

Hartland Township Special Board and Planning Commission Meeting

At the Township Hall

April 3, 2003

7:30 p.m.

Agenda

1. Call the meeting to order (Planning Commission)
2. Call the meeting to order (Township Board)
3. Pledge of Allegiance
4. Roll call
5. Approval of the April 3rd Special Joint Meeting Agenda
6. Call to the Public
7. Sewer expansion, special guest Steve Williams from Williams and Works
8. Comprehensive plan
9. Capital improvement plan (sidewalks, roads)
10. Per diems clarification
11. Meeting minutes procedure
12. Article 29 in Ordinance, RR Section in Ordinance
13. RR section in Ordinance
14. Get all Planning Commission Members Current Ordinances (i.e. recently adopted Open Space Preservation Option, 3-13-03)
15. Other
16. Call to the public
17. Adjournment

1. & 2. CALL TO ORDER – The Planning Commission meeting was called to order by Chairman Fountain at 7:30 p.m. The Township Board meeting was called to order by Supervisor Rhodes at 7:30 p.m.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL – Planning Commission members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenaskas, Commissioner Petrucci, Commissioner Colaianne, Commissioner Phillips and Commissioner Germane.

Township Board members present: Supervisor Rhodes, Treasurer Horning, Clerk Ulrich, Trustee Hill, Trustee Wyland, Trustee Kuhn and Trustee Phillips (serves on both).
Steve Williams of Williams and Works was also present.

5. APPROVAL OF APRIL 3, 2003 SPECIAL JOINT MEETING AGENDA – Move to approve the April 3, 2003 Special Joint Meeting agenda as presented. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried 13-0-0.

6. CALL TO THE PUBLIC

Robert Bulloch – Dunham Road – Mr. Bulloch wished to inform the members that the road project on Dunham Road will begin in about 4 weeks. $\frac{3}{4}$ of an acre of wetlands will be destroyed and will be replaced at another location at a specific ratio that will increase the size of the wetland.

Joe Augusta – representing the Tyrone Lake Improvement Association – The Association would like to place 4 signs on the perimeter of their development to identify the community. This issue was referred to Sign Specialist Germane. A sign application will have to be submitted before any action can be taken. The application will be reviewed by the Planning Commission and considered for approval per the ordinance.

7. SEWER EXPANSION – SPECIAL GUEST STEVE WILLIAMS FROM WILLIAMS AND WORKS – Mr. Williams gave a brief slide presentation on the sewer expansion. The Township Board recently gave Mr. Williams approval to begin the design of the Sewer Expansion. A force main will be used. They are seeking to place the pipe for Hartland in the same trench used by Tyrone, thereby saving each Township money. Information should be received from MDOT on the project. If needed, surveying will take place in several weeks. Those who have been assessed for sewers in the past but have not received capacity will be included in the expansion district. When the project is to a point where connections can be made, they will be able to do so.

There is a map that shows the projected 30 year buildout for sewers but there will probably be changes. Commissioner Colaianne stated that utilities cannot drive planning. Planning should be done with the best interests of the community the main consideration and growth controlled by zoning.

Mr. Williams stated that the location of the lift station should be chosen carefully because it can make hookups easier. There is a landowner meeting at the Township Hall on Wednesday, April 9, 2003.

Supervisor Rhodes – This is a two step process of getting the project off the ground and catching up to Tyrone. Then the Township will have to review other areas of potential hook up. Litigation can be expected from the downstream communities if the Township were to receive a surface water discharge permit for the waste water treatment plant expansion.

Mr. Williams explained that force mains cannot be hooked to the system just anywhere. Lift stations become points of hookup.

Commissioner Colaianne stated that the old sewer district map has become irrelevant with the advent of this project.

It is estimated that there will be ten miles of pipe for Hartland's system.

Clerk Ulrich – This is all speculation at this point. Many issues, agreements and approvals still need to be worked out.

Commissioner Colaianne urged the Township to work on a capital improvement plan.

There was discussion of hooking the manufactured home development to the system since the treatment system there has never been in compliance.

The lift station would require a quarter to a half acre site.

Commissioner Petrucci questioned if the Parshallville site of the fire station would be suitable for a lift station. Mr. Williams stated that the area near Clyde Road and US 23 would be a better site to serve light industrial development in that area.

7a. Mr. Bulloch wished to add to his earlier information. The bid for the wetland reconstruction has been awarded. He read the agreement for the construction of the wetland replacement.

8. COMPREHENSIVE PLAN – Chairman Fountain reviewed the history of work on the comprehensive plan that was not approved. The Board has stated that it wants final approval of the comprehensive plan. The Planning Commission would like to see the Board become part of the process of reviewing the comprehensive plan so they are aware of the issues and reasons for the final version. It is unhelpful when comments are made at the end of the process without knowing any of the logic or discussion that went in to creating the plan.

Commissioner Colaianne supported Board participation in the work of creating a new comprehensive plan so they will support the final document.

Chairman Fountain felt the new sewer plan has to be part of the comprehensive plan consideration.

