

SPECIAL MEETING FOR HARTLAND TOWNSHIP PLANNING COMMISSION

TOWNSHIP HALL
JANUARY 10, 2002
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF JANUARY 10, 2002 SPECIAL MEETING AGENDA
3. APPROVAL OF DECEMBER 20, 2001 MINUTES
4. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

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

1. ROLL CALL – The meeting was called to order by Chairman Fountain at 7:30 p.m. Members present; Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Phillips, Commissioner Petrucci, Commissioner Colaianne and Commissioner M. Germane. Also present: David Nicholson and Amy Neary of McKenna Associates and Deputy ZA Lutz.

2. APPROVAL OF JANUARY 10, 2002 SPECIAL MEETING AGENDA – Move to approve the agenda of January 10, 2002 as presented. Motion Petrucci. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

3. APPROVAL OF DECEMBER 20, 2001 MINUTES – Move to approve the December 20, 2001 Planning Commission minutes as presented. Motion M. Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

Check that all the minutes to date have been approved.

4. CALL TO THE PUBLIC – *Robert Bulloch* of Dunham Road – What is the procedure for his application for a game preserve? Mr. Nicholson suggested he do a simple sketch of his proposal including the amount of land involved, possible parking areas, buildings, etc. A sketch, not necessarily a site plan.

OLD AND NEW BUSINESS

5. DISCUSSION ON THE COMPREHENSIVE PLAN/ MASTER PLAN

a. NOSAN / HOROWITZ DEVELOPMENT PLAN – Need to maintain focus on comprehensive plan development and not be distracted by lengthy consideration of this concept. Deputy ZA Lutz will handle inquiries from Nosan / Horowitz.

b. HISTORICAL CONTEXT – Incorporate Hartland map from the 1880's. Mr. Bulloch has a plat book from 1875 that the Township might review.

c. POPULATION ANALYSIS – Projections should be done cautiously. Rebuilding can follow build out in established communities. Population creates the need for services. Overplanning can also be an issue.

The Planning Commission should review and offer input on the historical and population information presented.

d. OPPORTUNITIES AND RESTRAINTS MAP – Mr. Nicholson reviewed map and requested input from the Commissioners. Golf courses are a semi-permanent feature. The southwest area of M59 and Old 23 to Bergin Road is becoming an area of many homes. The Commission requested that M59, US 23 and Old 23 be marked to make them more visible on the map.

M59 and US 23 are impediments to the circulation of non-motorized transportation in the community.

Anything over 12% is noted on the map as a steep slope.

Show the following on the map: Lakes, Farms School, Round School, Township land (Boyes Property) and Spicer Orchards.

For woodlands and forest preservation – mapping, preserving and maintaining are necessary. A tree ordinance can also be used.

Relocate the label for the gas sweetening plant on the map.

On the existing land use draft map – PC should review and submit any changes and comments.

Commissioner Colaianne wished to know the value of the commercial in the Township as well as the ratio of commercial to residential.

At the next meeting the Commission will continue with maps and meet in breakout groups.

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

COMMITTEE REPORTS

Douglass – Has RE (Rural Estate) zoning been approved? Yes.
On Active Issues list – delete #7

Phillips – Commissioner Kalenauskas is approved to go to the January ZBA meeting.
Move to reappoint Dave Kalenauskas to the Zoning Board of Appeals. Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

The Board wished the Planning Commission to consider maintenance agreements on driveways. The Township could decide to present a model agreement and let the applicant pursue it.

What day would the Commission like to meet with the Board for a joint meeting? February 7, 2002 at 7:30 p.m.

Move to cancel the January 31, 2002 work session and reschedule the work session meeting for February 21, 2002 at 7:30 p.m.. Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

Move to set a joint meeting with the Township Board for February 7, 2002 pending agreement from the Board on this date.. Motion M. Germane. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

Bring discussion topics for the joint meeting to the next PC meeting.

Mr. Nicholson stated that the new Zoning maps have been printed and will be delivered.

Chairman Fountain would like to see the Zoning Ordinance amended to have a public hearing on placing cell towers and other structures on public land. Commissioner Colaianne suggested license agreements instead of leases for the cell towers.

There was a consensus of the Commissioners to have a public hearing on the proposed Nextel site at Weingartner Field.

Move to set a public hearing for Nextel Site Plan Application #324. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

Add to active issues list – public hearings on developments on public lands.

Commission was made aware of Barbara Krueger's discussion of a historic district, grant money and other issues.

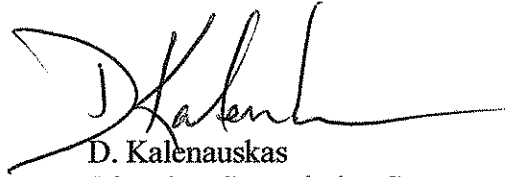
The meeting was adjourned at 10:00 p.m.

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