

Hartland Township
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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
	Alex Rataj
Laura Killinger Secretary	Keith Voight

PLANNING COMMISSION MEETING
JOINT WORK SESSION WITH TOWNSHIP BOARD

FEBRUARY 26, 2009 at 7:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF FEBRUARY 26, 2009 WORK SESSION AGENDA**
5. **CALL TO PUBLIC**
Call to the public participants should proceed to the front desk when addressing the Commission. The Commission will not debate or respond at this time. Please clearly state your name and address for the public record. **(Note: 3-MINUTE TIME LIMIT)**
6. **COMPREHENSIVE PLAN UPDATE: REQUIREMENTS AND PROCESS**
7. **COMPREHENSIVE PLAN DISCUSSION**
8. **PLANNING COMMISSION AND ZONING BOARD OF APPEALS MEMBER VOTING**
9. **CALL TO PUBLIC (Note: 3-MINUTE TIME LIMIT)**
10. **PLANNER'S REPORT**
11. **COMMITTEE REPORTS**
12. **ADJOURNMENT**

NEXT MEETINGS: **March 12, 2009**
 March 26, 2009

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
JOINT WORK SESSION WITH TOWNSHIP BOARD
FEBRUARY 26, 2009
7:00 P.M.**

1. CALL TO ORDER:

Chairman Fox called the meeting to order for the PC at 7:00 p.m.

Supervisor Fountain called the meeting to order for the Board at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

Planning Commission Members Present: Chairman Fox, Commissioner Hopkins (*Vice-Chair/Board Liaison*), Commissioner Killinger (*Secretary*), Commissioner Crouse, Commissioner Newsom and Commissioner Rataj.

Absent: Commissioner Voight.

Township Board Members Present: Supervisor Fountain, Clerk Ulrich, Treasurer Horning, Trustee Petrucci, Trustee Colaianne and Trustee Harper.

Also Present: *Mardy Stirling, Township Planning Director*

James Wickman, Township Manager

Leslie Sauerbrey, Recording Secretary (for the Board minutes)

4. APPROVAL OF FEBRUARY 26, 2009 JOINT WORK SESSION MEETING AGENDA

Move to approve the Joint Work Session Meeting Agenda for February 26, 2009.

Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 12-0-1.

As outlined in the Township's adopted Comprehensive Plan, the PC has scheduled this meeting with the Board to gather thoughts on topics that may need to be addressed in the review of the Comprehensive Plan (CP). This evening's meeting was not intended to reach solutions to topics that were identified during the meeting.

5. CALL TO THE PUBLIC:

Gary Cornillaud, 2558 Cedar Lane Court: Sidewalks in the village are a necessity for the safety of our residents. The Township needs to improve existing sidewalks and add them in well-traveled areas.

6. COMPREHENSIVE PLAN UPDATE: REQUIREMENTS AND PROCESS

Ms. Stirling: Reviewed the process and estimated timeline for updating the CP.

7. COMPREHENSIVE PLAN DISCUSSION

- Revise sections 31 & 32 to "Estate Residential" rather than "Suburban Residential".
- 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.
- Look at the physical attributes of property in relationship to densities.
- Is the Special Planning Area designation still appropriate?
- Evaluate the current infrastructure and density of the FLU map.
- Make corrections due to asset acquisitions and changes since the original CP was approved.
- Evaluate reducing the density of the Dunham/Hartland Road area near the high school.
- Consider swapping/trading the Spranger field land, relocate ball fields and create more Village Commercial in its place.

- Evaluate increasing the density on Clyde Road near the new school property.
- Use SEMCOG population projections when reviewing the CP.
- Revise building height maximum due to the addition of the ladder/platform truck.
- Consider including supporting language for farmland preservation.
- Is there an alternative to the Clyde Road/US 23 area R&D classification? Recreation?
- Consider creating more opportunities for sports and recreation thus establishing an "active/recreational" image for Hartland.
- Windmills in residential and commercial areas.
- Links between the Strategic Plan and CP.
- Create a "Village Plan". Could include sidewalks, lighting, parking, setbacks and architecture/scale requirements.
- Evaluate densities in the Village since most property is non-conforming to zoning requirements on lot size.

8. PLANNING COMMISSION AND ZONING BOARD OF APPEALS MEMBER VOTING.

Ms. Stirling: Summarized the Township Attorney and Attorney General's opinion regarding PC and ZBA member's voting rights.

Trustee Colaianne will draft a question to the Attorney General for clarification regarding the Attorney General's original opinion.

9. CALL TO THE PUBLIC:

Gary Cornillaud, 2558 Cedar Lane Court: The Clyde Road area is better suited for high-end research companies that would generate a higher tax base than recreational uses. Suggested a battery development company would be good for this location.

Katie Schlueter, 1575 Shoreline Drive: Asked if the current drainage system can support the CP. She would like to see storm water management and water quality goals included in the CP. She agreed that it is smart to look at farmland preservation.

10. PLANNER'S REPORT: *None at this time*

11. COMMITTEE REPORTS: *None at this time.*

12. ADJOURNMENT:

Move to adjourn the Joint Work Session Meeting for the PC at 8:44 p.m.

Motion Hopkins. Second Rataj. 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