

HARTLAND TOWNSHIP SPECIAL PLANNING COMMISSION MEETING
TOWNSHIP HALL
FEBRUARY 21, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF FEBRUARY 21, 2002 AGENDA
5. APPROVAL OF FEBRUARY 14, 2002 SPECIAL 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 FEBRUARY 28, 2002
NEXT REGULAR MEETING MARCH 14, 2002

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain at 7:34 p.m.

2. **PLEDGE OF ALLEGIANCE**

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

4. **APPROVAL OF FEBRUARY 21, 2002 AGENDA** – Move to approve the February 21, 2002 agenda. Motion M. Germane. Second Petrucci.

There was a question as to whether the Special Planning District discussion was to be on the agenda. It is due at the meeting February 28, 2002. Two members of the group are not in attendance at the meeting tonight.

Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF FEBRUARY 14, 2002 SPECIAL PLANNING COMMISSION MINUTES** – Motion to table the February 14 minutes. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

6. **CALL TO THE PUBLIC** – Deputy ZA Lutz informed the Commission that Mr. Nader was requesting a reduction of his performance guarantee since a good portion of the work had been done. This will be handled by the Board.

Mr. Nader will also be required to follow his approved site plan and plant the 4 pines and 4 spruces noted. If changes are requested by the applicant, he must follow the application procedure to get the change reviewed.

Delphine Banks has submitted a Metes and Bounds application. The Planning Commission has received it for review. It will be on the next agenda.

Place the Special Planning District on the February 28 agenda.

7. **DISCUSSION ON THE COMPREHENSIVE PLAN / MASTER PLAN** – Mr. Nicholson expressed concern that progress on the review is going slowly. It is eating up the time contracted with McKenna.

Land Use in 1994 was compared with 2001. There has been a substantial drop in agricultural land. There is currently a separate category for open space that was previously included in Agricultural Land.

The 2001 data is more accurate.

It was suggested to keep the numbers on the chart as whole numbers, not including decimals.

Also add a column to show \pm difference between the two dates.

Hartland had the highest number of building permits of surrounding areas. This creates a demand for services. Hartland uses County services to do building inspections and other requirements.

Decide the ideal target population in 10 years. This will give an estimate of infrastructure needed to serve that population. This could include police, fire, libraries, jobs and other support services. The mix of residential, commercial, industrial will have a direct impact on millage

amounts. Township must decide if they want to emphasize residential which means more taxes or bring in some light industrial and industrial to relieve the tax burden.

Mr. Callan would like to see emphasis on high tech. It was discussed that high tech goes where the infrastructure is such as sewer, water, fiber optics and other improvements.

Tax revenues, school enrollment and household size were discussed. This will help develop issues for the visioning sessions.

“Affordable” high density housing in volume will draw on the community resources because they take more in services that they provide in revenues.

Commissioners were advised to begin to assemble a list of those they wish to invite to the visioning sessions.

Move to schedule a work session on March 7, 2002 for task force committee meetings at 6 p.m.
Motion Germane. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

9. COMMITTEE REPORTS

Fountain – The Planning Commission budget draft has been distributed for review.

M. Germane – Add Special Planning District mission statement discussion to February 28, 2002 agenda.

Petrucci – PC should work on handling “transient business” sales that pop up with no approvals. (Add to active issues list).

Phillips – The general fund page showing road funding has been distributed for review.

M. Germane – The signs are still up at the former Bucky’s Plaza. It has been sold.

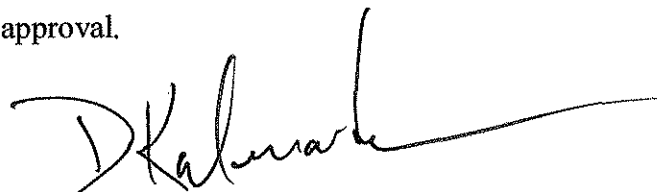
The meeting was adjourned at 9:50 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Regular Meeting – February 28, 2002

Next Special Meeting – March 7, 2002

First Regular Meeting in March – March 14, 2002

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.

Revised 2/21/02