

**HARTLAND TOWNSHIP
PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL
SEPTEMBER 4, 2003
7:00 PM**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF SEPTEMBER 4, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF AUGUST 28, 2003 PLANNING COMMISSION MINUTES
6. APPROVAL OF AUGUST 14, 2003 PLANNING COMMISSION MINUTES
7. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

OLD AND NEW BUSINESS

CONTINUED DISCUSSION

8. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #301 TO AMEND THE
CURRENT ZONING ORDINANCE ARTICLE 29 PLANNED DEVELOPMENT DISTRICT (PD)

CONTINUED DISCUSSION

9. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #302
TO AMEND THE CURRENT ZONING ORDINANCE ARTICLE 14 RESIDENTIAL RECREATIONAL (RR)

10. CALL TO PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

**SCHEDULED REGULAR MEETING SEPTEMBER 11, 2003
NEXT REGULAR MEETING SEPTEMBER 25, 2003**

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Colaianne, Commissioner Phillips and Commissioner Petrucci. Commissioner Germane Arrived at 7:05 p.m. Also present: David Nicholson of McKenna Associates. Deputy Planner Scott Barb and Director Olney were present at the beginning of the meeting then left.

4. **APPROVAL OF SEPTEMBER 4, 2003 PLANNING COMMISSION AGENDA** – Move to approve the September 4, 2003 Planning Commission agenda as amended. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

Remove item #5.

5. **APPROVAL OF AUGUST 28, 2003 PLANING COMMISSION MINUTES** – Move to table the August 28, 2003 Planning Commission minutes. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

6. **APPROVAL OF AUGUST 14, 2003 PLANNING COMMISSION MINUTES** – These minutes have already been approved.

7. **CALL TO THE PUBLIC** – Director Olney introduced Scott Barb, the new deputy planner. He has a degree in urban planning and was formerly with Tetra Tech MPS. After discussion, Director Olney stated that the deadlines for submitting information in order to go on an agenda will be enforced to stop last minute additions or incomplete applications from added to the agenda. Mr. Nicholson noted that receiving plans late at his office makes the review letters late as well. A week is the minimum time McKenna would like for reviews.

CONTINUED DISCUSSION

8. **APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #301 TO AMEND THE CURRENT ZONING ORDINANCE ARTICLE 29 PLANNED DEVELOPMENT DISTRICT** – Mr. Nicholson noted that the 6-23-03 draft was the one being used for this discussion.

Mr. Crouse has had discussions with Mr. Nicholson on creating provisions for larger than normal sites to allow for a more conceptual plan. Mr. Nicholson felt this was a reasonable request since it was difficult to plan for various projects on large parcel all at one time. Begin with the concept and then proceed with each individual project coming in with firm plans as it is developed.

Commissioner Colaianne – A PD designation would go with the land whereas a conceptual plan could be impacted by the sale of a portion or all of the property. A new owner could have different plans that would not be governed by a PD agreement. Be cautious or the Township could face difficulties with the wording.

Mr. Nicholson – The number of phases allowed would be up to the Township Board / Planning Commission to decide. They would also have to determine the elements that would be necessary for a conceptual plan.

Mr. Crouse – Resolve the issue of open space and other factors prior to each development project.
Chairman Fountain – Have a final draft of #301 ready for the September 11, 2003 meeting for review.

In response to a question by Mr. Crouse about the basis for granting bonus density, Commissioner Colaianne answered that the master plan designation would be used, not the concept of underlying zoning. Leave bonus density as it is written.

CONTINUED DISCUSSION

9. APPLICANT: HARTLAND TOWNSHIP ZONING AMENDMENT APPLICATION #302 TO AMEND THE CURRENT ZONING ORDINANCE ARTICLE 14 RESIDENTIAL RECREATIONAL (RR)

Recess: 7:48 p.m.

Resume : 7:57 p.m.

Mr. Crouse wants the ordinance wording to go back to what it was 18 years ago.

Commissioner Douglass – The ordinance, including RR District, has to be applicable to the whole Township, not just to one spot.

Commissioner Colaianne – The Commission cannot agree to go back to 1985 but must move forward with what is best for the whole Township. Having seen no consent judgment or other court agreement, things have to be worked out in the present for the future.

Commissioner Kalenauskas – It is time to move on. If the Board wants to make changes, they will.

Mr. Nicholson – If a special use is approved, any plan to expand that special use with an accessory use should come in for review.

Sec. 14.04.A – No change. Leave as it is. If special provisions are in this district, it could cause problems if the property passed to the control of another party.

Sec. 14.04.A - The deleted paragraph will remain deleted.

Sec. 14.02.C. Add “except 19.05.f” to the end of the sentence.

Sec. 14.02. D – Address this by removing the word “land” after “usable” in the definition of usable open space by amending the ordinance. Lakes can be usable open space within 300 feet of the high water mark.

Move to authorize McKenna to revise the definition of usable open space. Place on the September 25, 2003 agenda. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

Sec. 14.02.G Reinstate “except as provided for in this zoning district”.

Draft PD, RR and usable open space definition as soon as possible.

Mr. Nicholson advised that action on the master / comprehensive plan needs to go forward.

Chairman Fountain – An economic development committee meeting three weeks ago was turned into a posted Board meeting. A future land use map was distributed and changes made to it at the

direction of the committee. The map distributed tonight has an expanded area at Clyde and US 23 designated PLIT (Proposed Light Industrial /Technology) going north.

Commissioner Colaianne – This should be treated as a proposal for the PC to consider just like any other proposal.

Commissioner Kalenauskas lives in the newly designated area and objects to the way this was done. No consideration was given to those who have lived in this area for many years. This area was previously near the future use of “office / research” but is now having the term “industrial” applied and this will negatively impact the homeowners presently there. He objects in the strongest terms to the decision and the way it was made.

Move to schedule a meeting on September 18, 2003 at 7 p.m. to wrap up the draft of the Comprehensive Plan prior to submitting it to the County and the Township Board. The Township Board is invited to attend the meeting. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 6-1-0. Nay Kalenauskas.

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

11. COMMITTEE REPORTS

Kalenauskas – Those making decisions about the future land use should visit the homes being impacted.

Move to change the meeting time back to 7:30 p.m. as of October 1, 2003. Motion Petrucci. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

Colaianne – The Board is seeking a list of proposed projects for the Capital Improvement Plan. Submit any ideas.

Fountain – The PC has many things to complete at this time and the CIP will have to wait for a while.

Douglass – Expand the PLIT to the east and west instead of north.

Kalenauskas – The sewer area is being expanded east of US23 and south to Bergin Road.

12. ADJOURNMENT – The meeting was adjourned at 9:54 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,

Christine A. Polk
Recording Secretary



Upcoming meetings – September 11, September 18 and September 25.

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