

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, Vice Chairman Douglass, Commissioner Colaianne, Commissioner Phillips and Commissioner Petrucci. Absent: Commissioner Germane. Also present: Sally Hodges and Alexis Marcarello of McKenna Associates.

Board members present in the audience – Supervisor Rhodes, Treasurer Horning, Clerk Ulrich, Trustee Wyland and Trustee Hill. Trustee Phillips serves on both groups.

4. **APPROVAL OF JUNE 3, 2004 PLANNING COMMISSION SPECIAL MEETING AGENDA** – Move to approve the June 3, 2004 Planning Commission Special Meeting Agenda as presented. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF MAY 27, 2004 PLANNING COMMISSION MINUTES** – Move to approve the May 27, 2004 Planning Commission meeting minutes as presented. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

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

### **PUBLIC HEARING**

7. **APPLICATION: HARTLAND TOWNSHIP TEXT AMENDMENT APPLICATION #299 HARTLAND TOWNSHIP COMPREHENSIVE / MASTER PLAN AND FUTURE LAND USE MAP** – Chairman Fountain explained that the Commission did not typically take action at the time of a public hearing.

The Commission has been working on the Comprehensive Plan for 3 years. The current plan was adopted in 1994. State statute now requires the plan to be reviewed at least every 5 years. The Commission has determined it would be beneficial to address the plan every year and determine if there are any changes needed.

Sally Hodges of McKenna Associates gave an overview of the plan and the maps. She emphasized that the plan is NOT zoning. It is a long range look at what the Township sees in the future of the community. It is reviewed by the Commission and the Board. It includes future land use, community facilities and other planning issues. It does NOT determine or dictate future zoning. Other agencies such as road commissions and SEMCOG may also find this information useful. It is land use – NOT zoning. It is a policy guide of recommendations.

A comprehensive plan is not zoning, not law, not a zoning map, not regulatory like zoning and not carved in stone. Changes are made as needed.

The Plan shows trends, existing conditions, population, amenities, history and other kinds of information. Hartland has had a 60% population increase in the last 10 years with 1600 new homes. 9000 acres are in use for single family homes. 64% of the Township is wetland, woodland, steep slope or water.

Three visioning session were held for community to set priorities and goals.

Future land use map shows 6 categories of residential use with various lot sizes.  
Chairman Fountain opened the public hearing for public comment and questions.

*Alice Wyland* – Vice Chairman of the Livingston County Planning Commission – This revised plan is much improved over the original version. She would like to see an enhanced and expanded hazard mitigation section in the Plan. Pinckney has a section that could be reviewed for ideas on addressing potential hazards.

Update tables with the most current information.

Page 9 – What is the source of the information on Table 2? Sally Hodges – The latest census.

Page 17 – Second paragraph from bottom, third line, end – insert “of” between “west” and “Old “.

Page 33 – Under “Recreation Commercial Area”, “Waldenwoods” is one word, not two.

Page 50 – Under “Existing Facilities” paragraph 2 – ball fields are owned by “the School District and Hartland Township”.

Page 50 states there are 10 ball fields and page 51 states 11 ball fields. The Township does do maintenance on the fields such as cutting.

Page 53 – Under cemeteries – It was noted that there are four public cemeteries and a private cemetery that has just been approved.

Page 77 – Last paragraph – “Medium Suburban Density Residential” – Add Dunham Lake to this section and delete Handy Lake, Maxfield Lake and Round Lake per Map #7.

Page 78 – First Paragraph – “Medium Urban Density Residential” – Add Handy Lake, Maxfield Lake and Round Lake per Map #7.

Pages 77-79 – The description of the Special Planning Area is not included even though it is included on the map.

Page 90 – “Land Division Regulations” – Delete reference to P.A. 288 of 1967 ( Subdivision Control Act) to avoid confusion. Reference the Land Division Act P.A. 591 of 1997.

The Appendix does not include any of the communication from the Livingston County Planning Commission.

It would be beneficial if the Comprehensive Plan was in a three ring binder with an adoption date on each page. That way changes could be made to individual pages without reprinting the entire book. This would be much more cost effective. The Zoning Ordinance could be handled the same way.

It would be ideal to bring zoning and future land use together as soon as possible. Chairman Fountain agreed but these issues are slow moving and will not occur as quickly as desired.

*Mike Bahoora* – Owns the NE corner of Fenton Road and M59. His 14 acres is zoned single family residential and is shown as residential on the Future Land Use map. He wants to change his zoning to commercial.

Chairman Fountain advised him that in the 3 year process of creating this Plan, this is the first time there has been any mention of this parcel. The Township cannot consider every parcel on an individual basis and give little spots of various future land use to individual land owners. Mr. Bahoora is free to come in and file an application for rezoning his property and have it reviewed by the Planning Commission and the Board. Commissioner Colaianne reiterated that the future land use map is a guide for the future not a zoning map.

