

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
OCTOBER 24, 2013  
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 Grissim, Commissioner Hopkins, Commissioner Newsom, Commissioner Mitchell and Commissioner Voight. **Absent:** Commissioner Summerfield.

*Also Present: David Campbell, Township Planning Director*

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

Move to approve the October 24, 2013 Planning Commission Meeting Agenda. Motion Mitchell. Second Grissim. Voice Vote. Motion Carried 6-0-1.

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

6. **PUBLIC HEARING:**

**A. ZONING ORDINANCE AMENDMENT APPLICATION #355**

APPLICANT: HARTLAND TOWNSHIP

*Township of Hartland, Zoning Amendment Application #355 with proposed Zoning Ordinance Amendment 76-03.A thru K addressing the following issues:*

- *3.1 & 4.57: Update financial drive-thru provisions*
- *3.1: Remove duplicate terms for medical clinics and research facilities*
- *3.1: Clarify references to “Community Facilities Objectives” contained in the PD District regulations*
- *4.3 & 4.4: Clarify Temporary Building provisions*
- *4.5: Incorporate cross-references for sand, gravel or mineral extraction operations*
- *2.2, 3.1, 4.58, 4.59, 4.60 & 5.8: Add provisions for Automobile Fueling and Convenience Station*
- *2.2, 3.1, 3.24, 4.20, 4.28, 4.31, 4.40 & 4.55: Revise road references to create consistency with the Comprehensive Plan*
- *4.28 & 5.8: Reduce stacking for fast food drive-thru restaurants*
- *4.15 & 4.38: Clarify “Automobile or Vehicle Dealers” and “Open-air business, Commercial Outdoor Display, Sales and Storage” provisions*
- *5.7: Clarify dumpster enclosure screening references*
- *7.5: Add demolition to list of uses requiring a land use permit*

*For the record, all public notice requirements for this Public Hearing have been met.*

**PUBLIC HEARING OPENED AT 7:02 P.M.**

**Director Campbell:** Outlined his Memos addressing each of the proposed Zoning Ordinance amendments dated October 17, 2013.

**Amendment 76-3F** – Add provisions for “Automobile Fueling and Convenience Stations”

**Director Campbell:** Explained that the Ordinance does not contain a definition for today's conventional fueling operation of fueling and convenience stores. This addition also requires additional changes to the list of permitted special uses in the General Commercial District. We also propose adding use specific standards for Fueling and Convenience Stations, the Automobile Repair – Major and Automobile Repair Minor.

**Commissioner Hopkins:** Pointed out that the groundwater protection notes need to be added to section 4.59 and 4.60.

**Director Campbell:** Explained that it was an oversight and would be corrected.

**Amendment 76-3G** – Revise Road References

**Director Campbell:** Explained that the Ordinance currently contains many references to types of roads, some of which we have definitions for others we do not. This amendment would create new definitions for a major thoroughfare as well as the road types called out in the Comprehensive Plan and remove the terms that are in conflict with those terms.

**Chairman Fox:** Stated that he felt that the wording used in Subsection 4.40.2.B and 4.40.5.D to describe access requirements to outdoor and indoor recreation uses should be consistent with each other.

**Director Campbell:** Answered that he agreed and would make that correction.

#### **PUBLIC HEARING CLOSED AT 7:29 P.M.**

Move to recommend adoption of Zoning Ordinance Amendment #76-03 (A-K) as contained in the attachments with the condition that the additions discussed tonight be included. Motion Hopkins. Second Voight. Voice Vote. Motion Carried 6-0-1.

### **7. OLD AND NEW BUSINESS**

#### **A. 2014 HARTLAND TOWNSHIP PLANNING COMMISSION CALENDAR**

Move to approve the 2014 Planning Commission Calendar as presented. Motion Newsom. Second Mitchell. Voice Vote. Motion Carried 6-0-1.

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

### **9. PLANNER'S REPORT:**

**Director Campbell:** Informed the Commission that there would most likely not be a Planning Commission meeting on November 7<sup>th</sup>. Updated the Commission on possible upcoming applicants.

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

**11. ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:38 P.M. Motion Voight. Second Newsom. Voice Vote. Motion Carried 6-0-1.

Respectfully submitted by,

Larry J. Hopkins  
Hartland Township  
Planning Commission Secretary