

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

**NOVEMBER 7, 2002  
7:30 PM**

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF NOVEMBER 7, 2002 PLANNING COMMISSION AGENDA
5. APPROVAL OF OCTOBER 30, 2002 PLANNING COMMISSION MEETING MINUTES
6. CALL TO PUBLIC      **PLEASE APPROACH FRONT CENTER MICROPHONE**

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

7. DISCUSSION ON RESIDENTIAL RECREATION ZONING
8. DISCUSSION ON COMPREHENSIVE / MASTER PLAN
9. CALL TO PUBLIC
10. COMMITTEE REPORT
11. ADJOURNMENT

NEXT REGULAR MEETING NOVEMBER 14, 2002

NEXT REGULAR MEETING NOVEMBER 21, 2002

SPECIAL JOINT MEETING      DECEMBER 5, 2002

REGULAR MEETING      DECEMBER 12, 2002

REGULAR MEETING      DECEMBER 26, 2002

**1. CALL TO ORDER** – The meeting was called to order by Vice Chairman Douglass at 7:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL** – Secretary Kalenauskas called the roll. Members present: Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Germane and Commissioner Phillips. Chairman Fountain arrived at 7:45 p.m. and Commissioner Colaianne arrived at 8:10 p.m. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz. Trustee Hill was in the audience.

**4. APPROVAL OF THE NOVEMBER 7, 2002 PLANNING COMMISSION SPECIAL MEETING AGENDA** – Move to approve the November 7, 2002 Planning Commission Special Meeting agenda. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

**5. APPROVAL OF OCTOBER 30, 2002 PLANNING COMMISSION MEETING MINUTES** – Move to approve the October 30, 2002 Planning Commission Special Meeting minutes as presented. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

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

## **PUBLIC HEARING**

## **OLD AND NEW BUSINESS**

**7. DISCUSSION ON RESIDENTIAL RECREATION ZONING** – Frank Crouse was present with Dale Cooper, his attorney at the time of the lawsuit and negotiations for the zoning on his property. He reiterated his request to have the 1998 zoning returned to the status at the time of his commitment for sewer capacity in 1984. Mr. Cooper suggested a committee to work with Waldenwoods and the planning consultants to find a solution to Mr. Crouse's concerns with the zoning. He felt that the current zoning favors commercial development rather than residential. Mr. Nicholson questioned if the issues were with the zoning or the master plan. Mr. Cooper responded that it was the master plan they were concerned with. Mr. Crouse wants a return to the pre 1998 plan for his property that was changed. Mr. Nicholson stated that zoning was probably the issue, not the master plan.

Mr. Crouse did not wish to hold up the process for the new master/comprehensive plan but rather work concurrently with it to solve his issues.

Commissioner Germane will chair the committee of himself, Commissioner Kalenauskas and Commissioner Phillips that will work on the Waldenwoods issues.

Mr. Nicholson noted that the Resort Recreational permitted uses in the Ordinance would allow a senior care facility under multiple family. He suggested developing a planned unit development plan to show mixed use with a projected time frame attached.

Commissioner Germane will work with Mr. Crouse to set up meeting times.

**8. DISCUSSION OF COMPREHENSIVE / MASTER PLAN –**

*Jim Valle* 10144 Carlee June – Mr. Valle expressed concern that the zoning at US 23 and Clyde Road was being changed. Chairman Fountain explained that the comprehensive plan does not change the zoning that is currently on the property.

Trustee Hill was in the audience and explained that the master / comprehensive plan could become zoning over time but did not change any current zoning.

Mr. Valle questioned plans for traffic improvement at the US 23 / Clyde Road location. Mr. Nicholson responded that improvements would be needed if the plan was implemented but those improvements were the domain the Road Commission and MDOT.

Commissioner Kalenauskas wished to discuss the Rural Residential ( light green area) and to state that the Commission must be concerned with the whole community and not just the concerns of a few. The 3 acre minimum will help reduce the intense buildout that Hartland is currently headed for.

Commissioner Petrucci defended the large landowners as being targeted for the larger lot sizes. Commissioner Kalenauskas questioned if larger lot sizes was a punishment since property values continually rise and increase the profit on development.

Commissioner Colaianne stated that the visioning sessions revealed a desire to protect the Township from very intense development. The plan must view the entire township and protect the overall aspects of the Township.

Commissioner Germane informed the Commission that the family farm of the past no longer exists in Hartland and many other communities. Farming is a business and the best businessmen will survive.

Trustee Hill also agreed that 3 acre tracts were not a limitation on the land.

It was the consensus of the Commission to leave the rural residential ( light green) as it currently is shown on the new land use map.

Errors of fact in the text document of the comprehensive / master plan have to be corrected.

Commission Germane left the room.

Move to authorize McKenna to accept the Planning Commission and County Planning Department information for typographical corrections as well as correcting any typos they may find in the document. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-

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Commissioner Germane returned to the room.

The Commissioners will submit changes to McKenna to be incorporated into the document. Mr. Crouse's list will also be included.

Mr. Nicholson will respond to Dan Callan concerning Mr. Wainwright's letter.

Text revisions will be prepared by McKenna for distribution by November 14, 2002. They will also forward open space act language and prepare a draft resolution for adoption of the plan.

There is a meeting of the special planning area committee Monday at 7:00 p.m.

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

## 10. COMMITTEE REPORTS

*Douglass* – What is the status of M59 improvements? Commissioner Phillips reported that the schools had met with MDOT concerning the configuration of M59 improvements.

*Germane* – What is the status of the ordinances? Code enforcement officer and violations bureau have been approved but the others have not.

*Lutz* – Review the information distributed on the Mobil sign. No permits have been issued but the blue strip has been added around the canopy.

Mr. Nicholson noted that the light levels at the Mobil should be reviewed as well as the sign permit.

*Petrucchi* – Firerock has lighting on their canopies that were not part of the approved site plan.

## 11. ADJOURNMENT - The meeting was adjourned at 9:50 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 – November 14, 2002  
Next Regular Meeting – November 21, 2002  
Special Joint Meeting with Board – December 5, 2002  
Regular Meeting – December 12, 2002  
Regular Meeting – December 26, 2002