

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
MARCH 13, 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 Murphy and Commissioner Voight.
Absent: Commissioner Mitchell, Commissioner Grissim and Commissioner Newsom.

Also Present: David Campbell, Township Planning Director

4. **APPROVAL OF THE MEETING AGENDA:**

Move to approve the March 13, 2014 Planning Commission Meeting Agenda. Motion Voight. Second Murphy. Voice Vote. Motion Carried 4-0-3.

5. **APPROVAL OF THE MEETING MINUTES**

Move to approve the February 27, 2014 Planning Commission Meeting Minutes. Motion Hopkins. Second Voight. Voice Vote. Motion Carried 4-0-3.

6. **CALL TO THE PUBLIC:** *No one came forward.*

7. **OLD AND NEW BUSINESS**

A. SITE PLAN APPLICATION #522 / SHARED DRIVEWAY APPLICATION #132

APPLICANT: JERRAD BEAUCHAMP

PROPERTY OWNER: CHAMP ONE LLC (Jerrad Beauchamp)

Shared driveway for two single-family parcels on combined 17.5 acres Parcel ID #4708-16-400-003 (Parcel to be split and new numbers assigned)

***Present:** Jerrad Beauchamp, Owner*

***Director Campbell:** Out-lined his review letter dated March 3, 2014.*

***Mr. Beauchamp:** Explained his point of view on the requirement of a T- turnaround and stated he could either end the shared driveway short of the maximum 600 feet or change the rear property line to less than 600 feet.*

***Chairman Fox:** Asked if the shared driveway easement could be ended where the split ends.*

***Director Campbell:** Explained that the applicant could either end the shared driveway at the property line split or at the end of the shared use area of the drive but as submitted and written the easement is proposed to continue all the way to the rear property line and is therefore longer than the maximum 600 feet and his review was written based on the plans submitted.*

***Commissioner Voight:** Asked if the applicant was to end the shared driveway easement at the point where the drive for the southern most house splits away and then in the future the owner of Parcel 2 builds an out building further back how would he access the out building.*

***Mr. Beauchamp:** Explained that there is plenty of high dry land on the site and access to the rear portion of parcel 2 would be from unshared drive leading to the house not the drive leading back to parcel 1.*

***Commissioner Hopkins:** Stated that he felt if the shared driveway easement was going to be ended at the point that the drive for parcel 1 separates from the drive for parcel 2 that the easement language should clearly state that the portion of drive way used for accessing parcel 1 that is contained on parcel 2 is for the exclusive use of parcel 1.*

It was the consensus of the Commission that the applicant should resubmit new easement language after deciding which one of the options he would pursue to insure the shared easement did not exceed the maximum length.

B. DISCUSSION ON THE DRAFT BLIGHT ORDINANCE

Director Campbell: Out-lined his memo dated March 4, 2014.

The Commission pointed out items within the proposed Ordinance that need further revisions/corrections. The Commission shared several concerns with Section 5F and whether it fits the Hartland community.

C. DISCUSSION ON 2014 WORK PROGRAM

Director Campbell: Presented his memo dated March 6, 2014 on the 2014 Planning Commission Work Program and draft RFP Comprehensive Plan update.

Commissioner Voight: Expressed that he would like to see the Clearzoning revisions included in the work plan for the Commission in 2014.

Director Campbell: Explained that he has examined the remaining items on the list received from Clearzoning in August of 2012 and feels that the items left are not of serious nature and could wait until the more serious Comprehensive Plan project is completed. He also pointed out that it would be natural to incorporate that into revisions resulting from the adoption of a new plan.

Commissioner Voight: Expressed his feeling that the Ordinance Review Committee could continue to work on the Clearzoning items on their own without requiring much time from staff or the Planning Commission.

The Commission had a lengthy discussion on the merits of a complete new Comprehensive Plan versus a revised plan.

Director Campbell: Explained some of the differences of what would be included in a new plan.

Chairman Fox: Commented on what he believed was an unrealistic timeline for completing a new plan.

Chairman Fox: Suggested that maybe we should ask the Board to have a joint meeting on this subject.

8. **CALL TO THE PUBLIC:** *No one came forward.*

9. **PLANNER'S REPORT:**

Director Campbell: Updated the Commission on recent business openings, upcoming meetings and Safer Roads and Pathways Committee progress. Informed the Commission that they will be receiving an additional survey on capital improvement projects.

10. **COMMITTEE REPORTS:** *None*

11. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 9:38 P.M. Motion Voight. Second Murphy. Voice Vote. Motion Carried 4-0-3.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary