

REVISED MAY 16, 2002

HARTLAND TOWNSHIP SPECIAL PLANNING COMMISSION MEETING
TOWNSHIP HALL
MAY 16, 2002
6:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MAY 16, 2002 SPECIAL PLANNING COMMISSION AGENDA
5. APPROVAL OF APRIL 18, 2002 SPECIAL PLANNING COMMISSION MINUTES
6. APPROVAL OF MAY 9, 2002 PLANNING COMMISSION MINUTES
7. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

8. **SCHEDULE A PUBLIC HEARING:** APPLICANT: AT&T WIRELESS SERVICES INC. SITE PLAN #329
MAJOR CHANGE TO SITE PLAN #139 WITH SPECIAL USE APPLICATION #23 SECTION 34 TO COLOCATE
ON AMERITECH SITE ON COMMERCE ROAD.
9. **DISCUSSION ON SIGNS**
10. CALL TO PUBLIC
11. COMMITTEE REPORT
12. ADJOURNMENT

REGULAR MEETING	MAY 23, 2002
REGULAR MEETING	JUNE 13, 2002
REGULAR MEETING	JUNE 27, 2002

HARTLAND TOWNSHIP

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Douglas Kuhn
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Donald Wyland
Trustee

Vicinia J. Phillips
Trustee

Donald A. Hill
Trustee

ATTENTION

HARTLAND TOWNSHIP RESIDENTS

**THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS
SCHEDULED A SPECIAL MEETING TO DISCUSS: SIGN ISSUES.**

**THURSDAY, MAY 16, 2002
AT 6:30 PM**

**IN THE
HARTLAND TOWNSHIP HALL
3191 HARTLAND ROAD
HARTLAND, MI.**

Denise Lutz
Township Deputy Zoning

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain at 6:30 p.m.

2. **PLEDGE OF ALLEGIANCE**

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

4. **APPROVAL OF MAY 16, 2002 SPECIAL PLANNING COMMISSION AGENDA** – Move to approve the May 16, 2002 Planning Commission Special Meeting agenda. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 4-0-3.

5. **APPROVAL OF APRIL 18, 2002 SPECIAL PLANNING COMMISSION MINUTES** – Move to table the May 18, 2002 Planning Commission Special Meeting until they are copied legibly and distributed to the Planning Commission. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 4-0-3.

6. **APPROVAL OF MAY 9, 2002 PLANNING COMMISSION MINUTES** – Move to approve the May 9, 2002 Planning Commission Regular Meeting minutes. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 4-0-3.

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

OLD AND NEW BUSINESS

8. **SCHEDULE A PUBLIC HEARING: APPLICANT: AT&T WIRELESS SERVICES INC. SITE PLAN #329 MAJOR CHANGE TO SITE PLAN #139 WITH SPECIAL USE APPLICATION #23 SECTION 34 TO COLOCATE ON AMERITECH SITE ON COMMERCE ROAD** – Move to schedule a Public Hearing for AT&T Wireless Site Plan Application #23 on June 13, 2002. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 4-0-3.

9. **DISCUSSION ON SIGNS** – Mr. Nicholson reviewed his handout on Recent Sign Regulation Case Law concerning several decisions made by the courts about sign regulation by local government. There can be no regulation of content.

There was discussion of kinds of signs that should be appropriate for Hartland and those that are not. Landscaping can soften the impact of signs. The Township may consider designating an individual to be responsible for sign reviews within the limits of the ordinance requirements rather than involving the entire PC.

Combine “monument” and “ground sign” as one kind of sign.

There should be a review of how the area of a sign is calculated. Signs of irregular shape need further consideration.

There was discussion of how to differentiate ground, freestanding and wall sign definitions. The amount of clearance between the sign face and the ground could be one method.

It was decided to delete “freestanding” as a type of sign and only have “ground” and “wall” as sign types.

More work needs to be done with the ordinance section dealing with electronic signs. New technology is producing new signs and there must be regulation to protect the health, safety and welfare of the citizens.

The definitions need to be cleaned up, refined and updated.

There was discussion of electronic signs that light up, flash and have moving text. Changeable copy signs should be for institutional use only. There should be no animation to distract drivers attention from the road (i.e. No moving or flashing). Commission must consider manual change signs and electronic change signs.

Billboards can't be banned.

10. CALL TO THE PUBLIC- *Lon Brown* requested an opinion on the draft for the Firerock sign changes and additions.

Jackie Scheller- Ms. Scheller requested an opinion on using the easement area for greenspace in her subdivision. She was advised that the driveway easement cannot be considered part of the open space calculation.

11. COMMITTEE REPORTS

Kalenauskas – The ZBA approved a house being built in the setback. The lot was probably not buildable to begin with but the developer went ahead and built in the setback then went to the ZBA for a variance which was then granted.

Fountain – Thanks to McKenna for the excellent work on the visioning sessions.

Douglass – Development signs could only be added to the Ordinance as an amendment and would include a public hearing.


Even though the owners of Hilltop Plaza were advised at the March 14, 2002 Planning Commission meeting that they could not repair their sign, it has been recemented and straightened.


An unpermitted nursery is being created on M-59 east of Pleasant Valley. The Zoning Administrator should investigate.

The meeting was adjourned at 8:58 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,


Christine A. Polk
Recording Secretary


D. Kalenauskas
PC Secretary

Regular Meeting Dates – May 23, 2002, June 13, 2002 and June 27, 2002 @ 7:30 p.m.