

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Colaianne and Commissioner Petrucci. Absent: Commissioner Germane, Commissioner Phillips and Vice Chairman Douglass. Also present: Sally Hodges and Alexis Marcarello of McKenna Associates and Deputy ZA Lutz.

4. **APPROVAL OF JULY 29, 2004 PLANNING COMMISSION MEETING AGENDA** – Move to approve the July 29, 2004 Planning Commission Special Meeting Agenda as presented. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.

5. **APPROVAL OF JULY 22, 2004 PLANNING COMMISSION MINUTES** – Move to approve the July 22, 2004 Planning Commission meeting minutes as presented. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 4-0-3.

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 COMMENTS FROM TOWNSHIP BOARD REGARDING : HARTLAND TOWNSHIP COMPREHENSIVE / MASTER PLAN AND FUTURE LAND USE MAP** – Chairman Fountain – The discussion will be limited to the objections attached to the July 8, 2004 letter from the Township Attorney outlining the procedure concerning the Comprehensive Plan. The handwritten memo from the Wylands covers the same topics as the list attached to the attorney letter.

Item #1 – Date on the comprehensive plan - A new resolution citing the date of the version being approved will be written by Ms. Hodges.

Item #2 – Loose Leaf Format – Ms. Marcarello gave a breakdown of the estimated costs involved per each copy of the Plan in different formats.

3 ring binder – no tabs, no spline notation - \$24.00 to \$28.00 per copy.

Plastic spiral – as done in the past - \$22.00 per copy.

Deluxe, three ring binder, tabs and spline identification – About \$35.00 per copy.

Additional labor increases the cost.

Commissioner Colaianne – The cost should be decided by the Board.

Chairman Fountain suggested getting the deluxe copies for the Township to use in house and the less expensive for sale to the public to keep the purchase price as low as possible.

Wayne Perry of Desine Inc. questioned if changes would be available by the page so that anyone already having a copy could simply change out the pages rather than purchasing a whole new book. The Commission is not sure if this would be possible.

Chairman Fountain suggested 20 copies of the deluxe version for Township use and what ever number of the less expensive version the staff deemed necessary to have on hand to sell to the public.

Date on each Page – Commissioner Petrucci suggested rather than dating each page, show a revision date only on the pages that changed since the original date of adoption.

Commissioner Colaianne – The approval of the Plan should have a date included for the review of the plan. The Plan should indicate the adoption date and the Resolution adopting it. The review will probably produce the most changes in maps and statistics.

It was the consensus of the Commission to date each page with the adoption date.

Chairman Fountain – A numbering system for Planning Commission Resolutions should be developed. Deputy Lutz – The Clerk issues the Resolution numbers.

Commissioner Colaianne – Changes to the Plan should have the date of the resolutions and the resolution number on the pages revised as a result of the review.

Item #3 – County Planning Commission Correspondence – Ms. Hodges will include copies of all pages of minutes and the signatures have been addressed.

Item #4 Future Land Use – A description of the Special Planning Area description has been added. Future Land Use “Description” should be changed to “Designation”.

Item #5. Future Land Use Map 7 – The copy quality of the maps has been addressed by McKenna.

The M59 / Highland Road designation has been added as requested.

The US23 access roads not being shown is a county issue since this is the way it is shown on the base map from the county.

Item #6 Future Land Use Map 7 – 2 parcels east of Cullen Road – Should they have separate designations or the same as Waldenwoods? They are residential.

Commissioner Colaianne – The colors on the map do not have to follow property lines. The small (10 acre) parcels may not qualify for RR. Land use is not zoning.

Ms. Hodges – Uses, zoning, parcel size and other issues are considered in making decisions on future land use. Per the description of RR , Waldenwoods and The Majestic Golf Course fit the standard but the two parcels to the west do not. The Commission can revisit this in the spring during the review of the Plan.

Ms. Marcarello – Making the two parcels the same designation as Waldenwoods would indicate that they are planned to be added to Waldenwoods in the future and that does not appear to be the case.

Consensus to change the north parcel on the east side of Cullen Road to Estate Residential and the south parcel on the east side of Cullen Road to Medium Suburban Density Residential.

Item #7 – Future Land Use Map 7 – Medium Urban Residential parcel changed to office should remain office. This parcel on M59 is a better transition as office that residential and should remain office in future planning.

Item #8 – Expanded Parshallville designation. Commissioner Kalenauskas – Mr. Nicholson advised that the Parshallville area was so small that it would be swallowed up by surrounding development if it was not expanded.

Chairman Fountain – No base density for the “village” area can be established. Development around the “village” could creep up to it and it could disappear.

Ms. Hodges – “Village” Character comes from traditional town development in the area which could be handled with a PD to insure the “village” survives.

Commissioner Colaianne – Millages are being approved in other communities to purchase property that the residents want to be maintained as it is.

It was the consensus of the Commission to return the boundaries of Parshallville on the future land use map back to the area shown on the 1994 map with the light brown color used in the 2004 map. The dark brown area on the 2004 map will be removed. It will be the old boundaries with a new description and new color.

These issues can be revisited for discussion during the review of the Plan in 2005.

The Resolution of Adoption should be the first page of the Plan.

Chairman Fountain – There will be a new application, resolution and the minutes from the public hearing will be included.

8. DISCUSSION ON PRIVATE ROAD STANDARDS AND SHARED DRIVEWAY / EASEMENTS – Move to table discussion on Private Road Standards agenda item #8 and place it on the August 12, 2004 agenda. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.

August 5, 2004 – Public Hearing on the Comprehensive Plan.

The NSC designation on the parcel on Cundy Road / M5-59 needs to be considered at the next Plan review.

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

10. COMMITTEE REPORTS – Nothing.

11. ADJOURNMENT – Move to adjourn. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.

The meeting adjourned at 9:00 p.m.

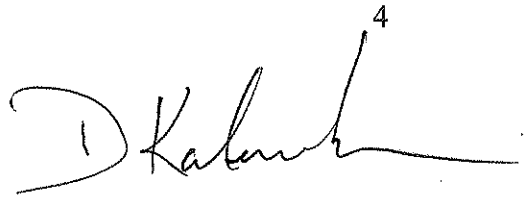
These minutes are a preliminary draft until final approval.

HARTLAND TOWNSHIP PLANNING COMMISSION
JULY 29, 2004 – TOWNSHIP HALL – 7:30 P.M.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Special Planning Commission Meeting August 5, 2004 @ 7:30 p.m.
Special Planning Commission Meeting August 6, 2004 @ 5:00 p.m.
Planning Commission Meeting August 12, 2004 @ 7:30 p.m.