

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING

JUNE 30, 2005

7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JUNE 30, 2005 SPECIAL PLANNING COMMISSION MEETING AGENDA
5. APPROVAL OF MAY 26, 2005 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

7. APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION **ZONING AMENDMENT
APPLICATION #316 AMENDING HARTLAND TOWNSHIP ORDINANCE #37 ARTICLE 33 SECTION
33.10 ARCHITECTURAL STANDARDS
5/26/05 PC MEETING SET A PUBLIC HEARING FOR 6/30/05**

OLD AND NEW BUSINESS

8. DISCUSSION OF PROPOSED TEXT AMENDMENT CHANGES TO ZONING ORDINANCE FOR
COMPREHENSIVE PLAN ALIGNMENT **ZONING AMENDMENT APPLICATION #317**
9. CALL TO PUBLIC
10. COMMITTEE REPORT
11. ADJOURNMENT

NEXT SCHEDULED MEETINGS

JULY 14, 2005 @ 7:30 PM
JULY 28, 2005 @ 7:30 PM

HARTLAND TOWNSHIP

Dept. of Township Services
3191 Hartland Road
Hartland, MI 48353
(810) 632-7498
FAX (810) 632-6950



Don Rhodes
Supervisor

Joe Colaianne
Trustee

Ann M. Ulrich
Clerk

William Fountain
Trustee

Kathleen Horning
Treasurer

Larry Hopkins
Trustee

Joe Petrucci
Trustee

**ATTENTION
HARTLAND TOWNSHIP RESIDENTS**

**THE HARTLAND TOWNSHIP PLANNING COMMISSION
WILL HOLD A SPECIAL PUBLIC HEARING MEETING**

**THURSDAY, JUNE 30, 2005
AT 7:30 PM**

**IN THE
HARTLAND TOWNSHIP HALL
3191 HARTLAND ROAD
HARTLAND, MI.**

**IT IS FOR THE PURPOSE OF AMENDING
THE CURRENT ZONING ORDINANCE #37**

ARTICLE 33 SECTION 33.10 ARCHITECTURAL STANDARDS

Denise Lutz
Township Deputy Zoning

HARTLAND TOWNSHIP PLANNING COMMISSION SPECIAL MEETING
JUNE 30, 2005-TOWNSHIP HALL-7:30 P.M.

1. **CALL TO ORDER**- The meeting was called to order by Chairman Fox.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**- Members present: Chairman Fox, Commissioner Rataj, Commissioner Hopkins, and Commissioner Germane. Absent: Commissioner Kalenauskas and Commissioner Bickel.
4. **Approval of the June 30, 2005 Special Planning Commission Meeting Agenda**- Move to approve the June 30, 2005 Planning Commission Meeting agenda as presented. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 5-0-2.
5. **Approval of the June 9, 2005 Planning Commission Meeting Minutes**- Move to approve the June 9, 2005 Planning Commission Meeting Minutes as amended. Motion Hopkins. Second Germane. Voice Vote. Motion Carried. 5-0-2. Corrections: Item #7 strike 6-0-2, add 5-0-2. Item #8 List Nay: Hopkins. Item #11 List Nays: Germane and Hopkins. Change Motion for Item #7 to: Move to approve sign application #512 Hartland Sports Center/Mark Schaefer subject to ZBA granting a variance for sign location also that the applicant provide a written statement that accompanies the application stating future tenants of the business park will co-locate in the sign as well.
6. **CALL TO THE PUBLIC**- *Neil Harrison*, 1407 Division-Requested to see the elevations on a sight plan for the South side of the lake for the Round Lake Woods Development. *John Schaffer*, 1397 Division- Urged the Planning Commission to eliminate the possibility of a boardwalk being built within the Round Lake Woods Development to protect the wetlands in the area from being destroyed any further.

PUBLIC HEARING

7. **APPLICANT: Hartland Township Planning Commission Zoning Amendment Application #316 Amending Hartland Township Ordinance #37 Article 33 Section 33.10 Architectural Standards 5/26/05 PC Meeting Set Public Hearing for 6/30/05**- Move to adopt resolution to recommend adoption of amendments to Hartland Township Zoning Ordinance #37, Article 33, Section 33.10 Regulating Architectural Standards. Motion Hopkins. Second Newsom. Roll Call Vote.
Commissioner Newsom- Yes
Commissioner Hopkins- Yes
Chairman Fox- Yes
Commissioner Rataj- Yes
Comissioner Germane- Yes
Commissioner Bickel- Absent
Commissioner Kalenauskas- Absent
Motion Carried. 5-0-2.

Open the Public Hearing at 7:46 P. M. for applicant: Hartland Township Planning Commission, Zoning Application #316, amending Hartland Township Zoning Ordinance #37, Article 33, Section 33.10 Architectural Standards.

Let the record show at the Planning Commission Meeting on May 26, 2005 a Public Hearing was scheduled for today, June 30, 2005. Public notice was advertised per section 33.05 of the Hartland Township Zoning Ordinance #37 in the Livingston County Press and Argus.

Notice of this public hearing was posted at the Hartland Township Hall in excess of the 18 hour requirement prior to tonight's Public Hearing.

This proposed amendment to the Hartland Township Zoning Ordinance #37 was initiated by the Hartland Township Planning Commission. It was determined by the Hartland Township Planning Commission that large buildings fundamentally are different than small buildings and therefore, need specific standards to address their mass and design. Now, the Hartland Township Planning Commission would like to ask if there is anyone in the audience that would like to comment on this proposed amendment.

-No Public Comment-

Close call to the public at 7: 48 P.M.

OLD AND NEW BUSINESS

8. DISCUSSION OF PROPOSED TEXT AMENDMENT CHANGES TO ZONING ORDINANCE FOR COMPREHENSIVE PLAN ALIGNMENT ZONING

APPLICATION #317- Purpose of text amendment change: To clarify the relationship between specific zoning districts and the Comprehensive Plan Recommendations.

Suggested Amendments: Draft new article 12A.00 RUR, Rural Residential to correspond to future land use category "Rural Residential" in Comprehensive Plan. Insert new Article 12A.00 into Table of Contents. Add new Article 12A.00 to list of zoning districts in Article 12.00. Insert new section to Article 10.00 to address residential density calculations. Amend intent of Article 13.00 CA Conservation-Agricultural District to indicate correspondence with Estate Residential future land use category. Amend intent of Article 14.00 RR, Residential Recreational District to indicate correspondence with Residential Recreational future land use category. Amend intent of Article 15A.00 RE, Rural Estate District to indicate correspondence with Low Suburban Density Residential future land use category.

The Planning Commission requested a price quote from McKenna for a build-out analysis.

9. CALL TO THE PUBLIC- None

10. COMMITTEE REPORT- *Commissioner Germane* stated that the sign committee met and reviewed both the Hartland Township and Genoa Township sign ordinances and would like to add their suggested changes to the next Planning Commission agenda for discussion.

11. ADJOURNMENT- Move to adjourn at 9:25 P.M. Motion Rataj. Second Hopkins. Voice Vote. 5-0-2.

This is a draft until final approval,

Jennifer Rardon
Recording Secretary

Matt Germane
Planning Commission Secretary

Next Scheduled Meetings: July 14, 2005 @ 7:30 P.M.
July 28, 2005 @ 7:30 P.M.