

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 Petrucci, Commissioner Phillips, Commissioner Colaianne and Commissioner Germane. Absent – Vice Chairman Douglass. Also present: Sally Hodges of McKenna Associates and Deputy ZA Lutz.

4. **APPROVAL OF MAY 6 , 2004 PLANNING COMMISSION AGENDA** – Move to approve the May 6, 2004 Planning Commission agenda as presented. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF APRIL 22, 2004 PLANNING COMMISSION MINUTES** – Move to approve the April 22, 2004 Planning Commission minutes as presented. Motion Phillips. Second Petrucci. 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

OLD AND NEW BUSINESS

7. **APPLICANT: HARTLAND TOWNSHIP TEXT AMENDMENT APPLICATION #299 HARTLAND TOWNSHIP COMPREHENSIVE PLAN - Proposed public hearing date: June 3, 2004** – Chairman Fountain – The comments from County Planning will be the lead discussion items for this meeting. The revised and corrected copy is the one currently available to the public.

Ms. Hodges – Comments from surrounding communities should be acknowledged and summarized at the public hearing. The January draft will be available for the public hearing. The Hartland Consolidated Schools response called for updated data to be incorporated into the plan. The Planning Commission must decide if they want to cover the expense of incorporating data into the plan that is only 16months more current than what is there now. Commissioner Phillips noted that the Township does not formulate data for the schools, they develop that themselves. Commissioner Colaianne – This document is not intended to make decisions as to where to locate schools, the schools themselves do that.

It was the consensus of the Commission that items 1,2 and 3 in the school response not be addressed in the Plan. Item 4 will be a general statement in the Plan about quality schools being a draw for future residents.

The County comment about 16 month old data can also be addressed by stating that the data can be used to show trends and is not meant to be an up to the minute reflection of statistics concerning Hartland. It shows trends for the future.

The existing land use map was updated but an actual date for the revision was not indicated. Work was done to bring the Future Land Use map and the Existing Land Use map closer together. The Existing Land Use map should include new subdivisions and site condo developments and be labeled as updated by the Planning Commission in 2003 per the notations made by Mr. Nicholson.

In table 14, make the dates consistent, change the title to 2001 and correct the time span on page 30 to reflect 8 years, not 7.

Delete Appendix C.

Pg. 46 – Delete the third paragraph on this page.

Pg. 59 – In bullet item #2 include “M59 to Crouse Road” under paving.

Pg. 60 – Non Motorized Traffic – In the second sentence add “greenways, pedestrian linkages” to list.

Pg. 61 – Revise language in 3 bullet points at the bottom of the page to reflect the SPUI interchange that is under construction.

Add language that Hartland Township considers input from the M59 Corridor Preservation Committee.

RR Zoning has been thoroughly discussed and the PD agreement will establish the density of RR so it was the consensus of the Commission not revisit this per County comments.

Chairman Fountain – Transitional uses and buffers for those uses need to be further discussed by the Planning Commission. Recognize various existing land uses and the need for transition uses but other characteristics of land dictate buffers and other tools be used to achieve a good interface between uses.

Add buffering between uses to active issues list.

Pg. 91 – Change the reference to the State Subdivision Act to the Land Division Act.

Add the maintenance strategy for the Comprehensive Plan to the text.

Commissioner Colaianne – After reviewing plans from other communities, it may be beneficial to include a comparison of the comprehensive plan and zoning. It is a major confusion that residents perceive the two as being the same when they are entirely different issues. Clarify them as two separate issues.

Summary information on the Plan could be broadcast on Channel 3 prior to the public hearing.

Commissioner Germane – The issues from the Board meeting of January 15, 2004 appear to have been addressed.

Ms. Hodges will do a presentation of the Comprehensive Plan and formulate the agenda for the public hearing.

8. CALL TO THE PUBLIC

Kevin Razook – Why are there no left turn signals at M59 and Old 23? The County and MDOT make the decisions on how intersections are signaled. There will probably be a reevaluation of left turn signals with the construction of the new interchange in that area. The Township would be in favor of anything to improve traffic flows and safety in those areas.

Dust is limiting vision and making safe driving at intersections difficult. Chloride application is going to start soon. Commissioner Colaianne – In order to improve roads, there must be public funding, private monies and possibly special assessments to cover costs. Supervisor Rhodes – The Township has requested and is waiting for estimates for the cost of grading, ditching and limestone application for Dunham Road.

Mr. Razook noted that Bullard Road is in very bad condition. He suggested improving existing roads before creating new ones. He contacted the Livingston County Road Commission to ask about Bullard Road and was told that there were no funds available and no plans to improve Bullard Road.

9. COMMITTEE REPORTS

Phillips – The Director of Township Services did a sound check on Ore Valley Drive. He recorded 55 decibels as the background noise level. 55 is the limit stated in the ordinance. Should the Township hire a sound engineer to get a more accurate reading and consider changing the ordinance figure? Ms. Hodges stated that 65 is the limit HUD will consider for funding residential development. She will furnish a sound comparison chart for the Township to use.

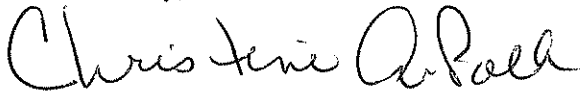
Kalenauskas – Two companies showed up for the sign committee informational meeting. The ordinance will have to be updated to consider innovations in the sign industry and how Hartland Township wants to address them. The committee will have recommendations for revisions.

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

The meeting was adjourned at 9:45 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 – May 13, 2004
May 27, 2004

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