

1. Call to Order - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

2. Pledge of Allegiance

3. Roll Call

PRESENT: Thomas Murphy, Larry Fox, Jeff Newsom, Larry Hopkins, Michael Mitchell, Keith Voight

ABSENT: Sue Grissim

Also present Township Planning Director David Campbell.

4. Approval of Meeting Agenda

a. Nov. 6, 2014

Move to approve the November 6, 2014 Planning Commission meeting agenda as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Newsom, Vice Chairman
SECONDER:	Keith Voight, Commissioner
AYES:	Murphy, Fox, Newsom, Hopkins, Mitchell, Voight
ABSENT:	Grissim

5. Call to Public

No one came forward.

6. Public Hearing

a. Zoning Ordinance Amendment 76-5 (Application# 358)

Director Campbell: Outlined the proposed amendments to the Ordinance.

Chairman Fox: Opened the Public Hearing at 7:15 PM

No one came forward.

Chairman Fox: Closed the Public Hearing at 7:16 PM

Commissioner Hopkins: Asked if the question brought up at the last meeting regarding the use of the term *natural grade* had been resolved.

Director Campbell: Explained that they have used the term *average grade* which is used elsewhere in the Ordinance and it is clearly explained.

Move to recommend adoption of Zoning Ordinance Amendment No. 76-5 (A through D), Application No. 358, an amendment to Section 5.26 - "Signs" of the Hartland Township Zoning Ordinance, as contained in the attachments.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Voight, Commissioner
SECONDER:	Michael Mitchell, Commissioner
AYES:	Murphy, Fox, Newsom, Hopkins, Mitchell, Voight
ABSENT:	Grissim

7. Old and New Business

a. 2015 Comprehensive Plan Amendment - Residential & Settlement Area Policy Discussion

Director Campbell: Presented the Commission with the Residential & Settlement Area development policies. Stated that he would like the Commission give direction on what things they think should change or if they think they should be changed.

Chairman Fox: Explained that he believes the statement on page 6 item 4, *Street trees should be provided within residential developments*, may not be appropriate for all residential districts.

Director Campbell: Offered some alternative language such as where appropriate or within medium and high density developments.

Commissioner Hopkins: Stated that he sees the requirement of street trees to be linked with the use of sidewalks.

Commissioner Newsom: Believes that a statement similar to what Director Campbell offered, such as where applicable, would be fine for this document.

Commissioner Hopkins: Questioned the need to specify in item 7 that, *parks should be included in all new residential developments*, explaining that this can sometimes cause a burden to homeowner associations.

Director Campbell: Offered the term usable open space as an alternative.

Commissioner Murphy: Stated that what about open space that is just left wild and doesn't need to be maintained.

Chairman Fox: Stated that maybe just the term open space would be fine.

Commissioner Mitchell: Stated he has concerns with statement 8, *Developments should be designed to provide future road connections to adjacent developments*, and how it can be implemented.

Commissioner Hopkins: Stated that the encouragement of connectivity is something that he would like to encourage.

Commissioner Mitchell: Explained that he is concerned that the interconnectivity of the developments will encourage drivers to use the internal roads of a subdivision to get around traffic problems.

Chairman Fox: Explained that he supports leaving this in but future developments should be designed in a way that it is obvious to buyers in the development know there is a future access point.

Commissioner Hopkins: Stated that he felt that the public safety aspect of this issue is another reason for leaving this in.

Director Campbell: Pointed out that on page 8 under the Settlement Area heading there is not a vision statement as there is in the other categories. Offered that the planning department could take a stab at creating one.

The consensus of the Commission was to add a policy statement to the settlement area policy and leave the remainder unchanged.

RESULT:	INFORMATIONAL
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8. Call to Public

No one came forward.

9. Planner's Report

Director Campbell reported on the following topics:

- On January 31st Hartland will host the first ever Hartland Family Winter Fest at Heritage Park.
- The road millage was approved by the voters on Tuesday as explained the Township is looking to complete these projects within the first few years so there will be much more to come on this issue.

- Has been contacted by a manufacturer of vertical axes wind turbines looking at possible sighting locations where these could be located.
- Continue to work on the new Parks Master Plan.
- Attended MDOT traffic summit recently.

10. Committee Reports

None

11. Adjournment

Move to adjourn at 8:15 P.M.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Jeff Newsom, Vice Chairman
AYES:	Murphy, Fox, Newsom, Hopkins, Mitchell, Voight
ABSENT:	Grissim

Submitted by,



Larry J. Hopkins
Township Clerk