Commissioners Douglass and Kalenauskas want the comprehensive plan to be separate from sewer system issues.

A decision has to be made to go with the plan as it now stands or make major revisions.

Supervisor Rhodes – Research is being done on making the County the planner for Hartland Township. There is some dissatisfaction with the services being received from McKenna Associates.

Commissioner Kalenauskas – Is the County the only other option? In house planner or another firm possible.

Dan Callan spoke from the audience. He felt that the other plan was rushed, there are issues with the 3 acre designation and Mr. Nicholson drove the current plan.

Mr. Bogdanski also spoke from the audience. He advised against going with the County since they will probably assign an inexperienced staffer. If the Township is not happy with McKenna, talk to them about change. An in house planner needs knowledge, depth and experience.

Chairman Fountain needs to see the draft letter that is to go to the adjacent communities about the comprehensive plan.

Commission Kalenaskas asked the Board to share their concerns with the comprehensive plan. Supervisor Rhodes – Remove color that shows Township property going commercial.

Commissioner Colaianne responded that the Commission was looking to extend the future village streetscape south toward M59.

Trustee Phillips wanted that ball diamonds to stay as they are now.

Trustee Kuhn wants the 3 acre minimums to revert to 2 acre minimums. His property is in the new 3 acre future designation? Commissioner Douglass stated that the 3 acre decision came from the Planning Commission, not McKenna.

Trustee Hill noted that the 3 acre minimum could reduce the population build out numbers. He also agreed with the ball parks and Township property going commercial in the future. These items will probably be moved to a more expansive, suitable site in the future and this would allow the village area to expand at least to Dunham Road. Trustee Phillips agreed that the Township Hall will probably have to be relocated in the future.

The plan can be amended if needed.

Trustee Wyland felt the Township should listen to the large landowners since they are the larger taxpayers.

Clerk Ulrich did not like the idea of future commercial development at the Township sites on Hartland Road. Treasurer Horning agreed that the large landowners should have a say in the planning. Taxpayers want the tax relief that economic development will bring.

9. CAPITAL IMPROVEMENT PLAN- Growth, roads, sidewalks, infrastructure and other issues need consideration.

Mr. Callan suggested an SAD to deal with the piecemeal sidewalk issue. Commissioner Douglass suggested staying in touch with MDOT on sidewalk planning.

Trustee Phillips – Creating a CIP is the Planning Commissioners job. The Board supports the Planning Commission creating it.

Attach active issues list to the joint meeting minutes so the Board is aware.

10. PER DIEM CLARIFICATION – Treasurer Horning stated that the compensation committee had met today. Some Townships are going to a salary plan over per diems. The Board wants time to study and research, the Planning Commission wants direction to deal with whatever policy is in effect now. Trustee Kuhn stated that per diems were only for standing committees and scheduled meetings. Treasurer Horning will have a decision by May 1, 2003. The Planning Commission can submit their ideas and concerns on this issue.

11. MEETING MINUTES PROCEDURE – The old procedure will be followed with the corrections being made in red ink per the statutory requirements.

12. ARTICLE 29 IN ORDINANCE – Mixed use is becoming popular. The current ordinance does not allow this so the Planning Commission is working to integrate this to increase the flexibility of planning.

13. RR SECTION IN ORDINANCE – The Ordinance wording concerning the RR zoning for the Crouse property has changed over the years. The Planning Commission is working on draft wording to deal with this and integrate the consent judgment issues.

14. CURRENT ORDINANCES FOR PC MEMEBERS – The Board stated that there were pages missing from the Open Space Option they were given to review. Article 29 and the RR section will cause the ordinance to change. The Planning Commission members need an up to date copy when the new ordinances are in.

15. OTHER-Commissioner Douglass – Who checks projects for site plan compliance? Clerk Ulrich – Tetra Tech MPS walks the site and checks compliance before bond money is released. Trustee Hill - Broadcast Planning Commission meetings.

Trustee Phillips – If some Board meetings are televised, they all should be televised.

Trustee Wyland – Very good article on land use from Governor Granholm in the Michigan Townships News. The SEMCOG publication Land Use Tips and Techniques is very good.

Commissioner Germane – The Commissioners are not receiving the minutes from the Board meetings and would like to.

Commissioner Petrucci – These meetings should be held quarterly.

Chairman Fountain – The PC would like to continue to be informed of the status of the sewer project.

Move to hold a Joint Planning Commission / Township Board meeting on June 19, 2003.

Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

Commissioner Petrucci – What is the legal status of the truck stop? Does the Township have any recourse? The current owner needs more REU's to do the development he wants. The flower vendor is the only reason the trailers have been removed.

16. CALL TO THE PUBLIC

Robert Bulloch – Zoning changes to match the master plan. Landowners should have the say of what they want. The Beauchamp site is one of the worst in spite of the zoning.

Greg Bogdanski – The dirt on the Oasis site is the responsibility of the Township. It is from the water system installation.

17. ADJOURNMENT – The meeting was adjourned at 10:53 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,

Christine A. Polk
Recording Secretary

Ann Ulrich
Clerk

D. Kalenauskas
Planning Commission