

HARTLAND TOWNSHIP PLANNING COMMISSION  
SPECIAL JOINT MEETING  
WITH HARTLAND TOWNSHIP BOARD

MAY 2, 2002  
@ 7:30 PM

**AGENDA**

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

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

7. JOE MOORE / TETRA TECH MPS      PRESENTATION ON WATER SYSTEM GIS / ASSET MANAGEMENT
8. TOPICS OF DISCUSSION:
  - a. Sidewalk Liability
  - b. Road Improvement – M59
  - c. Walkable Community
  - d. Blight, Nuisance Enforcement
  - e. Sign Issues      ( Nonconforming signs )
  - f. Cell Towers
  - g. Lighting
  - h. Township Trash Collection
9. CALL TO PUBLIC
10. COMMITTEE REPORT
11. ADJOURNMENT

REGULAR MEETING MAY 9, 2002

SPECIAL PLANNING COMMISSION MEETING MAY 16, 2002 @ 6:30 \*\* SIGN ISSUES \*\*

REGULAR MEETING MAY 23, 2002

**HARTLAND TOWNSHIP**

3191 Hartland Road

Hartland, MI 48353

(810) 632-7498

FAX (810) 632-6950



Gregory T. Bogdanski  
Supervisor

Douglas Kuhn  
Trustee

Ann Ulrich  
Clerk

Donald Wyland  
Trustee

Vicinia J. Phillips  
Trustee

James S. Germane  
Treasurer

Donald A. Hill  
Trustee

**ATTENTION**  
**HARTLAND TOWNSHIP RESIDENTS**

**THE HARTLAND TOWNSHIP PLANNING COMMISSION  
HAS SCHEDULED  
A SPECIAL JOINT MEETING  
WITH THE HARTLAND TOWNSHIP BOARD**

**THURSDAY, MAY 2, 2002**

**AT 7:30 PM**

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

**Denise Lutz  
Township Deputy Zoning**

HARTLAND TOWNSHIP PLANNING COMMISSION AND BOARD JOINT MEETING  
MAY 2, 2002 – TOWNSHIP HALL – 7:30 P.M.

1

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Planning Commission members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Petrucci, Commissioner Colaianne, Commissioner Phillips, and Commissioner M. Germane. Absent: Commissioner Kalenauskas.

Township Board members present: Treasurer J. Germane, Clerk Ulrich, Trustee Hill, Trustee Wyland and Trustee Kuhn. (Mrs. Phillips serves on both the Commission and the Board). Absent: Supervisor Bogdanski.

Also present: Don Lund, Joe Moore and Joe Seghi of Tetra Tech MPS and Zoning Administrator Christensen.

4. **APPROVAL OF THE MAY 2, 2002 AGENDA** – Move to approve the May 2, 2002 joint meeting agenda as presented. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF APRIL 25, 2002 PLANNING COMMISSION MINUTES** – Move to table the April 25, 2002 Planning Commission minutes until the next meeting. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

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

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

7. **JOE MOORE / TETRA TECH MPS PRESENTATION ON WATER SYSTEM GIS / ASSET MANAGEMENT** – Joe Moore and Gary Seghi were present to discuss and demonstrate the GIS system information as applicable to managing the water system and the asset management software that can be used with it. The Geographic Information System was presented as “The Map” that shows clear representations of the Township and its features. The Asset Management software is “The Database” that contains all the information on a system (water, sewer, etc.) that the Township would need to monitor and maintain. It can organize inventory, inspections, testing administration, work orders, requests, scheduling, maintenance and history. There are many modules available to add capacity to the system. The Township would have to keep data input current for the system to work at maximum efficiency. Classes are available for training to use the system. Tetra Tech MPS has done a great deal of data input for Hartland and will present the system at a SEMCOG meeting in Novi on May 15. The Township requested a cost estimate for adding system drawings from past projects to this database.

8. **TOPICS OF DISCUSSION:**

HARTLAND TOWNSHIP PLANNING COMMISSION AND BOARD JOINT MEETING  
MAY 2, 2002 – TOWNSHIP HALL – 7:30 P.M.

2

**a. Sidewalk Liability** – There was discussion of tying together the existing sidewalks on M59. Trustee Wyland suggested defining the areas needing work, get bids and evaluate the costs involved. A decision must be made between asphalt and concrete, sidewalks vs. bike paths. It was suggested that a sidewalk committee be formed to develop information to be presented to the Planning Commission and the Board.

Trustee Kuhn stated that drainage must be considered before any other factors.

Commissioner M. Germane offered to draw up some plans for review.

There are easements set aside on some parcels along M59 but the sidewalks will not be put in until requested by the Township.

**b. Road Improvement – M59** – The Township will have to work with MDOT to be sure that the sidewalks required by the Township will match up with any installed by MDOT especially in the M59 / US23 interchange area.

**c. Walkable Community** – There was discussion of the proposed Special Planning Area at M59 and Pleasant Valley. This is an effort to control development along M59 and get the best result for the Township. The Planning Commission would like the Board to review the available materials and advise the PC if they are in favor of the concept before more time is spent on it. An overall specific plan is needed for the greenway system along Ore Creek if anything is to be implemented.

**d. Blight, Nuisance Enforcement** – The Board is considering police ordinances to cover this.

**e. Sign Issues** – Many signs are non-conforming and even more are illegal. There is no enforcement and no penalties. The Board is working with Foster Swift to improve enforcement. The Township has been advised to consider a free standing ordinance for signs. The Board would like McKenna to develop such an ordinance for review by the attorneys Foster Swift. Mr. Nicholson can consult with Mr. Homier.

**f. Cell Towers** – The Planning Commission has been advised that the cell tower ordinance is in need of updating. Commissioner Colaianne will follow up on the Board decision to have a review of the cell tower ordinance.

There was a discussion of the Board's response to some of the work done by the Planning Commission. The PC spends a lot of time considering issues and feels that the Board makes decisions at the meetings counter to the PC recommendation without the benefit of researching or asking enough questions. Some of the expressions used at the Board in stating their opinions were not acceptable to the members of the Planning Commission.

**g. Lighting** – There was discussion of reducing lighting levels in the Township. Commissioner Colaianne raised the issue of the costs for the Millpoint streetlighting increasing substantially because the Township did not renew the SAD. The Township gets a municipal rate that will not be available to the residents if payment is not made through the Township. The Township will seek advice from the attorney.

HARTLAND TOWNSHIP PLANNING COMMISSION AND BOARD JOINT MEETING  
MAY 2, 2002 – TOWNSHIP HALL – 7:30 P.M.

3

**h. Township Trash Collection** – Treasurer J. Germane reviewed the situation and requested a response from the Board on this issue.

**9. CALL TO THE PUBLIC** – Trustee Kuhn instructed the Planning Commission to get a grip on Planned Developments and stop them from making any changes from their original plan.

**10. COMMITTEE REPORTS** – The Board is considering May 23 or June 13 for training with the attorney on legal issues concerning the Township.

The meeting was adjourned at 9:40 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 – May 9, 2002 at 7:30 p.m.

Special Planning Commission Meeting – May 16, 2002 at 6:30 p.m. Sign Issues

Regular Meeting – May 23, 2002 at 7:30 p.m.