Commissioner Douglass suggested that an informal meeting on his application could be beneficial for Mr. Bahoora in getting some feedback on his plan.

*Sam Yaldo* – Hartland Glens Golf Course – The 70 acres on the south side of the golf course property is not included in the same designation as the rest of his property even though it is under the same ownership and planned for the same future use.

*Dan Callan* – Several times it has been requested to change the designation of the 10 acre piece on Cullen Road that is surrounded by RR. Also, the 5 acres on M59 designated as Single Family Residential is surrounded by office and commercial should be changed.

*Mark Horning* – School Board member – Will the corrections be incorporated into the final draft of the Plan? Yes.

Page vi – Third paragraph from the bottom – third line – “If” should be “if”.

Page 61 – The last sentence should be removed. “The school district.....funding that work.”.

*Katy Schluter* – The green areas around the watercourses do not include flood plains which are fragile areas for drainage. Chairman Fountain explained that they tried to not place everything on one map. More information on this type of issue is found on the Restraints and Opportunities map included in the plan. Sally Hodges – The first paragraph on page 88 discusses this.

Commissioner Colaianne – Wetlands and woodlands and other such issues can be included in the Zoning Ordinance through changes to that document. It can be a difficult balance between property rights (return on investment) and community concerns for environmental issues. In the south east corner of the M59 / US 23 intersection it appears that commercial designation is being changed to residential.

Ms. Schluter does not like the use of the word “urban”.

Sally Hodges – It is a community decision if they want the Zoning Map and the Future Land Use map to have the same designations. Using the same districts can blur the differences between zoning and future land use causing confusion.

*Kathy Horning* – The Plan does a good job of addressing natural resources in the Township.

*Dan Giegler* – Can’t stop growth but this plan is a good tool in managing it.

Chairman Fountain called for any more comment. This may be the last opportunity for comment.

The public hearing was closed at 8:40 p.m.

Chairman Fountain – There is no hazard mitigation plan in place for the Township and that is why it was not addressed in depth in the Plan. It is something that should be developed. Add a hazard mitigation timeline to the Active Issues list. Alice Wyland suggested contacting Dick Winsett at the County for a resource.

Should there be an additional meeting for discussion of the information gathered tonight?

Move to have further discussion on the information from the public hearing at the June 10, 2004 Planning Commission meeting. Place this on the agenda. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

Sally Hodges – It will take a week or two for the draft to be revised and returned to the Township.

**OLD AND NEW BUSINESS**

**8. CALL TO PUBLIC**

*Katy Schluter* – The green areas should include the floodplain.

**9. COMMITTEE REPORTS**

*Fountain* – There have been developmental meetings on 3 parcels – M59 near Hartland Estates, near the Oasis and south of Burger King near M59 and Blaine.

*Phillips* – Requested Sally Hodges to do brief summary of the Premier Communities concept presented to the Township Board meeting June 1, 2004.

Sally Hodges – The Premier Community concept would help to implement the Comprehensive Plan and focus on the quality and character desired for future Township development. The Township would make decisions about how and what development will take place.

Don Wyland – A Capital Improvement Plan is needed to move forward with this. Chairman

Fountain – The preliminary CIP has been submitted to the Township with a request for information needed to go forward with the CIP.

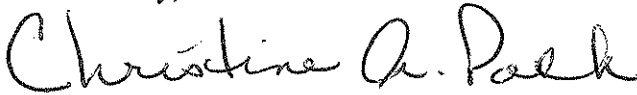
Commission Colaianne – This could be a good topic for the next PC/Twp Bd meeting.

**10. ADJOURNMENT – Move to adjourn. Motion Petrucci. Second Douglass. Voice Vote.**  
**Motion Carried. 6-0-1.**

The meeting was adjourned at 9:05 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 – June 10, 2004 @ 7:30 p.m.  
June 24, 2004 @ 7:30 p.m.

## ACTIVE ISSUES LIST

1. 7-12-01 Review size allowed for wall signs based on linear feet.
2. 2-21-02 Review Temporary Accessory Endeavor Permits – operating on private property.
3. 3-14-02 Review and revise subdivision regulations
4. 10-24-02 Accessory structures on stacked lots
5. 11-4-02 Discussion on Lighting Ordinance
6. 3-13-03 Speed Limits
7. 9-11-03 Accessory Buildings on parcels created without a principal structure
8. 10-9-03 Review and revise Article. 9 of the Zoning Ordinance
9. 11-13-03 Review height of temporary signs (post height)
10. 11-13-03 Review LI including buffering requirements for adjacent residential
11. 1-8-04 Determine final inspection responsibility for site plan compliance
12. 3-11-04 Review criteria for major / minor change determination
13. 5-6-04 Transitional uses and buffering between uses
14. 6-3-04 Develop timeline for Hazard Mitigation Plan creation