

**HARTLAND TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING**

HARTLAND TOWNSHIP HALL
AUGUST 1, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AUGUST 1, 2002 PLANNING COMMISSION SPECIAL MEETING AGENDA
5. APPROVAL OF JULY 25, 2002 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. DISCUSSION ON THE COMPREHENSIVE PLAN/MASTER PLAN
8. CALL TO PUBLIC
9. COMMITTEE REPORT
10. ADJOURNMENT

NEXT REGULAR MEETING AUGUST 8, 2002
AUGUST 22, 2002

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 M. Germane, Commissioner Phillips and Commissioner Petrucci. Absent: Secretary Kalenaskas, Commissioner Colaianne and Vice Chairman Douglass. Also present: David Nicholson and Amy Neary of McKenna Associates and Deputy ZA Lutz.

4. **APPROVAL OF AUGUST 1, 2002 PLANNING COMMISSION SPECIAL MEETING AGENDA** – Add item #6a. as Walkable Community Plan.

Move to approve the August 1, 2002 Planning Commission Special Meeting agenda with the addition of item #6a. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 4-3-0.

5. **APPROVAL OF JULY 25, 2002 PLANNING COMMISSION MINUTES** – In item #8, public hearing, add the following after the line indicating “ public hearing closed at 7:39 p.m.”. “The Planning Commission does not act on an item at the same time as a public hearing except when the time constraints imposed by statute or ordinance make it necessary in order to comply with those time constraints.”

In the Committee Reports, change the seminar topic from “ Farm Preservation” to “Land Use”.
Move to approve the July 25, 2002 Planning Commission minutes as amended. Motion Petrucci. Second Phillips. Voice Vote. Motion Carried. 4-3-0.

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

6a. **WALKABLE COMMUNITIES** – Mr. Nicholson stated that work is concluding on the strategy document for walkable communities. Commissioner M. Germane is overseeing the collection of materials on this issue. He has received information from Nadine Cloutier on the past walkability study for the settlement. *Dick Krueger* was also present for the Hartland Community Council to discuss this issue. The Planning Commission and Mr. Nicholson stated that they would not be duplicating the work already done.
McKenna should have the information ready the third week of August.

7. **DISCUSSION ON THE COMPREHENSIVE / MASTER PLAN** – Mr. Nicholson and Ms. Neary presented and discussed the draft future land use map. It is important for the Commission to carefully review and comment on the map. Some conclusions must be made by the next meeting on this topic. There were new designations of parcel sizes and descriptions. Certain features (soil density, wetlands, lakes) make some areas difficult to designate. The map cannot be too specific by labeling each parcel. These are general designations that may include some parcels that do not meet the general designation.
The residential designations are consistent with the surrounding communities.

Mr. Nicholson pointed out several other communities where very expensive homes can successfully coexist with well planned industrial / light industrial/ technological development.

Separation of truck and car traffic and good buffering of the non residential areas are important features of this coexistence.

Mr. Krueger – Questioned if the community of Hartland wanted growth or to choose to remain rural. Mr. Nicholson advised that growth would come but the key was controlling it to the best advantage of the area. Help with the tax base of Hartland could come from well managed industrial / light industrial. The industrial under discussion is not smokestack heavy industrial. That will not be part of the plan.

Commissioner Phillips asked about the issue of paved accesses. Mr. Nicholson responded that would be pursued in the text which was still under development. She also felt there should be designation of the open space recreation area. Mr. Nicholson advised updating the recreation plan and showing general areas that would be attractive for public recreation.

Commissioner Petrucci advised reconsidering the resort recreation designation for Waldenwoods. There is current development and planned development for part of the Waldenwoods land that does not fit in with resort residential.

Chairman Fountain would like to see all township owned land noted on the map. Mr. Nicholson advised having this on a separate map.

Commissioner Petrucci would like another description of the US23/Clyde Road area that would be less likely to scare people. Industrial carries some negative connotations with it. He also felt that there needed to be some commercial in the area to support the numbers of people that would live and work in that area so they were not constantly commuting to the US23/ M59 area.

Commissioner M. Germane wished to have the major emphasis on areas yet to be developed and less on the already developed ones.

The visioning results are being included in the text information. A public hearing will be needed on the map as well as at least 3 more discussion sessions.
Add Comprehensive Plan Discussion of Map to the August 8, 2002 agenda.

Commissioner Petrucci suggested having subdivisions of a certain size specify open space area for active recreation. Mr. Nicholson stated that this was possible and could include land divisions. So much open space for each lot created.

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

9. COMMITTEE REPORTS

Fountain – Spoke to owner of Hartland Towing concerning the flagpole cell tower. He advised writing a letter concerning the situation for the Township. Review of the issues involved will continue.

Phillips – More complete information is needed on the Scheller submission. Mr. Fountain agreed that submitting a plan that does not show access and wanting it approved was not acceptable. The Commission must have a complete plan to vote on.

M. Germane – Move to approve M. Germane to attend the Farm Preservation Seminar August 20, 2002 and to be reimbursed for fees and mileage and receive a per diem. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.

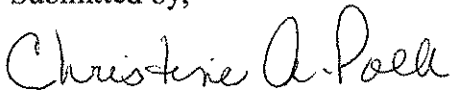
The Livingston County Commissioners are planning 4 workshops for the creation of a Livingston County Comprehensive / Master Plan.

Move to approve any Planning Commission members to attend the Livingston County Comprehensive Plan workshops beginning August 14, 2002. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 4-0-3.

The meeting was adjourned at 10:07 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 August 8, 2002
August 22, 2002