

PLANNING COMMISSION

Hartland Township
2655 Clark Road
Hartland, MI 48353
(810) 632-7498
FAX (810) 632-6950
www.hartlandtwp.com



Chairperson
Larry Fox

Vice-Chairperson
Larry Hopkins

Secretary
Laura Killinger

Roger Crouse
Jeff Newsom
Alex Rataj
Keith Voight

PLANNING COMMISSION AGENDA

May 28, 2009

7:00 p.m.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call and Recognition of Visitors**
- 4. Approval of Meeting Agenda**
- 5. Approval of Minutes: May 14, 2009 Regular Meeting**
- 6. Call to Public**
- 7. Public Hearing**
- 8. Old and New Business**
 - A. Sign Application #678**

Applicant: Bill Fountain Owner: Majestic Golf Course LLC
Request to install a monument sign for Majestic Golf Course at 9600 Crouse Road (Parcel ID#08-17-200-003).
- 9. Call to Public**
- 10. Planner's Report**
- 11. Committee Reports**
- 12. Adjournment of Regular Meeting**
- 13. Work Session**
 - A. Comprehensive Plan/Master Plan**
 - B. Ordinance Amendment – Sexually Oriented Businesses**
- 14. Adjournment of Work Session**

Agenda Last Updated: May 21, 2009
Next Meetings: June 11, 2009

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

MAY 28, 2009

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 Killinger, Commissioner Crouse, Commissioner Voight and Commissioner Rataj.
Absent: Commissioner Newsom.
Also Present: Mardy Stirling, Township Planning Director
4. **APPROVAL OF THE MEETING AGENDA:**
Move to approve the May 28, 2009 Planning Commission Meeting Agenda as amended.
Revise Item 12 header from "Adjournment of Regular Meeting" to "Recess".
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF THE MINUTES:**
May 14, 2009 Regular Meeting
Move to approve the May 14, 2009 Planning Commission Meeting Minutes.
Motion Killinger. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.
6. **CALL TO THE PUBLIC:** *No one came forward.*
7. **PUBLIC HEARING:** *No Public Hearings were scheduled for this meeting.*
8. **OLD AND NEW BUSINESS:**
 - A. **SIGN APPLICATION #678**
APPLICANT: BILL FOUNTAIN
OWNER: THE MAJESTIC GOLF COURSE, LLC.
Request to install a monument sign for "The Majestic Golf Course" located at 9600 Crouse Road (Parcel ID #08-17-200-003).
Present: Bill Fountain, The Majestic Golf Course
Ms. Stirling: Stated the applicant does not intend on lighting the sign with an external source.
Mr. Fountain: Agreed.
Move to approve the request for Sign Permit #678 to permit the construction of the monument sign for "The Majestic Golf Course" located at 9600 Crouse Road (Parcel ID #08-17-200-003) conditioned upon the applicant providing documentation that the lighting source is not visible through the can letters.
Motion Rataj. Second Voight. Voice Vote. Motion Carried. 6-0-1.
9. **CALL TO THE PUBLIC:** *No one came forward.*
10. **PLANNER'S REPORT:** *None at this time.*
11. **COMMITTEE REPORTS:** *None at this time.*
12. **RECESS:**

13. WORK SESSION:

A. COMPREHENSIVE PLAN / MASTER PLAN:

The following bullet points taken from the minutes of the February 26, 2009 Joint Meeting with the Board were used for discussion.

- Revise sections 31 & 32 to "Estate Residential" rather than "Suburban Residential".
Ms. Stirling will provide an overlay of the natural features and density of the surrounding area.
- Look at the "range of densities" currently in the CP and consider more defined numbers.
- Review approved site plans that have expired or will soon expire.
Planning department will do this.
- Look at the physical attributes of property in relationship to densities.
Ms. Stirling will provide an overlay of the natural features on undeveloped property.
- Is the Special Planning Area designation still appropriate?
PC agreed that the designation of the Special Planning area would stay the same.
- Evaluate the current infrastructure and density of the FLU map.
- Make corrections due to asset acquisitions and changes since the original CP was approved.
This must be completed.
- Evaluate reducing the density of the Dunham/Hartland Road area near the high school.
Ms. Stirling will pull together aerial, traffic numbers and natural features for this area to present to the PC.
- Consider swapping/trading the Spranger field land, relocate ball fields and create more "Village Commercial" in its place.
It was agreed this is not part of the Master Plan review process.
- Evaluate increasing the density on Clyde Road near the new school property.
Issue is primarily on the west side; Ms. Stirling will pull together overlays of the roads, schools, etc.
- Use SEMCOG population projections when reviewing the CP.
These projections are always used when reviewing the Master Plan.
- Revise building height maximum due to the addition of the ladder/platform truck.
General language could be added to the Master Plan.
- Consider including supporting language for farmland preservation.
- Is there an alternative to the Clyde Road/US 23 area R&D classification? Recreation?
Maybe a statement in support of this is all we need.
- Consider creating more opportunities for sports and recreation thus establishing an "active/recreational" image for Hartland.
- Windmills in residential and commercial areas.
This isn't part of the Master Plan review process. Zoning Ordinance language may need updating to reflect this.
- Links between the Strategic Plan and CP.
- Create a "Village Plan". Could include sidewalks, lighting, parking, setbacks and architecture/scale requirements.
A committee has been established. This committee will be working on a separate time line from that of the Master Plan review.
- Evaluate densities in the Village since most property is non-conforming to zoning requirements on lot size.

B. ORDINANCE AMENDMENT – SEXUALLY ORIENTED BUSINESS:

Ms. Stirling will contact the attorney regarding the following topics and report her findings back to the PC:

- Consideration of a minimum distance from an establishment selling or serving liquor and a sexually oriented business.
- Why pawn shops and massage establishments did not get carried over from the current ordinance to the proposed ordinance.
- Can visibility of the interior of the building be restricted from view anywhere outside of the building?

14. ADJOURNMENT:

Move to adjourn the Planning Commission Meeting at 8:28 p.m.

Motion Hopkins. Second Crouse. Voice Vote. Motion Carried. 6-0-1.

This is a Draft until Final Approval.

Respectfully submitted by,

Laura J. Killinger
Hartland Township
Planning Commission Secretary