

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
SEPTEMBER 26, 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 and Commissioner Voight.
Absent: Vice Chairman Newsom, Commissioner Mitchell and Commissioner Summerfield.

Also Present: David Campbell, Township Planning Director
4. **APPROVAL OF THE MEETING AGENDA:**
Move to approve the September 26, 2013 Planning Commission Meeting Agenda. Motion Grissim. Second Voight. Voice Vote. Motion Carried 4-0-3.
5. **APPROVAL OF THE MINUTES:**
Move to approve the July 25, 2013 Planning Commission Meeting Minutes. Motion Hopkins. Second Voight. Voice Vote. Motion Carried 4-0-3.
6. **CALL TO THE PUBLIC:** *No one came forward.*
8. **OLD AND NEW BUSINESS:**
 - A. **ZONING ORDINANCE AMENDMENT APPLICATION #355**
APPLICANT: HARTLAND TOWNSHIP

Director Campbell: Outlined his Memo on the proposed Zoning Ordinance amendments dated September 19, 2013. Director Campbell explained that this would be text amendment 76-3 and then be further broken down to 76-3 (A) through (K).

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.
Chairman Fox: Suggested that the Ordinance section number addressing screening be added to the screening requirement note. Also recommended that the reference to vehicle components and parts, supplies or equipment be removed from the section addressing outdoor storage, the screening and groundwater protection notes be added to section where needed.

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: Asked if a major thoroughfare road is paved.
Director Campbell: Answered that they are not in all cases.

It was the consensus of the Commission that the requirement of paved access be added to fast-food and drive-through restaurants and sole access to a mobile home park via an alley is prohibited should be removed.

Director Campbell will rework the wording prohibiting access to a hospital through a residential street.

Chairman Fox: Asked why there was a difference between the access requirements for outdoor and indoor recreation uses.

It was the consensus of the Commission that requirements for both contain the reference to service drive, marginal access road or shared commercial drive.

Move to set a public hearing for October 24, 2013 to discuss Zoning Ordinance Amendment 76-3 A through K, Amendment Application #355. Motion Voight. Second Hopkins. Voice Vote. Motion Carried 4-0-3.

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

10. PLANNER'S REPORT:

Director Campbell: Informed the Commission that there would be a meeting on October 10 and explained some of the items that he plans to have on the agenda. Updated the Commission a brief explanation of the Township's Safe Roads and Pathways initiative and explained that the Township would be hosting another Business Outreach meeting on October 29th with plans to present the topic of special events and the related ordinance.

11. COMMITTEE REPORTS:

Commissioner Hopkins: Explained that the Board recently began live streaming of their meetings and that in the near future would be expanding that to include the Planning Commission meetings as well.

Commissioner Voight: Explained that he and Commissioner Mitchell recently began the Citizen Planner course being offered in Howell.

12. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 8:21 P.M. Motion Hopkins. Second Voight. Voice Vote. Motion Carried 4-0-3.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary