

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

May 22, 2014

7:00 P.M.

1. **CALL TO ORDER:** *Chairman Fox called the meeting to order at 7:00 p.m.*
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL AND RECOGNITION OF VISITORS:**
Present: Chairman Fox, Commissioner Hopkins, Commissioner Grissim, and Commissioner Voight.
Absent: Commissioner Murphy, Commissioner Mitchell and Commissioner Newsom

Also Present: David Campbell, Township Planning Director.

4. **APPROVAL OF THE MEETING AGENDA:**
Move to approve the May 22, 2014 Planning Commission Meeting Agenda. Motion Grissim. Second Voight. Voice Vote. Motion Carried 4-0-3.

5. **OLD AND NEW BUSINESS**

- A. **DISCUSSION ON FUTURE LAND USE MAP**

Director Campbell: Explained the purpose of tonight's discussion is to identify areas on the Township's future land use map that should be analyzed for possible changes.

The Commission discussed several areas that the Planning Department had highlighted on an aerial map.

Director Campbell: Clarified that all the Commission needed to do at this point was identify the areas that they recommend the housing consultants evaluate.

The Commission was in favor of the consultants evaluating all of the highlighted areas except for the two areas south of Bergin Road towards the west end of the Township.

- B. **DISCUSSION ON PROSPECTIVE AMENDMENTS TO SECTION 5.26 OF THE ZONING ORDINANCE**

Director Campbell: Explained that based on a meeting with the Ordinance Review Committee (ORC) the Committee felt that the topic of Agri-Tourism signs needed to be discussed with the larger group due to the nature of these signs.

Commissioner Hopkins: Stated that he felt that the possibility of off premises signs needed to be discussed with both the Planning Commission and the Board before it made any sense to discuss at the ORC level.

Chairman Fox: Offered that maybe since the Board would be the final decision maker on an Ordinance revision that the discussions start there. He did point out that if we are considering off premises we need to answer the questions; who gets them, how many, where and do businesses outside of the community get them.

6. **CALL TO THE PUBLIC:**

John Gwizdala: Addressed the Board on his environmental concerns on the Future Land Use Maps.

7. **PLANNER'S REPORT:**

Director Campbell: Reported that Taco Bell could not break ground this week due to all the rain. They are hoping to be able to break ground next week. Koppert Biological and Stone Pro are in the process of submitting conceptual plans for expansion to their facilities. There are a couple interested parties looking to develop the north-east corner of M-59 and Clark Road with a gas station, fast food facility or both. The recent Safer Roads and Pathways Town Hall meetings have had good turnouts and we have a lot of input to take to the Task Force in June. There may be revisions to the plan based on public input. The Township Board will make the final determination in August as to if the Safer Roads and Pathways millage will be put on the November ballot. We are expecting bids to come in on the Parks and Recreation Plan in June and are considering setting up a task force for the Parks and Recreation plan. The Township will have a tent at the Memorial Day festivities in Hartland. The Large Item Clean-up on May 17 was very successful.

8. **COMMITTEE REPORTS:** *None*

9. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:39 P.M. Motion Voight. Second Grissim. Voice Vote. Motion Carried 4-0-3.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary