

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 Colaianne, Commissioner Petrucci and Commissioner Phillips. Absent: Commissioner Germane. Also present: Sally Hodges and Alexis Marcarello of McKenna Associates and Deputy ZA Lutz.

4. **APPROVAL OF JULY 8, 2004 PLANNING COMMISSION AGENDA** – Move to approve the July 8, 2004 Planning Commission agenda as amended. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

Add item #8a – Set July 13, 2004 as a special meeting.
The public hearing in item #8 is August 5, 2004.

5. **APPROVAL OF JUNE 24, 2004 PLANNING COMMISSION MINUTES** – Move to approve the June 24, 2004 Planning Commission minutes as amended. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

Commissioner Colaianne wanted additional comments of his added to Item #11 Rob Michigan Site Plan #363- The ordinance distinguishes between major auto repair and minor auto repair but makes the requirements for each one the same. This means that oil change is a minor auto repair but must meet the same criteria as a major auto repair. This is confusing and needs to be addressed within the ordinance.

6. **CALL TO THE PUBLIC**

Eleanor Conaway – There are zoning concerns in Parshallville about the increase in the light brown portion of the map near Parshallville. Commissioner Colaianne reiterated that the Land Use Map is NOT zoning. There is no zoning in the Master / Comprehensive Plan.

Chairman Fountain – There cannot be an in depth discussion of this since no one is prepared for this and it is not on the agenda. He recommended that these concerns be put in writing and submitted to the Township.

Ms. Conaway – Parshallville does not want future planning that will expand the village area to resemble suburban development.

Chairman Fountain advised that the Comprehensive Plan will be evaluated yearly in terms of the need for revisions. The Planning Commission will look at comments received from the community and decide if changes are needed. Write them down and place them on file with the Township for the next Comprehensive Plan review.

Tim Hoffman – Sent a letter explaining his desire to get his M59 land redesignated for future land use.

Chairman Fountain – This request should also be in the file for the next Comprehensive plan review.

Commissioner Colaianne – The Master / Comprehensive Plan is only one factor in decisions on rezoning. The Plan is a guide, not the sole basis for a decision. Zoning and land use are not the same and are constantly confused.

Chairman Fountain – Mr. Hoffman can always apply for a rezoning of his property.

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: JANE NEWMAN METES AND BOUNDS APPLICATION #704 SECTION 29 ZONED SR (SUBURBAN RESIDENTIAL) – The checklist is complete.

Move to recommend approval of Metes and Bounds Application #704 for Jane L. Newman per the State Land Division Act.. Tax Id. # 08-29-300-011, Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

Trustee Phillips questioned if site reviews are still being assigned to Planning Commission members? Deputy ZA Lutz – No.

8. SET DATE FOR A PUBLIC HEARING AUGUST 5, 2004 APPLICATION: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #299 HARTLAND TOWNSHIP COMPREHENSIVE PLAN – Move to set a Public Hearing for August 5, 2004 for Zoning Amendment Application #299 regarding the Hartland Township Comprehensive Plan. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

The legal opinion from the attorney outlines the procedure for the Board to recommend changes and the Planning Commission to act on those changes. The new public hearing is required per the timeline developed.

8a. SET A SPECIAL MEETING FOR JULY 13, 2004 – Move to set a special meeting of the Planning Commission on July 13, 2004 for the Planning Commission to meet with the Board at Ore Creek Middle School for the Premier Communities presentation. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

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

10. COMMITTEE REPORTS

Petrucci – Nothing.

Kalenauskas – Nothing.

Douglass – Zoning concerns need clarification.

Colaianne – Have had conversations with the Township Attorney and Planning Consultant on private roads and drives. Problem areas and suggestions for clarification will be developed. Ordinance language will be drafted and brought back to the Planning Commission.

Buffers and transitions are also a priority.

Douglass – Talk to staff and get input on issues that they have found working with Private Drives and Roads in the ordinance.

What is the status of a new numbering system for the application files? Deputy ZA Lutz – It has been formulated and is just beginning to be implemented.

Fountain – Ivanhoe Huntley is offering site visits. Those members that want to visit should call them.

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

The meeting was adjourned at 8:02 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,

Christine A. Polk
Recording Secretary

D. Kalenauskas
Planning Commission Secretary

Next Meeting – July 13, 2004 – Ore Creek Middle School – Premier Properties
July 22, 2004 @ 7:30 p.m.