

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

Also Present: David Campbell, Township Planning Director

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

Move to approve the January 24, 2013 Planning Commission Meeting Agenda.
Motion Grissim. Second Mitchell. Voice Vote. Motion Carried 5-0-2.

5. **APPROVAL OF THE MINUTES:**

Move to approve the November 15, 2012 Planning Commission Meeting Minutes. Motion Hopkins.
Second Summerfield. Voice Vote. Motion Carried 5-0-2.

6. **ELECTION OF OFFICERS:**

Move to retain the same officers as 2012. Motion Grissim. Second Mitchell. Voice Vote. Motion Carried 5-0-2.

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

8. **OLD AND NEW BUSINESS:**

A. ZONING ORDINANCE TEXT AMENDMENT #76-01 (APPLICATION #352)

APPLICANT: HARTLAND TOWNSHIP

Discussion on amendment to section 5.26.3.R – Real Estate Signs, to allow for larger real estate signs on properties 10 acres or greater.

Director Campbell: Outlined his review letter dated January 17, 2013.

Commissioner Grissim: Explained that she lives on a 13 acre parcel off of Dunham road and feels that this size of sign would not be appropriate in that area. Also felt that the scale and speed of travel on the adjacent road should be considered.

Commissioner Summerfield: Agreed and felt that there are several parcels in the Township that with this new standard would be allowed a 4x8 foot sign and it would not be appropriate.

Chairman Fox: Asked if an adjustment to the size of properties from 10 to 20 acres could address these concerns.

Director Campbell: Mentioned that within our Ordinance we already have certain provisions that apply to properties located on specific roads and maybe we should consider using that as a way to control the large size signs. He suggested M-59 and Old US 23.

Commissioner Mitchell: Stated that he shared the concerns brought up by Commissioner Grissim and liked the suggestion of tying it to the road the property is on.

It was the consensus of the Planning Commission members present to allow the larger signs on residentially zoned properties with a minimum of 10 acres abutting M-59, Old US 23 and US 23.

Move to set a public hearing for Thursday February 14 at 7:00 p.m. for Zoning Ordinance text amendment #76-01. Motion Hopkins. Second Mitchell. Voice Vote. Motion Carried 5-0-2.

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

9. PLANNER'S REPORT:

Director Campbell: Informed the Commission that the River Church has submitted a conceptual plan for their new church off of M-59 towards the west end of the Township and will be on the PC agenda on February 14th. This will be the first step of a multi step Planned Development process; even though the property is presently zoned PD the plan is very different than the previously approved plan. Explained that in addition to the public hearing approved tonight, the Commission will have a sign application, a review of the PC Bylaws and its yearly goal setting exercise.

10. COMMITTEE REPORTS:

Commissioner Hopkins: Explained that the Board has requested input from the Planning Commission on the names submitted for the "Name That Place Contest". A list of the submitted names will be sent to each Commission member and they will be asked to select their top three for each place and return them.

11. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 7: 42 p.m. Motion Summerfield. Second Grissim. Voice Vote. Motion Carried. 5-0-2.

Respectfully submitted by,

Larry J. Hopkins
Hartland Township
Planning Commission Secretary