

**HARTLAND TOWNSHIP  
PLANNING COMMISSION MEETING  
AT THE TOWNSHIP HALL  
OCTOBER 30, 2003  
7:30PM**

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF OCTOBER 30, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF OCTOBER 23, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC      PLEASE APPROACH FRONT CENTER MICROPHONE

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

7. APPLICANT: VECTOR PIPELINE      SPECIAL USE APPLICATION #221      IN CONJUNCTION WITH  
SITE PLAN APPLICATION #353      .09 ACRES      SECTION 05      ZONED CA (CONSERVATION  
AGRICULTURE
8. REVIEW COMMENTS MADE BY LIVINGSTON COUNTY PLANNING COMMISSION REGARDING:  
    ZONING AMENDMENT APPLICATION #301      TO AMEND THE CURRENT ZONING ORDINANCE  
    ARTICLE 29      PLANNED DEVELOPMENT DISTRICT (PD)  
    AND  
    ZONING AMENDMENT APPLICATION #302      TO AMEND THE CURRENT ZONING ORDINANCE  
    ARTICLE 14      RESIDENTIAL RECREATIONAL (RR)
9. DISCUSSION ON THE COMPREHENSIVE PLAN
10. CALL TO PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

**NEXT SCHEDULED MEETINGS**

**NOVEMBER 13, 2003 @ 7:30PM**

**NOVEMBER 20, 2003      @ 7:30PM**

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

2. **PLEDGE OF ALLEGICANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Colaianne, Commissioner Phillips and Commissioner Petrucci. Absent: Commissioner Germane. Also present: David Nicholson of McKenna Associates and Deputy Planner Scott Barb.

4. **APPROVAL OF OCTOBER 30, 2003 PLANNING COMMISSION AGENDA** – Move to approve the October 30, 2003 Planning Commission agenda as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF OCTOBER 23, 2003 PLANNING COMMISSION MINUTES** – In item #6, Mr. Veltman wants his property as it was in the December plan, not with a split designation.

Move to approve the October 23, 2003 Planning Commission minutes as amended. Motion Kalenauskas. 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: VECTOR PIPELINE SPECIAL USE APPLICATION #221 IN CONJUNCTION WITH SITE PLAN APPLICATION #353 .09 ACRES SECTION 05 ZONED CA (CONSERVATION AGRICULTURE)** - Mr. Downey was present. They felt that the outstanding issues have been addressed.

Mr. Nicholson – All of the issues that were outstanding in the McKenna correspondence have been addressed and the plan is recommended for approval.

Tetra Tech MPS also recommended approval with the addition of the change in culvert sizing which Mr. Downey stated has been taken care of.

Fire Marshal Carroll was present. Commissioner Phillips addressed a question to him on the possible “kill zone” in case of a leak at the site. He stated that there was virtually no scenario where this would occur. Any leak would go up and dissipate rapidly.

Commissioner Kalenauskas – What is the purpose of the equipment on the site? Mr. Downey stated that inspection / maintenance work was being done, not construction.

Move to recommend approval of Special Use Application #221 in conjunction with Site Plan Application #353 for Vector Pipeline for .09 acres in Section 5. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

8. **REVIEW COMMENTS MADE BY LIVINGSTON COUNTY PLANNING DEPARTMENT REGARDING ZONING AMENDMENT APPLICATION #301 TO AMEND THE CURRENT ZONING ORDINANCE ARTICLE 29 PLANNED**

**DEVELOPMENT DISTRICT AND ZONING AMENDMENT APPLICATION #302 TO AMEND THE CURRENT ZONING ORDINANCE ARTICLE 14 RESIDENTIAL RECREATIONAL**

– Chairman Fountain – The Commission will discuss the comments in the October 9, 2003 memo from the Livingston County Department of Planning. Chairman Fountain formulated a response to the points made by the LCDP dated October 30, 2003. It was distributed to the Commission for discussion.

--Act 184 – timing of notification. Mr. Nicholson reviewed Sec.16c. of the Township Zoning Act concerning a rezoning following the notification procedures for a special use. His opinion is that the method used by the Township is within the statute requirements.

Commissioner Colaianne – The Township did follow the statute but can also develop specific language in the ordinance to define the procedure. Mr. Nicholson will develop such language.

--Notify LCDP that State and County notification is step 8 in the approval process used by Hartland Township.

--The recommendation of recognizable benefits as suggested by LCDP based on Green Oak statements of “significant natural assets, recreation facilities and creation of natural features” . It was Commission consensus that these terms were vague and subjective. How can you create a “natural” feature? If man creates it, it is man made not natural. When creating a PD, the Commission wants as few restraints as possible to allow the greatest flexibility to come up with a plan that works for all parties. The Commission consensus was not to change this item.

--PD design standards – Open space and density are addressed in the current zoning ordinance wording on lot coverage. Adding more restrictions will not encourage the use of PD’s in non-residential.

--Greenbelts – It would be far too difficult to specify the greenbelt for every possible use. Leave wording as is.

-- Two or more uses PD – RR District in the zoning ordinance addresses this in the current modified proposal.

--Procedures And Requirements - This has been discussed under notification. Commission feels this has been done satisfactorily.

The comments of Chairman Fountain should be distributed to the Board in their packet on this issue so they are aware that these items have been discussed by the Planning Commission.

Move that the Planning Commission has reviewed and discussed the comments by the Livingston County Department of Planning and continues to recommend approval of the amendments to the Zoning Ordinance. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

**9. COMPREHENSIVE PLAN DISCUSSION** – Chairman Fountain opened the discussion with the density issue of the special planning area. It is currently 1 dwelling per 1-2 acres with a possible 40% density bonus.

*Andy Giovanetti* – The plan that has been discussed for several years at Pleasant Valley needs a minimum of 4 dwelling units per acre to go forth.

Commissioner Colaianne – The bonus is negotiable. It can be anything from 0% to 500% based on the quality of the plan presented to the Commission. It is a flexible number.

Mr. Nicholson – Sewers can be used to concentrate development and preserve more open space. Promoting residential to spread over the entire Township encourages sprawl. Concentrate development where it is most achievable and don't spread it out and use up all the land.

*Mr. Yaldo* – There are plans for including his property in the special planning area but he has been waiting for the sewer expansion before coming forth with his proposal. He supports the special planning area concept.

Mr. Nicholson – Describe the underlying density of the special planning area in the text. Give it a specific map color. State a density and negotiate a bonus. There are many options on how to handle multiple density in the special planning area.

There was consensus to go with 3-4 units per acre in special planning and change the color on the future land use map to one specific to special planning area.

There was consensus to return the Cook Road area south of Clyde to multifamily as in the December 2002 map.

Chairman Fountain pointed out that there was a density gap in the current uses on the future land use map. There is nothing that compares to the current SR zoning. Lots sizes of ½ acre are the smallest allowed.

Mr. Nicholson agreed that there is nothing between medium and high density. Lower density spreads out development and eats up more land. Commissioner Germane had previously suggested using bonus density and PD's to fill the density gap for smaller lot sizes.

Commissioner Douglass – Be cautious about opening the whole Township to smaller lot sizes.

Commissioner Kalenaskas – This touches on the issue of "obtainable" housing as referenced by Dan Callan at a previous meeting. Could the Clark Road property be used for this?

Commissioner Douglass stated and Commissioner Colaianne agreed that ¼ acre or smaller lots did not mean that "obtainable" housing would be built on those lots.

Consensus to designate the property west of Clark Road as higher density and designate the Yaldo golf course property as MS DR on the future land use map. Mr. Nicholson will develop language for Medium Urban Density Residential and modify the map.

Recess – 9:15 p.m.

Resume – 9:23 p.m.

There were no more comments on the plan from the Planning Commission.

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

## **11. COMMITTEE REPORTS**

*Phillips* – There was an informal meeting on the 80 acres west of Hartland Estates. The plan is for 94 sites with 25% open space.

The hazard mitigation seminar materials will be available for review by interested commissioners. Work needs to go forward on a Capital Improvement Plan. Chairman Fountain noted that there should be a paragraph in the Comprehensive Plan on hazard mitigation.

*Colaianne* – Identify future fire department sites and protect waterways.

**12. ADJOURNMENT** – The meeting was adjourned at 9:37 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 – November 13, 2003  
November 20, 2003