

3191 Hartland Road
Hartland, MI 48353
(810) 632-7498
FAX (810) 632-6950
www.hartlandtwp.com



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

PLANNING COMMISSION – SPECIAL WORK SESSION MEETING

MAY 2, 2007 at 7:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MAY 2, 2007 SPECIAL 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.

3-MINUTE TIME LIMIT

PUBLIC HEARING

OLD AND NEW BUSINESS

6. FIRE MARSHAL SITE PLAN REQUIREMENTS
Discussion with Fire Marshal regarding requirements for Site Plan applications.
7. REVIEW OF HARTLAND TOWNSHIP COMPREHENSIVE PLAN
8. ZONING TEXT AMENDMENT #318
APPLICANT: HARTLAND TOWNSHIP
Discussion on proposed amendment to Article 30 "Private Road and Shared Driveway Standards"
9. CALL TO PUBLIC

3-MINUTE TIME LIMIT

10. PLANNER'S REPORT
11. COMMITTEE REPORTS
12. ADJOURNMENT

NEXT MEETINGS

MAY 10, 2007 @ 7:00 PM
MAY 24, 2007 @ 7:00 PM

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
MAY 2, 2007
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: Present:** Chairman Fox, Commissioner Hopkins (*Vice Chair*), Commissioner Newsom, Commissioner Crouse and Commissioner Voight. **Absent:** Commissioner Killinger (*Secretary*) and Commissioner Rataj.

*Also Present: Amy Chesnut & Heather McPhail, McKenna Associates
Denise Lutz, Deputy Zoning Administrator
Leslie Sauerbrey, Recording Secretary*

4. **APPROVAL OF MAY 2, 2007 PLANNING COMMISSION WORK SESSION AGENDA**

Move to approve the Planning Commission Work Session Agenda for May 2, 2007.
Motion Newsom. Second Crouse. Voice Vote. Motion Carried. 5-0-2.

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

6. **FIRE MARSHALL SITE PLAN REQUIREMENTS**

Discussion with the Fire Marshall regarding requirements for Site Plan applications.

Present: Mike Bernardin, Hartland Township Fire Marshall

Fire Marshall Bernardin: Explained the codes he uses when evaluating site plan applications. They are the National Fire Protection Association (NFPA) and the International Fire Code (IFC). He distributed a summary list of items he looks for when reviewing a site plan.

Commissioner Crouse: Asked why we are having a discrepancy between applicants and the Fire Marshall regarding the style of curb or turning radius used on some site plans.

Fire Marshall Bernardin: In some cases he exceeds the requirements of the codes mentioned above. When he does, his recommendation will say "Authority Having Jurisdiction" (AHJ). He is concerned that in extreme circumstances the fire trucks would have to go over a curb and could cause damage to the tires on the equipment. Also, when they get a ladder truck he may need to get further away from a burning structure. He explained that the PC and Board can override his recommendations when he uses the "AHJ" comment in his letter. If he really has a serious issue and wants to go beyond the "NFPA" and "IFC" requirements he will make sure that we know.

Commissioner Crouse: Explained that we should have standards for these issues so when applicants have their projects designed to the standard it is acceptable to the Fire Marshall.

Ms. Chesnut: Explained the applicants are presenting projects that meet our standards. The problem is occurring when the Fire Marshall asks for something beyond our standards.

Fire Marshall Bernardin: Will provide a drawing showing the turning radius of the fire trucks used in the Township. Requested PDF "As Built" drawings for projects so they can use computer technology on the fire trucks when at an emergency situation. He asked if the Planning Commission would like him to review Metes and Bounds applications.

Ms. Chesnut: Indicated that private roads associated with Metes and Bounds applications are reviewed by the Fire Marshall.

Commissioner Hopkins: Indicated that review by the Fire Marshall of other metes and bounds applications could be done on a case-by-case basis.

Fire Marshall Bernardin: Indicated they will be getting a ladder truck in the next couple of years. The maximum height for buildings could change with a ladder truck.

It was decided that the PC will ask the Township Engineer and Wayne Perry to comment on the increased radius and curb request that the Fire Marshall has been commenting on. This item will be discussed at a future meeting when those comments are obtained and the Township's Engineering Standards are discussed.

7. REVIEW OF HARTLAND TOWNSHIP COMPREHENSIVE PLAN

Ms. McPhail: Explained the Comprehensive Plan, the process used in its creation and the method to make changes to it in the future. She suggested looking at the density for the PD's to make sure they are in line with the Township's desires.

Ms. Chesnut: Indicated the Township is inline with the goals listed in the Comprehensive Plan. She reviewed specific accomplishments and future goals of the Planning Commission as they relate to the Comprehensive Plan. The Comprehensive Plan will have to be formally reviewed in two (2) years.

A discussion of density in specific areas of the Township occurred. This completes the PC's annual review of the Township's Comprehensive Plan.

8. ZONING TEXT AMENDMENT #318

APPLICANT: HARTLAND TOWNSHIP

Discussion on proposed amendment to Article 30 "Private Road and Shared Driveway Standards."

Ms. Chesnut: Provided a review of the proposed amendment to Article 30, Private Road and Shared Driveway Standards.

Minor adjustments were made to the document during the review this evening. The changes discussed will be made and then forwarded to the Township attorney for his comments. He has indicated he can reply with his comments within the next two weeks.

Move to set a public hearing for Zoning Text Amendment #318, applicant Hartland Township, Article #30 Private Roads and Shared Driveway Standards, as well as Articles #2 and #3 for the Planning Commission meeting of May 24, 2007.

Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 5-0-2.

9. CALL TO PUBLIC:

Katie Schlueter, 1575 Shoreline Dr.: Commented on the need to include storm water management in the Comprehensive Plan.

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

11. COMMITTEE REPORTS:

Commissioner Hopkins: He has heard from several Board members that they were impressed with how the Planning Commission handled the "Hartland Marketplace" application last week.

12. ADJOURNMENT

Move to adjourn Planning Commission Work Session at 9:40 p.m.

Motion Hopkins. Second Voight. Voice Vote. Motion Carried. 5-0-2.

This is a Draft until Final Approval.

Submitted by,

Leslie M. Sauerbrey
Recording Secretary

Laura J. Killinger
Planning Commission Secretary