

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
APRIL 25, 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 Hopkins, Commissioner Grissim, Commissioner Summerfield
Commissioner Mitchell, Commissioner Newsom and Commissioner Voight.

Also Present: David Campbell, Township Planning Director

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

Move to approve the April 25, 2013 Planning Commission Meeting Agenda. Motion Grissim. Second Summerfield. Voice Vote. Motion Carried 7-0-0.

5. **CALL TO THE PUBLIC:**

Ceci Marlow, Cromaine District Library Director: Would like to place a paper recycling container, similar to the one located at Hartland High School, at the Village branch of the library several area churches also have these containers. The Zoning Ordinance does not currently speak to this type of container but she has been told if it is treated as a dumpster it would need to be completely enclosed. She feels this would defeat the purpose.

6. **OLD AND NEW BUSINESS:**

A. **SITE PLAN APPLICATION #513**

APPLICANT: MARTIN SHOUSE

OWNER: HERITAGE HILLS CHURCH

Permit the construction of an outdoor pavilion located at 5530 Runyan Lake Road (Parcel ID #08-04-100-022).

Present: Martin Shouse, Assistant Pastor Heritage Hills Church

Director Campbell: Outlined his review letter dated April 18, 2013.

Mr. Shouse: Explained that the church plans to use the area for outdoor bible study and church picnic type events. They are not planning to rent out the area for weddings or similar type events.

Commissioner Newsom: Asked what they are presently using the paved surface for.

Mr. Shouse: Answered that they used to use it for kids roller hockey but for the last five or so years it has basically gone unused. He stated that they feel if they can construct this covering they can make better use of the area.

Commissioner Newsom: Asked what they were planning to do with the asphalt surface that is presently there.

Mr. Shouse: Explained that after they poke holes for the posts they will patch around the holes with a tar type product.

Commissioner Voight: Asked if there was any plan to add a sidewalk from the building out to the area.

Mr. Shouse: Answered that they have no plans to do so.

Commissioner Grissim: Asked if there was any plan to add lighting or power to the structure.

Mr. Shouse: Stated that there is none at this time but they may want to in the future and they understand they would have to address that at the time.

Commissioner Summerfield: Verified that the applicant would be patching the holes created in the asphalt with a cold patch product and also that they would need to get permits from the County.

Director Campbell: Explained that the planning staff had asked the church if they saw this addition as adding to the parking needs of the church and were satisfied with their justification for not believing so.

Move to recommend approval of Site Plan Application #513 – Site Plan Amendment to the Heritage Hills Church, to the Township Board of Trustees with the condition that the applicant amends the drawing to show that the asphalt slab will remain. Motion Voight. Second Newsom. Voice Vote. Motion Carried 7-0-0.

B. DISCUSSION ON PROPOSED AMENDMENTS TO THE ZONING ORDINANCE:

Director Campbell: Explained his memo dated April 18, 2013 regarding proposed amendments to the Zoning Ordinance. He explained that at previous Planning Commission meetings the Commission and Planning Department had identified 30 amendments that are planned to be completed this year. The memo presented tonight addresses 10 of those amendments. Three of the ten have been identified by staff as needing further discussion with the Ordinance Review Committee (ORC). The others are relatively straight forward and staff believes they can be completed without input by the ORC. He explained that these are staff recommendations only and they will handle them however the Commission would like.

Commissioner Hopkins: Mentioned that he would be more comfortable with the *Improved Access Requirements* amendment also going to the ORC.

Director Campbell: Stated that he did not have a problem with that.

It was the consensus of the Commission to proceed with the amendments as proposed in the Planning Department memo with adding the improved access requirements to the list that will be addressed by the ORC.

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

8. **PLANNER'S REPORT:**

Director Campbell: Addressed the question brought forward by Ms. Marlow this evening regarding the recycling container and reviewed the requirements in the Ordinance for dumpster enclosures. Asked the Commission for direction on how to proceed.

The Commission had a brief discussion on the pros and cons of allowing these types of containers as well as the clothing collection containers. No consensus was reached on this issue at this time.

Director Campbell: Gave the Commission a rundown of upcoming agenda items.

9. **COMMITTEE REPORTS:**

Commissioner Hopkins: Informed the Commission that the Board is looking at beginning improvements to the park property located behind the Township Hall, *Settlers Park*, this summer. The first phase is expected to include a gravel parking lot and a hard surface walking/biking path connecting

to the Township Hall, Dunham Road near the school property and the Hartland Town Square development.

10. **ADJOURNMENT:**
Move to adjourn the Planning Commission Meeting at 7:29 P.M. Motion Voight. Second Mitchell.
Voice Vote. Motion Carried 7-0-0.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary