

**HARTLAND TOWNSHIP
SPECIAL JOINT PLANNING COMMISSION & HARTLAND TOWNSHIP BOARD
AT THE TOWNSHIP HALL
SEPTEMBER 18, 2003
7:00 PM**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF SEPTEMBER 18, 2003 SPECIAL JOINT PLANNING COMMISSION & TOWNSHIP BOARD AGENDA
5. APPROVAL OF SEPTEMBER 11, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

HARTLAND TOWNSHIP BOARD

NEW BUSINESS

7. APPLICANT: HARTLAND UNITED METHODIST CHURCH/ LINDHOUT ASSOCIATES **TEXT AMENDMENT APPLICATION #303**
 AMENDING ARTICLE 10.00 SITE DEVELOPMENT STANDARDS
 SECTION 10.02 J CHURCHES AND RELIGIOUS INSTITUTIONS
8. APPLICANT: HARTLAND UNITED METHODIST CHURCH / LINDHOUT ASSOCIATES/ DAVID RICHARDSON **SPECIAL USE APPLICATION #220** IN CONJUNCTION WITH **SITE PLAN APPLICATION #345** **SECTION 16** **AN ADDITION TO THE EXISTING CHURCH**

HARTLAND PLANNING COMMISSION & TOWNSHIP BOARD

NEW & OLD BUSINESS

9. DISCUSSION ON COMPREHENSIVE PLAN
10. CALL TO PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

1. CALL TO ORDER – The Board opened their meeting by choosing a Chairperson in the absence of Supervisor Rhodes.

Move to approve the Clerk to Chair the meeting for the Township Board. Motion Kuhn. Second Wyland. Voice Vote. Motion Carried. 5-0-2.

Chairman Fountain called the Planning Commission meeting to order.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Planning Commission – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci and Commissioner Germane. Commissioner Colaianne arrived at 7:13 p.m. Absent: Commissioner Phillips.

Township Board – Members present: Treasurer Horning, Clerk Ulrich, Trustee Kuhn, Trustee Wyland and Trustee Hill. Absent: Supervisor Rhodes and Trustee Phillips.

Trustee Phillips serves on both bodies so is noted as absent on both.

Also present: David Nicholson of McKenna Associates, Director Olney and Steve Williams of Williams and Works.

4. APPROVAL OF SEPTEMBER 18, 2003 SPECIAL JOINT PLANNING COMMISSION & TOWNSHIP BOARD AGENDA – Move to approve the September 18, 2003 Joint Meeting agenda as amended. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 5-0-2.

Add as item #6a Set public hearing for Vector Pipeline.
Remove item #5.

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

6a. SET A PUBLIC HEARING – Move to set a public hearing on Vector Pipeline for October 9, 2003. Motion Petrucci. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

HARTLAND TOWNSHIP BOARD

NEW BUSINESS

7. APPLICANT: HARTLAND UNITED METHODIST CHURCH / LINDHOUT ASSOCIATES TEXT AMENDMENT APPLICATION #303 AMENDING ARTICLE 10.00 SITE DEVELOPMENT STANDARDS SECTION 10.02 J CHURCHES AND RELIGIOUS INSTITUTIONS – Move to approve Text Amendment #303 to Hartland Township Zoning Ordinance #37. Motion Kuhn. Second Wyland. Voice Vote. Motion Carried. 5-0-2.

Director Olney noted the application had been recommended for approval by the County.

8. APPLICANT: HARTLAND UNITED METHODIST CHURCH / LINDHOUT ASSOCIATES / DAVID RICHARDSON SPECIAL USE APPLICATION # 220 IN CONJUNCTION WITH SITE PLAN APPLICATION #345 SECTION 16 AN ADDITION TO THE EXISTING CHURCH – Move to approve Special Use Application #220 for Hartland United Methodist Church. Motion Kuhn. Second Hill. Voice Vote. Motion Carried. 5-0-2.

The special use allows the church addition and more parking. The ordinance was changed to allow for the expansion.

Move to approve Site Plan Application #345 for Hartland United Methodist Church. Motion Kuhn. Second Wyland. Voice Vote. Motion Carried. 5-0-2.

HARTLAND PLANNING COMMISSION AND TOWNSHIP BOARD

9. DISCUSSION ON COMPREHENSIVE PLAN – Clerk Ulrich chaired the meeting. She stated that this was a discussion of the current draft of the master / comprehensive plan and there would be no input from the audience.

Chairman Fountain – This has been a 3 year process of revision of the plan. There will not be discussion of the text of the plan but of the future land use map. This is the vision of what the Township may look like in the next 20 years. This is not zoning.

Mr. Nicholson – This is not a final determination of the map. Recent changes have been designated in the US23 / Clyde Road area. It is designated as a special planning area on the current map and the new map substantially expands that special area. The size of the cemeteries has been increased and Dunham Hills Golf Course has been designated as Resort Recreational.

Chairman Fountain questioned if Dunham Hills should carry the same designation as Waldenwoods. Upon a question from Trustee Wyland, Mr. Nicholson advised that RR is a designation unique to Hartland. There is no underlying zoning in the new map, the future land use becomes the designation. Density must be decided for a special planning area.

Commissioner Colaianne – Future land use designations are not zoning and do not match zoning.

Mr. Nicholson – The future land use map does not change the current zoning.

Commissioner Kalenauskas – The Township can initiate a zoning change without the owners requesting it.

Trustee Hill – The new PLIT area (Proposed Light Industrial Technology) is being driven by the new sewer locations. Interest is increasing from the commercial and non residential entities in the community.

Trustee Kuhn – The current map from 1994 shows industrial at the US23/ Clyde location. New information has caused changes.

