

**HARTLAND TOWNSHIP
SPECIAL PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL**

**JUNE 5, 2003
7:00 PM**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JUNE 5, 2003 SPECIAL PLANNING COMMISSION AGENDA
5. APPROVAL OF MAY 29, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE

PUBLIC HEARING

OLD AND NEW BUSINESS

7. DISCUSSION ON RESIDENTIAL RECREATION (RR) DISTRICT
8. CALL TO PUBLIC
9. COMMITTEE REPORT
10. ADJOURNMENT

NEXT REGULAR SCHEDULED MEETING JUNE 12, 2003
SPECIAL PLANNING COMMISSION & TOWNSHIP BOARD JOINT MEETING JUNE 19, 2003
NEXT REGULAR SCHEDULED MEETING JUNE 26, 2003

HARTLAND TOWNSHIP
ZONING DEPT
3191 Hartland Road
Hartland, MI 48353
(810) 632-7498 Ext. 11,17



Don Rhodes
Supervisor

Ann M. Ulrich
Clerk

Kathleen Horning
Treasurer

5/30/2003

Vicinia J. Phillips
Trustee

Douglas E. Kuhn
Trustee

Donald J. Wyland
Trustee

Donald A. Hill
Trustee

ATTENTION

HARTLAND TOWNSHIP RESIDENTS

THE HARTLAND TOWNSHIP PLANNING COMMISSION
HAS SCHEDULED A SPECIAL MEETING TO DISCUSS HARTLAND
TOWNSHIP'S RESIDENTIAL RECREATION (RR) DISTRICT.

THURSDAY, JUNE 5, 2003

AT 7:00 PM

**IN THE
HARTLAND TOWNSHIP HALL
3191 HARTLAND ROAD
HARTLAND, MI.**

**Township Deputy Zoning
Denise Lutz**

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, Commissioner Petrucci, Commissioner Phillips, Commissioner Germane and Commissioner Colaianne. Absent: Secretary Kalenauskas. Also present: ZA Kuhn and, in the audience, Supervisor Rhodes.

4. **APPROVAL OF JUNE 5, 2003 PLANNING COMMISSION SPECIAL MEETING AGENDA** – Move to approve the June 5, 2003 Planning Commission Special Meeting agenda. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF MAY 29, 2003 PLANNING COMMISSION MINUTES** – Move to table the May 29, 2003 Planning Commission minutes. Motion Phillips. Second Germane. 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. **DISCUSSION OF RESIDENTIAL RECREATIONAL (RR) DISTRICT** – Commissioner Germane chaired the committee that worked with Mr. Crouse on his concerns about changes to this section over time. He thanked Commissioner Phillips and Commissioner Petrucci for their work on the committee. They met with Mr. Crouse and formulated a summary of the changes requested. Mr. Nicholson then compiled this with his comments and advice on the changes. The Planning Commission as a whole would have to decide what to keep and what to change. There was an effort to reconcile the 1984 version of the ordinance with the current language. An e-mail had been received from Mr. Crouse responding to the comments from the planning consultant. After a search, the Township was unable to produce a judgment from any court instructing how to set up the RR district. Commissioner Phillips noted that Mr. Nicholson is current with the status of these discussions.

14.02 B – Leave this in but clarify and modernize the language.

Commissioner Colaianne stated that it would be in the best interests of the Commission to avoid any appearance of contract zoning. The Planning Commission should be looking forward to what is best now and in the future and not looking to turn the clock back to 1984.

Chairman Fountain supported Mr. Crouse in his request to restore the ordinance to the 1984 version.

Commissioner Douglass sought the middle ground between keeping the current intent of the ordinance and addressing the Crouse concerns as well.

Commissioner Colaianne – The ordinance cannot be written on guesses as to what Mr. Crouse will do with his property. It could change hands, be divided or any of a number of scenarios. Who had the authority to make such an agreement in 1984?

Commissioner Germane pointed out that the tax tribunal had the parties (Crouse and Hartland Township) develop an agreement and thereby stop the process of the tribunal.

