

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**  
**APRIL 14, 2011**  
**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:** Commissioner Newsom, Commissioner Hopkins, Commissioner Grissim, Commissioner Crouse, Commissioner Summerfield, Commissioner Voight and Chairman Fox.

*Also Present: Mardy Stirling, Township Planning Director*

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

Move to approve the April 14, 2011 Planning Commission Meeting Agenda.  
Motion Newsom . Second Crouse. Voice Vote. Motion Carried. 7-0-0.

5. **APPROVAL OF THE MINUTES:**

Move to approve the March 24, 2011 Planning Commission Meeting Minutes.  
Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 7-0-0.

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

7. **PUBLIC HEARING:** *None.*

8. **OLD AND NEW BUSINESS:**

A. **SITE PLAN APPLICATION #496**

APPLICANT: HARTLAND CONSOLIDATED SCHOOLS

Permit the installation of a surface parking lot at Round Elementary School located at 11550 Hibner Road, Hartland (Parcel ID: 08-15-100-001).

***Present:** Brent W. LaVanway P.E., Boss Engineering, George Waldrop, Hartland Schools*

***Director Stirling:** Summarized her review letter dated April 7, 2011.*

***Commissioner Grissim:** Asked the applicant why they are proposing to drain the lot to the east when it seems the land naturally slopes to the west. Also, she would like to see the proposed landscaping changed to fit with the natural surroundings. She feels that the screening proposed will look out of place in this setting.*

***Mr. LaVanway:** Explained that they are attempting to restore a previous drainage path that existed prior to the siting of the portable classroom in this area. He feels that the state will require the screening as proposed but will inquire as to the possibility of altering the plan.*

***Commissioner Crouse:** Pointed out that a detail of the swale seemed to be missing on the detail sheet and asked for clarification on the “fill to daylight” note on the drawing.*

***Mr. LaVanway:** Stated that they would add the detail and confirmed that the area with the “fill to daylight” note will have topsoil and be planted.*

**Commissioner Voight:** Inquired as to the possible need for additional lighting for the additional parking spaces.

**Mr. Waldrop:** Stated that the schools would be willing to look at that issue and evaluate after the pavement is installed.

Move to recommend approval of Site Plan Application #496 request to expand a surface parking lot at 11550 Hibner Road (Parcel ID: 08-15-100-001) subject to the requirements contained in the Planning Department's memorandum dated April 7, 2011 and with the conditions that they include the swale detail on sheet C-5 and that the applicant work with the Planning Director on the possibility of changing the screening as discussed this evening and evaluate the lighting 2 months after the lot is constructed. Motion Grissim. Second Voight. Voice Vote. Motion Carried 7-0-0.

## **B. CLEARZONING PRESENTATION**

PRESENTOR: Rodney Arroyo, Birchler Arroyo Associates

**Mr. Arroyo:** Presented the product *Clearzoning*, a new type of organizing of the zoning ordinance that allows for a more user friendly method of cross-referencing.

**Chairman Fox:** Stated that he felt it was a very progressive tool and could be a very good fit for our township. He inquired about the general cost of the product.

**Mr. Arroyo:** Stated that he gave the township a quote of \$24,000.00.

**Commissioner Summerfield:** Asked what percentage of cost overruns do they see.

**Mr. Arroyo:** None as of yet, he feels that their standard package is very comprehensive.

**Commissioner Crouse:** Asked what happens when we go to amend our ordinance after converting to this format.

**Mr. Arroyo:** Stated that after you go through the standard adoption process you would then submit the changes to them and they charge \$30 per changed page. They also make sure all the electronic links in the document work.

**Commissioner Newsom:** Felt that we need to evaluate any revisions that the Planning Commission may be working on prior to making any recommendation.

**Director Stirling:** In response to Chairman Fox's question regarding the next step in the process, she requested that the Planning Commission prepare a recommendation regarding the product to the Township Board for consideration.

**Chairman Fox:** Felt we should take our time to prepare an informed response, but he did like the product very much.

**Commissioner Grissim:** Felt that we should contact some of the other communities that are already using Clearzoning to find out their feelings on the product and the results of converting their traditional ordinances.

The Commission thanked Mr. Arroyo for his presentation this evening.

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

10. **PLANNER'S REPORT:** *Nothing at this time.*

## **11. COMMITTEE REPORTS:**

**Commissioner Grissim:** Reported on the Village Plan presentation held at the Music Hall on March 30, 2011. She informed the Commission that approximately 35 residents and business owners attended the meeting and the committee received a lot of positive feedback as well as useful information.

**Commissioner Hopkins:** Reported on the *Advantage Livingston* presentation held on April 13<sup>th</sup> and asked the Commission to take a look at their website at [www.advantagelivingston.com](http://www.advantagelivingston.com) as well as the booklet left on their table this evening.

**12. ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 8:27 p.m. Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 6-0-1.

**This is a Draft until Final Approval.**

Respectfully submitted by,

Larry J. Hopkins  
Hartland Township  
Planning Commission Secretary