Commissioner Kalenauskas lives in the new PLIT area and questions why the expansion was done now and in this way. The Planning Commission worked on the plan and had reasons for their decisions. The Economic Development Committee and the Board decided to make changes in the map without going through the PC. The Board stepped out of their bounds to do this. If property values drop, is the Board going to cover the losses of the residents?

Trustee Kuhn – The EDC has concerns for the tax base of the Township as a whole. If the PC objects, this should be a topic of discussion for tonight.

Commissioner Douglass – 984 acres are currently in the area at US23 and Clyde Road. Mr. Dillingham suggested the number of acres needed to support the tax base would be 1000 to 1500.

Mr. Dillingham arrived at 7:53 p.m.

Commissioner Colaianne – Proposal A has impacted communities. Adequate tax base is very important. Bringing in new development while preserving quality of life is a challenge. The Board has the authority to approve or deny the Comprehensive Plan.

Trustee Wyland – 3 Board members and several PC members were at the EDC meetings. Mr. Nicholson was also present.

Clerk Ulrich – The Township needs a more diverse tax base. Taxes are high because there is so much residential development. School taxes will continue to escalate if there is a predominance of residential. Some of the uses allowed in the PLIT are health clubs, day care, urgent care and full service restaurants.

Trustee Kuhn – For every tax dollar collected on residential property, \$1.50 goes back in services.

For every tax dollar collected in commercial, \$.73 goes back in services.

For every tax dollar collected in farm land, \$.92 goes back in services.

For every tax dollar collected in industrial, \$.35 goes back in services.

Housing creates the need for more schools.

Treasurer Horning – Some of the uses in the PLIT could be deleted if the Township so chose.

Mr. Dillingham – This designation gives the Township control over the use of the property.

Development goes with water and sewer service. Some kinds of residential (mobile homes) can move into these areas. Hartland Township is lopsided in residential and is lagging behind in balancing residential / commercial/ industrial. There has to be land available for companies to develop businesses.

Mr. Nicholson reviewed the Bloomfield Township situation. It is important to incorporate tax enhancing projects in the community.

Mr. Dillingham – Building job base is also important to the community. The development is coming, the Township must decide to control what kind of development it will get.

Trustee Wyland read the comparison of using the 790 acres as residential vs. PLIT. Residential use will become a burden to the community.

Commissioner Kalenauskas – Tax base sounds good but 35-40 residents are being placed in an industrial district.

Mr. Nicholson – Transitional areas can be created. Low intensity office uses can be designated near residential. Appropriate uses can be placed to control the situation. Traffic can be kept near the interchange.

Trustee Wyland suggested a tour of areas that have successfully blended the two uses.

Trustee Hill noted that reducing the build out of the Township has been an issue for some time.

The concerns over the cement plant polluting Long Lake and being a detriment have not been an issue.

Mr. Dillingham – Growth cannot be stopped but growth can be managed.

Commissioner Colaianne – Hartland Township sits on the US23 / M59 interchange. M59 goes from Howell to Mt. Clements. Commercial development is moving west through White Lake and Highland. It is coming to Hartland. Such development should be expected along major roads since that is where it occurs.

Commissioner Germane sees merit in the expansion of the tax base but does not support the method by which the lines were arbitrarily drawn.

Trustee Kuhn – There will be a patchwork of individual sewer plants if no central system is available. The new system will settle concerns with plant performance and the DEQ.

Commissioner Petrucci – Tax base expansion is needed but why does Carlee June have to be included?

10. CALL TO THE PUBLIC – Clerk Ulrich opened the call to the public to anyone wanting to comment on the agenda item concerning the Comprehensive Plan.

Steve Williams of Williams and Works described the location of various aspects of the sewer system. Trustee Kuhn described the financial advantages of getting into the sewer system at the beginning.

Chairman Fountain again stated that the zoning would not change with the adoption of the comprehensive plan.

Mr. Mahoney spoke for Stan Barr concerning the limitations of their property on the north west corner of Clyde Road and M59. Since there are 5 pipelines on the property, houses can't be build. Wants the opportunity to have commercial / light industrial development.

Michelle Canard – Doesn't want to hook to sewers and wants her 23 acres to remain as it is.

Dawn Schiller – Office/ Research was considered in the past. Concerns for the pollution f Ore Creek. The EPA does not cover this.

Gary Velchman – Don't change the current land use plan and don't change anything in his area.

Esther Lajoy – Came to get away from development. Wants area undisturbed. Roads would need to be improved to handle Clyde Road / US23 additional traffic.

Jeanne Stranberg – Doesn't want her son to get off the bus near buildings full of strangers.

Judy Cowan – There is room on M59 for this designation and it should go there.

Joe Fry – Moved to get away from development. The Board is not listening to the residents and the Planning Commission. The Board should not tell the residents what to do.

Jim Vellie – Does not use any services from the Township so they are not costing any money from the township. People are leaving the state. LI will not reduce the taxes of the area. Moved here to get away from development.

Tom Parshall – Growth is coming and can't be stopped. The Board should leave the Planning Commission to do the plan.

Move to adjourn the Planning Commission meeting. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

Move to adjourn the Township Board meeting. Motion Kuhn. Second Wyland. Voice Vote.
Motion Carried. 5-0-2.

The meeting was adjourned at 9:55 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,

A handwritten signature in black ink, appearing to read "D. Kalenauskas", with a long horizontal flourish extending to the right.

Christine A. Polk
Recording Secretary

D. Kalenauskas
PC Secretary

Ann Ulrich
Clerk

Planning Commission Meeting – September 25, 2003