

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

**MAY 1, 2003
7:30 PM**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MAY 1, 2003 SPECIAL PLANNING COMMISSION AGENDA
5. APPROVAL OF APRIL 24, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. DISCUSSION ON THE LIVINGSTON COUNTY'S COMMENTS TO HARTLAND TOWNSHIPS OPEN SPACE CHANGES IN OUR ORDINANCE
8. DISCUSSION ON THE COMPREHENSIVE PLAN
9. DISCUSSION ON THE PLANNING COMMISSION BY-LAWS
10. CALL TO PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

REGULAR SCHEDULED MEETING DATES

MAY 8, 2003
MAY 22, 2003

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL – Commissioner Petrucci called the roll. Members present: Chairman Fountain, Commissioner Colaianne, Commissioner Phillips, Commissioner Petrucci and Commissioner Germane. Absent: Vice Chairman Douglass and Secretary Kalenauskas. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz.

4. APPROVAL OF MAY 1, 2003 PLANNING COMMISSION SPECIAL MEETING AGENDA – Move to approve the May 1, 2003 Planning Commission Special Meeting Agenda with the addition of item # 9a – Pay Schedule. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

Research if there was approval of the April 3, 2003 Joint Meeting Minutes by the PC.

5. APPROVAL OF APRIL 24, 2003 PLANNING COMMISSION MINUTES – Move to approve the April 24, 2003 Planning Commission minutes as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

6. CALL TO THE PUBLIC

Terry Nosan – M59 / Pleasant Valley LLC/ Premier Properties – Mr. Nosan submitted additional comments for consideration by the Planning Commission concerning the Planned Development section of the Ordinance.

PUBLIC HEARING

OLD AND NEW BUSINESS

7. DISCUSSION OF LIVINGSTON COUNTY PLANNING DEPARTMENT COMMENTS ON HARTLAND TOWNSHIP OPEN SPACE CHANGES TO THE ORDINANCE – The comments from the County Planning Department should be reviewed for discussion at a future meeting.

Move to table item #7 to a future meeting. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

8. DISCUSSION OF THE COMPREHENSIVE PLAN – There was discussion of revisiting the rural residential designation in light of the new public services (water and sewer) that are coming in. Some commissioners felt that this should not impact planning while others felt it should be considered.

Commissioner Phillips had concerns with the designation of Spranger Fields as future commercial for the village. Commissioner Colaianne questioned if actual zoning had to conform to the land use as designated on the comprehensive plan map. Mr. Nicholson responded that it did not. There is no timeline for implementation of the comprehensive plan. The plan can also be amended to address future issues. It is a 20 year plan with 5 year updates. Circumstances may make some designations incompatible with future planning. Commissioner Colaianne

pointed out that Spranger Field will not be changed unless the Township Board approves such a change. There could be a decision to sell in the future if other recreational locations become available.

Mr. Nicholson pointed out that the designation was meant to help establish a viable commercial center for the village by designating Spranger Field as future commercial to extend the village center and revitalize the area.

Commissioner Petrucci emphasized that change would not occur immediately. This is planning for future possibilities. Commissioner Phillips agreed that there had been consideration of moving the Township Hall and the ball fields to the sewer property on Clark Road.

The text of the comprehensive plan should include summaries of these discussions leading to decisions on the proposed plan so the rationale is available.

Mr. Giovannetti presented a memo dated 5-1-03 concerning the residential density as shown on the current map and compared to the proposed future map. Underlying densities have to be determined in order to calculate a bonus density if that is to be allowed in the new plan.

Mr. Nicholson - Average density is used in calculations and the Commission has the option to plan for lower densities as development moves away from M59. Tyrone is also heating up for development as sewers are being developed.

There was Commission consensus to remove the light green rural residential (3 acre minimum) east of US23 and leave it on the west side of US23. The rural residential on the west is already existing as larger lots and was left as such while removing it on the east.

Identify the "Pleasant Valley Special Planning Area" on the map as what it specifically is and give it a unique color.

