

HARTLAND TOWNSHIP PLANNING COMMISSION
SPECIAL PLANNING COMMISSION MEETING
TOWNSHIP HALL
APRIL 18, 2002
6:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF APRIL 18, 2002 SPECIAL PLANNING COMMISSION AGENDA
5. APPROVAL OF APRIL 11, 2002 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**
7. **PUBLIC HEARING**
8. **OLD AND NEW BUSINESS**
9. APPLICANT: CORNELL SIGN CO INC / SHOPS AT WALDENWOODS / MAIL BOXES ETC. **SIGN APPLICATION #400 SECTION 21**
10. APPLICANT: HURON SIGN CO / SHOPS AT WALDENWOODS / FARMER JACK **SIGN APPLICATION #396 SECTION 21**
11. DISCUSSION ON THE COMPREHENSIVE PLAN / MASTER PLAN
12. CALL TO PUBLIC
13. COMMITTEE REPORT
14. ADJOURNMENT

REGULAR MEETING APRIL 25, 2002

SPECIAL JOINT MEETING OF PLANNING COMMISSION WITH HARTLAND TOWNSHIP BOARD **MAY 2, 2002**

REGULAR MEETING MAY 9, 2002

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

HARTLAND TOWNSHIP

3191 Hartland Road

Hartland, MI 48353

(810) 632-7498

FAX (810) 632-6950



Gregory T. Bogdanski
Supervisor

Ann Ulrich
Clerk

James S. Germane
Treasurer

Douglas Kuhn
Trustee

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 THE
COMPREHENSIVE / MASTER PLAN.**

**THURSDAY, APRIL 18, 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 6:40 p.m. after achieving a quorum.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Commissioner Colaianne called the roll. Members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Phillips and Commissioner Colaianne. Absent: Commissioner Kalenauskas. Commissioner Petrucci arrived at 7:27 p.m. and Commissioner M. Germane arrived at 8:00 p.m. Also present: Deputy ZA Lutz.

4. **APPROVAL OF APRIL 18, 2002 SPECIAL PLANNING COMMISSION AGENDA** – Move to approve the April 18, 2002 Planning Commission Special meeting agenda as presented. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 4-0-3.

5. **APPROVAL OF APRIL 11, 2002 PLANNING COMMISSION MINUTES** – Move to approve the April 11, 2002 Planning Commission minutes as presented. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 4-0-3.

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

7. **PUBLIC HEARING**

8. **OLD AND NEW BUSINESS**

9. **APPLICANT: CORNELL SIGN CO INC. / SHOPS AT WALDENWOODS / MAILBOXES ETC. SIGN APPLICATION #400 SECTION 21** – Move to approve Sign Application #400 for Cornell Sign Co. Inc. / Shops at Waldenwoods / Mailboxes Etc. per the notation in the amended Planned Development Agreement First Amendment. Mr. Thompson will sign the final design sheet .Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 4-0-3.

10. **APPLICANT: HURON SIGN CO. / SHOPS AT WALDENWOODS / FARMER JACK SIGN APPLICATION #396 SECTION 21** – Move to approve Sign Application #396 for Huron Sign Company / Shops at Waldenwoods / Farmer Jack per Board approval of the amendment to the agreement for Planned Development noted as First Amendment per item 1a . This approval is only for the lettering of the submitted design and does not include the Farmer Jack logo which is to be reviewed further by the full Planning Commission. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 4-0-3.

Move to place consideration of the Farmer Jack logo in Sign Application #396 on the April 25, 2002 meeting agenda. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 4-0-3.

11. DISCUSSION ON THE COMPREHENSIVE PLAN / MASTER PLAN-

Chairman Fountain reviewed the process for the upcoming visioning session. Mr. Nicholson will oversee the meeting.

12. CALL TO THE PUBLIC – James Germane requested consideration of the Commission of input for a packet requesting bids on Township wide Trash collection. Some of the issues to consider: Seasonal considerations, residential vs. commercial, recycling and yard waste.

Commissioner Petrucci arrived at 7:27 p.m.

13. COMMITTEE REPORTS – There was discussion of recreation facilities, HAYAA, shortage of playfields, greenways / parkways/ path ways. Land Use discussions included potential new school locations.

Commissioner M. Germane arrived at 8:00 p.m.

Transportation discussion included road paving requirements, road dollars and lack thereof coming back to the county/township.

Add the private road paving issue to the active issues list.

Multiple zip codes in Hartland are causing problems with perception as a community and also causing loss of dollars. Phone exchanges also cause problems.

Explore tax sharing and economic block grants.

Environmental concerns with watershed, sewer and water expansion and pollutants.

Topics for the Joint PC / Board Meeting May 2, 2002

GIS- Joe Moore

Sidewalks

Road Improvements / M59

Walkable Community

Enforcement – Blight, nuisance, noise

Signs – enforcement and review

Cell Tower – Mr. Nicholson developing new standards

Lighting. – Dark Skies

Commissioner M. Germane would like to see the visioning materials prior to the meetings.

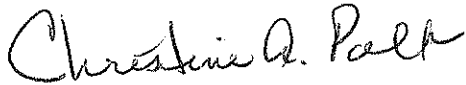
Petrucci – The Planning Commission does lengthy in depth reviews before making recommendations to the Board and the Board makes quick, less informed judgments counter to the recommendations of the PC. It appears they do not trust the work of the Planning Commission.

Move to adjourn. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

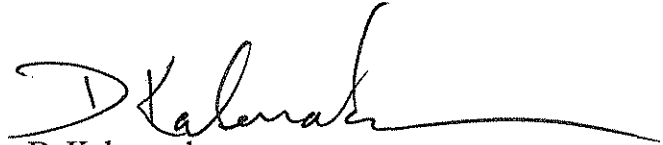
The meeting was adjourned at 9:10 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Regular Meeting - April 25, 2002 – 7:30 p.m.

Special Joint Meeting Planning Commission / Township Board May 2, 2002 – 7:30 p.m.

Regular Meeting – May 9, 2002 – 7:30 p.m.

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

PLANNING COMMISSION ACTIVE ISSUES LIST

1. 5/3/01 Sidewalk Liability - 7/19/01 - Final draft in progress. Combine with #8 Construction Specifications. Stand alone ordinance going to the Board.
2. 5/3/01 Ordinance 28 (Blight) Review - 7/19/01 Final draft in progress. Combine with #9 Anti noise.
3. 5/3/01 Open Space / Lot Size / Sewer Density
4. 7/12/01 Review size allowed for wall signs based on linear feet
7-19-01 Add to next work session.
9/23/01 Further review of signs - sizes and percentage of wall coverage.
12/06/01 Review reader board signs
5. 5/8/01 Signs - Zoning and Redevelopment
6/7/01 Should this be instituted or deleted?
7/19/01 Discuss at next joint meeting with Board.
6. 6/28/01 Presentation of lighting ordinance
7. 8/23/01 Review the timeline and requirements for completion of sign reviews.
8. 1-10-02 Discuss public hearings for developments on public land. Consider ordinance amendment.
9. 2-21-02 Review "Transient Business" - operating on private property without Township review and approval.
10. 3-14-02 Review and revise subdivision regulations.
11. 4-18-02 Review paving requirements for private roads per number of dwellings on road.

Revised 4/19/02