillips and Commissioner Petrucci. Commissioner Germane arrived at 7:37 p.m. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

**2. APPROVAL OF JANUARY 13, 2000 AGENDA** - Delete item # 7.

Motion to approve the January 13, 2000 agenda as amended. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

**3. APPROVAL OF DECEMBER 9, 1999 MINUTES** - Motion to approve the December 9, 1999 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.

Mr. Fountain announced that there will be a Builder's Association Land Use Analysis discussion on February 16.  
Pool safety information is also available.

**PUBLIC HEARING**

**5. APPLICANT: 1st CHOICE BUILDERS / MIKE MORGAN REZONING APPLICATION #279 REZONING FROM CA TO SR NORTH OF BERGIN ROAD** - Mike Morgan was present. The parcel is surrounded by SR zoned property. The McKenna review letter dated November 15, 1999 recommended approval of the rezoning.

Motion to recommend approval for 1st Choice Builders / Mike Morgan per the McKenna letter dated November 15, 1999 that it is consistent with the Master Plan. Applicant was to have had a hearing several months ago and for this reason the Planning Commission will change the usual practice to not vote on an application on the night of the Public Hearing and will do so in this instance. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

**OLD BUSINESS**

**6. APPLICANT : PINESTEAD OFFICE BUILDING / KEITH MOHR SITE PLAN APPLICATION #266 TO CONSTRUCT AN OFFICE BUILDING SECTION 22 SOUTH OF M-59** - Mr Finkbeiner was present for the applicant. The building is over 19,000 sq. ft. The parcel has not been split. The current driveway will be abandoned.

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The basement will have office use. Mr. Nicholson felt the building was 2 and 1/2 stories tall. The LC designation on the plan should be changed to NSC. The McKenna review letter discussed pedestrian access, on site water and the need for a consistent name.

Underground sprinklers are not indicated but it was Commission consensus that it should be added.

There are varying opinions on the sidewalk issue. Mr. Nicholson felt there should be pedestrian and bicyclist access. This issue needs more discussion. It should be noted on the plan that the site will be serviced by pedestrian access according to the Township requirements.

Motion to recommend approval of Site Plan Application #266 Pinestead Office Building upon satisfactory response to the December 3, 1999 McKenna review letter. The Applicant will make reservation on the plan for pedestrian access in conformance with Township requirements. The Planning Commission also recommends that the site be irrigated for landscaping and incorporate the recommendations in the McNamee, Porter and Seeley letter of December 3, 1999. There will be conformance with the requirements of the Fire Marshal. Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 7-0-0.

**8. APPLICANT : HERITAGE MEADOWS / ISAM YALDO REAL ESTATE DEVELOPMENT SIGN APPLICATION #348 SECTION 22** - Mr. Kuhn reviewed the sign application. A temporary development sign has a term of 18 months. The entrance sign is approvable but the off premise sign qualifies as two signs because of the V shape.

Motion to approve Sign Application #348 for one double face entrance sign and deny approval of the proposed off site directional sign in Application #348. The motion is based on the application as submitted. Motion Kuhn. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

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

**10. COMMITTEE REPORTS** - The roundabout plan for the M-59 - US 23 interchange has been received.

The Hartland Master Plan Issues and Policy review may include the following topics : sidewalks, architectural standards, lighting, walkable communities and the sign ordinance review.

Work sessions are planned for February 17 and March 2 at 7:00 p.m.

The meeting was adjourned at 10:00 p.m.

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These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Next Meeting - January 27, 2000.