

SPECIAL MEETING FOR HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
JANUARY 17, 2002  
7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF JANUARY 17, 2002 SPECIAL MEETING AGENDA
3. APPROVAL OF JANUARY 10, 2002 SPECIAL MEETING MINUTES
4. CALL TO PUBLIC      PLEASE APPROACH FRONT CENTER MICROPHONE

**OLD AND NEW BUSINESS**

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

NEXT REGULAR MEETING JANUARY 24, 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

James S. Germane  
Treasurer

Vicinia J. Phillips  
Trustee

Donald A. Hill  
Trustee

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

**THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS  
SCHEDULED TWO (2) SPECIAL MEETINGS TO DISCUSS: THE  
MASTER PLAN / COMPREHENSIVE PLAN**

**THURSDAY, JANUARY 17, 2002**  
**AND**  
**THURSDAY, FEBRUARY 21, 2002**  
**AT 7:30 PM**

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

**Denise Lutz  
Township Zoning Assistant**

**1. ROLL CALL** – The meeting was called to order by Chairman Fountain at 7:40 p.m. Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Colaianne and Commissioner Petrucci. Absent: Commissioner Phillips and Commissioner M. Germane. Also present: David Nicholson and Amy Neary of McKenna Associates and Deputy Zoning Administrator Lutz.

**2. APPROVAL OF JANUARY 17, 2002 SPECIAL MEETING AGENDA** –Add as item #4a. Set Public Hearing date for Beauchamps.

Move to approve the Special Meeting Agenda for January 17, 2002 as amended. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

**3. APPROVAL OF JANUARY 10, 2002 SPECIAL MEETING MINUTES** – Move to approve the January 10, 2002 Special Meeting Minutes as presented. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

**4a. SET PUBLIC HEARING FOR BEAUCHAMPS** – Move to set a public hearing for J. Beauchamps on January 14, 2002. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

#### **OLD AND NEW BUSINESS**

**5. DISCUSSION ON THE COMPREHENSIVE / MASTER PLAN-** The revised Opportunities and Constraints map was distributed for review. This is meant as an analysis of information, not just a catalog. There will not be a soils limitations map.

The purpose of the group discussions are to formulate topics for the visioning workshops. Commissioner Kalenauskas, Commissioner Colaianne and Mr. Nicholson broke into a smaller group to discuss their topic of Land Use and Density.

Chairman Fountain, Commissioner Douglass and Chairman Fountain remained to discuss transportation and pedestrian access. Chairman Fountain summarized the activities of the Road Committee. Their recommendations included: chloriding of all gravel roads in the Township, paved aprons at Fenton and Clyde and Fenton and Dunham, use limestone instead of gravel and the limestone trial on Clark Road. There were matching dollars with the County. The paving of Bergin is again under discussion. The paving of Hacker was recommended but abandoned.

Paving should be done to benefit the residents, not those traversing the Township.

The Township must plan where the density will be and create the infrastructure to support it. Paving brings development. Water and sewer brings residential development.

More north – south routes would take some the pressure off the M59 / US23 interchange. There is a very limited number of east – west crossing points over US 23. This tends to funnel traffic through the M59 – US23 interchange.

An update on the status of the trail system / greenway area from the Parks and Recreation Committee would be helpful.

It is difficult to connect the east and west areas of the Township by sidewalks or trails because of the need to cross US23.

At 9:00 p.m. the two groups rejoined for discussion.

Topics for discussion at the Joint Meeting of the Township Board and the Planning Commission on February 7, 2002:

Historic District

Open Space Development – lot size for installation of septic field.

Master Plan / Comprehensive Plan

New Cluster and Open Space regulations from State

Sidewalk Liability

Walkable Communities

Blight Ordinance

Sign Ordinance Revisions

PC Budget

Discuss public hearings for development on public property

Review of cell tower ordinance

Township involvement in driveway maintenance agreements

Mr. Nicholson requested feedback on the maps and information that have been distributed. They are seeking comments and corrections from the Township. They are also seeking tentative dates for the visioning sessions.

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

**7. COMMITTEE REPORTS** –

It was noted that the website for Hartland Township is in dire need of attention.

**8. ADJOURNMENT** - The meeting was adjourned at 9:56 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 – January 24, 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.

Revised 1/8/02