The parcel east of the driving range on M59 has some difficulties in development due to the extensive wetlands. Mr. Nicholson suggested requiring impact statements with more attention to detail on future developments in the Township.

There was concern by the Commission that the Board would have the final decision on acceptance of the plan without the benefit of the thoughts and processes that went into the decisions made for the map and the plan. It will be necessary to market the plan to the Board with presentations and discussions so they are aware of how decisions were reached and answer their questions.

Mr. Nicholson suggested waiting to get consensus from the two Commissioners absent tonight before going forward with the plan in Board discussions. Another public hearing will be needed. Commissioner Germane distributed a flow chart to establish goals for the approval process.

Mr. Nicholson will e-mail a copy of the notification letter to the Chairman for consideration and signature.

June 26, 2003 is the tentative completion date for the plan.

9. DISCUSSION OF THE PLANNING COMMISSION BY-LAWS – Move to place the by-laws discussion on a future agenda. Motion Germane, Second Phillips, Voice Vote. Motion Carried. 5-0-2.

9a. PAY SCHEDULE – Commissioner Phillips reported that the Board had set the pay for the Commission at \$100.00 per meeting for the Chairman, \$80.00 per meeting for Commissioners. Work sessions will be \$50.00 for the Chairman and \$35.00 for the Commissioners. There was a question if the wording about "regularly scheduled meetings" referred only to the two meetings per month or included meetings regularly scheduled as special meetings by the Commission.

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
MAY 1, 2003 – TOWNSHIP HALL – 7:30 P.M.

3

The proposed sewer system is going to bring more work for the Commission.

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

11. COMMITTEE REPORTS

Petrucci – The new website is available at www.hartland.mi-twp.org.

There are huge violations of the sign ordinance going on unchecked all over the Township and especially on M59. Signs, flags, balloons and even an inflatable gorilla are out there and nothing is being done about it. Chairman Fountain agreed that the sites that are out of compliance are not being addressed.

Germane – A request has been made that the Zoning Administrator check into the following:

1. Nationwide Auto has no sign approval for the sign they have installed.
2. The company replacing Puritan on Old 23 has a sign with no permit.
3. Firerock has a sign on the street that was laying on the ground but is now re-erected and includes a message board.

These are by no means the only violations.

Colaianne – Money is being collected from purchasers at Foldenauer Farms for paving Bergin Road. Is the money being escrowed? Does the Township have bonds to make sure the work gets done or the money is returned? Riding trails are not in, the second coat on the road is not being done.

Deputy ZA Lutz noted that some bond money has been returned without a review of the site by the Township Engineers concerning landscaping and other issues. The file and the complaints have gone to the township Attorney.

The Township is growing and there is a need for a competent Zoning Department to handle these issues.

The ordinance is not being applied consistently since some developers are made to comply with the ordinance and others are allowed to do as they please.

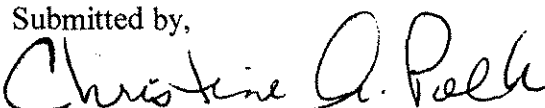
Discussions of the capital improvement plan could include the Treasurer. Commissioner Colaianne will extend an invitation for her to attend.

Dates need to be considered for meetings of the Special Planning Area Committee.

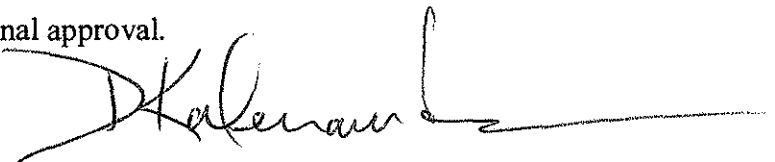
12. ADJOURNMENT - The meeting was adjourned at 10:27 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

*****PLEASE NOTE NEW STARTING TIME FOR PC MEETINGS - 7 P.M. *****

Regularly Schedules Meeting Dates – May 8, 2003 – 7 p.m.

May 22, 2003 – 7 p.m.