Permitted vs. special use seems to be a big part of the issues under discussion. Most of what Mr. Crouse wants could be accomplished with special use or planned development. Land and plans can change and change hands. Mr. Crouse's perception of the changes are an issue even though he could accomplish much of what he wants to do under the current ordinance wording.

Commissioner Colaianne felt that the discussion kept going back to the Crouse family and their history with the Township.

14.02 C – This is still in debate and needs clarification.

14.02.D – Make language consistent between Sections 14.02.D and 14.03C.

14.02.F – Ok as written. ZA Kuhn – if the sewer expansion goes through Mr. Crouse may decide to hook up.

14.03.C – Go with “Churches and religious institutions” as recommended by McKenna.

14.03.E – Commissioner Douglass did not see how “corporate headquarters” could be related to a “residential recreational” designation. Check for possible addition to site development standards.

14.03.G – reference 10.02.M.

14.05.A – Timing is crucial here. If a second phase is built 10 years after the first phase, updating and changes will be necessary.

Keep the first sentence. Eliminate shaded A.

Add “Any RR development must adhere to ordinance section 29.”

14.05.B – Commissioner Colaianne – This allows greater density for single family than any other zoning district. Could this allow for manufactured homes to be placed on the lots? Yes it could. Open space issues also need to be addressed.

14.05 D. – More discussion is needed on this.

14.05.E – Add two sentences from open space that are currently in RR.

14.05.F. Eliminate

Mr. Nicholson and Mr. Crouse should be present at the next discussion of this to work on the issues remaining.

Move to set a public hearing for July 24, 2003 on RR district. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 6-0-1.

Add discussion with Mr. Crouse and Mr. Nicholson to the June 26, 2003 agenda following the public hearing.

The ordinance amendment information has been distributed.

There will be a Capital Improvement Plan presentation at the joint meeting.

Move to have the joint Township Board / Planning Commission meeting be noticed as starting at 7:00 p.m. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

The active issues list is ongoing. Time should be spent prioritizing the items.

The comprehensive plan review notices to surrounding areas have been signed and sent according to ZA Kuhn.

8. CALL TO THE PUBLIC

Supervisor Rhodes – Two Planning Commissioners, Phillips and Germane, received certification as Citizen Planners from MSU. They have been invited to attend another class. Mr. Rhodes extended his congratulations.

9. COMMITTEE REPORTS

Phillips – A summary of PC activities was given at the Board meeting. The cider mill refund was approved.

A meeting was held with the Methodist Church in the Hartland settlement area concerning renovations and parking issues. They are seeking to build a fellowship hall including a kitchen. They will need an additional REU.

Colaianne – Will be absent June 26, 2003.

10. ADJOURNMENT – The meeting was adjourned at 9:28 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Regular Meeting – June 12, 2003

Joint Township Board / Planning Commission Meeting – June 19, 2003

Next Regular Meeting – June 26, 2003

PLANNING COMMISSION ACTIVE ISSUES LIST

1. 5/3/01 Open Space / Lot Size / Sewer Density
2. 7/12/01 Review size allowed for wall signs based on linear feet
9/23/01 Further review of signs - sizes and percentage of wall coverage.
12/06/01 Review reader board signs
3. 5/8/01 Signs - Zoning and Redevelopment
6/7/01 Should this be instituted or deleted?
4. 8/23/01 Review the process for sign reviews. Consider sign specialist and Zoning Administrator review and approve.
5. 2-21-02 Review "Transient Business" - operating on private property without Township review and approval.
6. 3-14-02 Review and revise subdivision regulations.
7. 4-18-02 Review paving requirements for private roads per number of dwellings on road.
8. 8-22-02 Review cell tower ordinance.
9. 8-22-02 Review and update sections of the zoning ordinance.
10. 10-24-02 Discuss accessory structures on stacked lots
11. 11-14-02 Discuss Lighting Ordinance
12. 3-13-03 Speed Limits
13. 5-8-03 Emergency Action Amendment to Ordinance