

1. CALL TO ORDER – The meeting was called to order by Chairman Fountain.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci and Commissioner Germane. Commissioner Colaianne arrived at 7:35 p.m. Absent: Commissioner Phillips. Also present: Sally Hodges and Carolyn Poissant of McKenna Associates.

4. APPROVAL OF AUGUST 31, 2004 PLANNING COMMISSION WORK SESSION AGENDA – Move to approve the August 31, 2004 Planning Commission agenda as amended. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.

Remove item #5.

5. APPROVAL OF AUGUST 26, 2004 PLANNING COMMISSION MINUTES – Removed.

6. CALL TO THE PUBLIC – There being no response, the call to the public was closed.

PUBLIC HEARING

OLD AND NEW BUSINESS

7. DISCUSSION ON PROPOSED CHANGES TO HARTLAND TOWNSHIP

ORDINANCE ARTICLE 9 SIGNS – The sign committee of Commissioner Germane, Commissioner Petrucci and Commissioner Kalenauskas met 4 times to gather information for proposed changes to the sign section of the Zoning Ordinance. Their recommendations were presented in a memo dated July 2004 prepared by Commissioner Germane.

Germane – There was input from several sign companies. Visible, attractive signs can be a real asset to a business. Hartland Township has a reputation for being tough on sign regulation. Possibly for this reason, a substantial number of businesses ignore the regulation and just do what they want. Hartland Township is not tough on enforcement of the sign regulations. Even if the applicant comes in for a permit, there is no enforcement of the requirements for compliance. Most Township have staff approving signs. The Township Board has to take the lead on enforcement. Kalenauskas – This would be more enforceable if removed from the Zoning Ordinance to be a free standing ordinance.

Colaianne – There has to be a mechanism for enforcement so everyone is treated the same and everyone is complying with the ordinance.

Fountain – Enforcement has to deal with the existing violations as well as enforcing new regulations. Everyone has to play by the same rules.

Germane – Projecting signs are currently prohibited but may be necessary and appropriate in the village / settlement area. The summary table should reference the ordinance sections. The Commission should give a lot of thought as to how corner lot buildings and 3 or 4 sided buildings should be regulated concerning the number of signs allowed. Sign on each side, larger sign toward

street, small sign facing parking lot, logos as signs, colors as signs? Decisions will need to be made on these and other issues.

There was consensus of the Commission to continue to ban “animated” signs or “animation” in signs to include motion and changing sign messages.

Review billboard regulations including grandfathering, permits and renewals.

Gas stations can be dealt with separately in the ordinance.

Lighting has to be addressed along with signs since lighting is an integral part of signs.

From the audience, Larry Fox suggested including canopies in the architectural standards in order to control lighting and materials.

Consider changing or eliminating color restrictions.

Douglass – The ban on repairing non – conforming signs is not being enforced.

Home occupation signs – Size? How to regulate? Should Hartland Township regulate?

Shopping centers are not allowed an identification sign for the name of the center. Should this be changed?

Colaianne – Political signs should be addressed by incorporating the statute regulations into the ordinance. Location, size and placement should be addressed.

Germane – The sign committee will meet with the 3 administrators to review the proposed changes. Legal input will be needed.

Ms. Hodges – A scope of work and cost proposal will be developed for the ordinance amendment.

It is estimated 3 weeks will be needed to have it ready by the September 23, 2004 Planning Commission meeting. Ms. Hodges will consult with the Township Attorney on legal issues.

Fountain – The Board will have to agree on removing signs from the Zoning Ordinance.

Kalenauskas – Should revisions be done piecemeal or the whole zoning ordinance be reviewed? It would take a huge amount of time to do the whole ordinance. Work on smaller segments as needed.

Limit of 3 types of signs defined and used in the ordinance language – monument, pole and wall – to avoid confusion.

Other communities offer bonus sign size in exchange for additional landscaping and sign materials complimentary to the structure.

Chairman Fountain thanked the sign committee for their work on this.

8. CALL TO THE PUBLIC – There being no response, the call to the public was closed.

9. COMMITTEE REPORTS – There were no committee reports.

10. ADJOURNMENT – Move to adjourn. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

The meeting was adjourned at 9:50 p.m.


These minutes are a preliminary draft until final approval.

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
AUGUST 31, 2004 – TOWNSHIP HALL – 7:30 P.M.

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Submitted by,

~~Anna Ulrich~~
~~Clerk~~


D. Kalenauskas
Planning Commission Secretary

Next Scheduled Meetings:

September 9, 2004 @ 7:30 p.m.
September 23, 2004 @ 7:30 p.m.
October 14, 2004 @ 7:30 p.m.
October 28, 2004 @ 7:30 p.m.