

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Planning Commission – Chairman Fountain, Secretary Kalenauskas, Commissioner Colaianne, and Commissioner Phillips. Vice Chairman Douglass arrived at 7:32 p.m., Commissioner Petrucci arrived at 7:33 p.m. and Commissioner Germane arrived at 7:45 p.m.

Township Board – Supervisor Rhodes, Treasurer Horning, Clerk Ulrich, Trustee Kuhn, Trustee Hill. Trustee Phillips serves on both entities. Trustee Wyland was absent.

Also present: Director Olney and David Nicholson of McKenna Associates.

4. **APPROVAL OF JANUARY 15, 2004 PLANNING COMMISSION AGENDA** – Move to approve the January 15, 2004 agenda as presented. Motion Kalenauskas. Second Phillips. Voice Vote Motion Carried. 4-0-3.

5. **APPROVAL OF JANUARY 8, 2004 PLANNING COMMISSION MINUTES** – Move to approve the January 8, 2004 Planning Commission minutes as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 4-0-3.

6. **CALL TO THE PUBLIC** – *Tom Parshall* – Mr. Parshall asked for the Planning Commission to comment on the issue of Trustee Phillips' appointment to the Planning Commission as the Board liaison. Chairperson Fountain-Anybody on Planning Commission have any comments? Commissioner Kalenauskas – Trustee Phillips has done a fine job, he has no problem with her appointment and whatever the Board decides so be it.

PUBLIC HEARING

OLD AND NEW BUSINESS

7. **DISCUSSION ON FINAL APPROVAL OF "DRAFT" OF HARTLAND TOWNSHIP COMPREHENSIVE PLAN** – Chairman Fountain – The process is at step #8. The request is for the Board to authorize distribution of the plan. This would make the process one month behind the scheduled timeline developed by McKenna Associates.

Trustee Kuhn distributed a memo at the meeting.

Mr. Nicholson – Corrections and typographical errors will be made as noted. The high school will be referred to as completed and the Fire Authority will replace Fire Department. Steve Williams will be contacted for sanitary sewer updated information.

McKenna has developed a maintenance strategy for the comprehensive plan that will have a yearly review and evaluation of the need for any updates to the plan.

Commissioner Kalenauskas – The industrial area at Clyde and US 23 will make the homes hard to sell. Commissioner Colaianne responded that it is not necessary to sell as residential since they would be worth much more if sold as industrial or light industrial / technology in the future.

Clerk Ulrich – The proposed map only shows a small additional amount of Light Industrial / Technology than the current map.

Chairman Fountain closed the discussion as being repetitive of what has been said numerous times before.

Mr. Nicholson pointed out the expansion of LI/Tech at Bergin and Old 23.

Treasurer Horning – The Township will never sell the property on Clark and Dunham adjacent to the current Waste Water Treatment Plant so it should be designated Quasi-Public not medium density residential. It should be kept as open land or park space to be developed when funding is available.

Trustee Kuhn – With Hartland Cemetery full, the Township could consider establishing a cemetery on the site.

The future site of All Saints Church on M-59 should also be quasi-public as are other churches.

The special planning area at Pleasant Valley is a mixed use described on pages 87-88 of the plan.

Trustee Hill – Tax exempt is not mentioned in the text for quasi-public.

Remove the logo currently on the plan.

The area at Cook and Hartland Roads is a transitional use between LI/Tech and CA and the village. The County approved of this designation as a transitional use.

Mr. Nicholson will accept the information and proof read the final draft. It should be ready in about 2 weeks. The text can be done electronically for review

Move to permit the planner, McKenna Associates, to prepare an updated draft for publication and distribution. The Clerk will distribute copies to the surrounding communities. Motion Phillips. Second Ulrich. Voice Vote. Motion Carried. 6-0-1.

Move to adjourn the Township Board meeting. Motion Horning. Second Ulrich. Voice Vote. Motion Carried. 6-0-1.

The Board adjourned at 8:38 p.m.

Director Olney left at 8:42 p.m.

Recess: 8:38 p.m.

Resume 8:45 p.m.

The Planning Commission continued the meeting.

8. DISCUSSION ON : APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT #305 AMENDING THE OPEN SPACE DEFINITION TEXT -

There was discussion about the County recommendation to remove buildings from the open space definition. Would the ice arena be considered open space if it is left in?

Commissioner Colaianne – Ball fields, concession stands, bleachers, lockers rooms have to be considered. Redefine recreational facilities to clarify that the building is an accessory to a recreational outdoor use. Mr. Nicholson will develop a draft. A new zoning application will have to be filed.

9. DISCUSSION ON : APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT #306 ORDINANCE #37, ARTICLES 3,25,28 & 30 – The Board has issue with Article 3 on emergency shelter.

Chairman Fountain – By putting Article 3 on hold, all the other items are also on hold.

Mr. Nicholson – Strike the wording in D.1.B on building permits in Article 3. The Commission agreed.

10. DISCUSSION ON: APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #302 TO AMEND THE CURRENT ZONING ORDINANCE ARTICLE 14 RESIDENTIAL RECREATIONAL (RR) – The Board approved this with several items they would like the Commission to revisit. There are some issues with the wording of the intent section. The subcommittee for Article 14 could meet and report back to the Commissioners. Commissioner Colaianne will replace Commissioner Germane on the committee.

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

12. COMMITTEE REPORTS

Germane – Move to set a work session on January 29, 2004 at 7:30 p.m. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

Move to have a Joint Township Board / Planning Commission meeting February 29, 2004 at 7:30 p.m. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

Items 1, 8 and 9 on the active issues list deal with signs. Signs and multiple frontages urgently need to be addressed.

13. ADJOURNMENT - Move to adjourn. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

The meeting was adjourned at 9:23 p.m.

Submitted by,

Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Meeting – January 22, 2004 @ 7:30 p.m.

Work session – January 29, 2004 @ 7:30 p.m.