

HARTLAND TOWNSHIP PLANNING COMMISSION SPECIAL MEETING

TOWNSHIP HALL
AUGUST 15, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AUGUST 15, 2002 SPECIAL PLANNING COMMISSION AGENDA
5. APPROVAL OF AUGUST 1, 2002 SPECIAL PLANNING COMMISSION MEETING MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

OLD AND NEW BUSINESS

7. APPLICANT: BEAUCHAMP LAWN & SNOW SERVICE **TO SET A DATE FOR A PUBLIC HEARING**
TO AMEND ORDINANCE #37 ARTICLE 29 SECTION 13
8. FUTURE LAND USE MAP DISCUSSION
9. DISCUSSION ON COMPREHENSIVE PLAN
10. CALL TO PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

REGULAR MEETING AUGUST 22, 2002 @ 7:30 PM

1. **CALL TO ORDER** – The meeting was called to order at 7:42 p.m. by Vice Chairman Douglass.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Vice Chairman Douglass, Secretary Kalenauskas, Commissioner M. Germane, Commissioner Petrucci and Commissioner Colaianne. Chairman Fountain arrived at 8:00 p.m. Absent: Commissioner Phillips. Also present: David Nicholson of McKenna Associates.

4. **APPROVAL OF AUGUST 15, 2002 SPECIAL PLANNING COMMISSION AGENDA** - As item #5a – Add August 8, 2002 minutes.

Move to approve the August 15, 2002 Planning Commission agenda as amended. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF AUGUST 1, 2002 SPECIAL PLANNING COMMISSION MEETING MINUTES** – Correct the spelling of “connotations” on page 2.

Move to approve the August 1, 2002 Planning Commission Special Meeting minutes as amended. Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

5a. **APPROVAL OF AUGUST 8, 2002 REGULAR MEETING MINUTES** – In item #10, last sentence, Chairman Fountain requested a map showing township owned property, not Commissioner Kalenauskas. In item #11, add “practice” after “risk management”.

Move to approve the August 8, 2002 Planning Commission Regular Meeting minutes as amended. Motion Kalenauskas. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

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

OLD AND NEW BUSINESS

7. **APPLICANT: BEAUCHAMP LAWN & SNOW SERVICE TO SET A DATE FOR A PUBLIC HEARING TO AMEND ORDINANCE #37 ARTICLE 29 SECTION 13** - Move to set a Public Hearing for Beauchamp Lawn Service for September 26, 2002. Motion Kalenauskas. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.

8. **FUTURE LAND USE MAP DISCUSSION AND**

9. **DISCUSSION ON THE COMPREHENSIVE PLAN** – Mr. Nicholson opened the discussion by noting that land use should drive infrastructure. Commissioner Kalenauskas stated that the Township should decide its future, not planners or engineers.

There was a discussion of sewer and water impact on future land use. The decisions on land use should be made then checked for feasibility by engineers and planners. Distances and land features have to be considered. The current water and sewer district should be reviewed and estimates of future expansion considered.

The commission can adjust the color designations on the draft map as they see fit. The map was presented as a starting point for discussion and can be changed as the Commission decides.

The Tyrone manufactured home park will increase requests for higher density in that area.

There was more discussion of higher residential taxes vs. more industrial to carry part of the tax load. Infrastructure costs are a consideration in growth.

Mr. Nicholson pointed out that the Township is not locked into consideration of a special planning area in the Pleasant Valley / M59 area.

Changes in map under consideration:

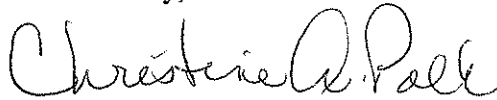
- Extend industrial south along Old 23 on Bergin Road.
- Identify fragile environmental areas
- Show entire fragile watercourse
- Change Township property from Dunham to Crouse (site of Township Hall and Fire Station) to Village Commercial designation.
- Leave east side of Long Lake as is.
- Show higher density around Tyrone and Whalen Lakes as medium suburban.
- Leave Waldenwoods as shown.
- Blend in Special Planning Area
- Designate large tracts of land as marked on map as rural residential.
 - Giegler and Kuhn large tracts – rural residential
 - Rex Holding at US23, north in Township, as rural residential.
 - Change Bulloch property to low suburban residential density.
 - Giegler property off Hibner by Dunham Hills, change to rural residential.

Find an alternate designation for the Clyde Road / US23 area. Light industrial technology was suggested.

The meeting was adjourned at 10:25 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Regular Meeting – August 22, 2002 @ 7:30 p.m.