

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
MAY 17, 2001 AT 7:30 PM

WORK SESSION

AGENDA

1. ROLL CALL
2. APPROVAL OF MAY 17, 2001 AGENDA
3. APPROVAL OF MAY 10, 2001 MINUTES
4. CALL TO PUBLIC
5. FINALIZE CHECK LIST
6. DISCUSSION ON ANTI-BLIGHT ORDINANCE
7. CALL TO PUBLIC
8. COMMITTEE REPORTS
9. ADJOURNMENT

NEXT MEETING MAY 24, 2001

HARTLAND TOWNSHIP

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Hartland, MI 48353

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Gregory T. Bogdanski
Supervisor

Douglas Kuhn
Trustee

Ann Ulrich
Clerk

Donald Wyland
Trustee

Vicinia J. Phillips
Trustee

Katherine J. Moravec
Treasurer

Donald A. Hill
Trustee

**ATTENTION
HARTLAND TOWNSHIP RESIDENTS**

**THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS
SCHEDULED MEETINGS FOR THE FOLLOWING DATES:**

THURSDAY MAY 17, 2001 AT 7:30 PM

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

THURSDAY MAY 3, 2001 AT 7:30 PM

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

**DENNIS CHRISTENSEN
TOWNSHIP ZONING ADMINISTRATION**

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
MAY 17, 2001 - TOWNSHIP HALL - 7:30 P.M.

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 and Commissioner M. Germane. Commissioner Petrucci arrived at 7:48 p.m. Absent: Commissioner Justin. Also present: David Nicholson of McKenna Associates and ZA Christensen.

2. **APPROVAL OF MAY 17, 2001 AGENDA** - Add as item #6a Architectural Standards Final Approval.

Move to approve the May 17, 2001 work session agenda as amended. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

3. **APPROVAL OF MAY 10, 2001 MINUTES** - Pg. 3 item #10 change "creativity is" to "creativity in".

Move to approve the May 10, 2001 Planning Commission minutes as corrected. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 5-0-2.

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

5. **FINALIZE CHECKLISTS**

METES AND BOUNDS

In Ordinance Section 31 page 3 item K. test borings are required. If they are not submitted with the metes and bounds the approval is only per the State Land Division Act which does not require them.

Commissioner M. Germane left at 7:48 p.m.

Move to approve the check list for metes and bounds applications dated April 18, 2001. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 5-0-2.

Motion amended to have the check list requirements for the applicant to be separated from the check list requirements for the office staff. Amendment moved by Petrucci. Second Kalenauskas. Voice Vote. Amendment Carried. 6-0-1.

Commissioner Phillips - Kevin Fern of Tetra Tech MPS suggested requiring dedicated water and sewer easements on future site plans. Mr. Nicholson suggested placing this requirement in the Ordinance.

Commissioner M. Germane returned at 8:05 p.m.

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SITE PLAN

This is intended for use by the office staff not the applicant. The Zoning Administrator uses an existing check list to guide the applicant.

Move to approve the Site Plan Check List dated April 18, 2001 as presented. Motion Phillips. Second M. Germane. Voice Vote. Motion Carried. 6-0-1.

SPECIAL USE

In item #4 place a comma after "required". Delete the #8 bullet item "Public.....".

Move to approve the Special Use Check List dated May 17, 2001. Motion Kalenaskas. Second M. Germane. Voice Vote. Motion Carried. 6-0-1.

REZONING

Write out "Planned Development".

Check spelling of "motorized".

Chairman Fountain suggested making the deadline for having materials submitted as 3 p.m. Wednesday of the week prior to the meeting in order to be on the agenda.

Delete the second to the last bullet box.

Move to approve the check list for Rezoning Application Check List dated May 17, 2001. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

Remove Checklist from Active Issues List.

6. DISCUSSION ON ANTI-BLIGHT ORDINANCE - Mr. Nicholson reviewed his discussions with the Township Attorney who is not in favor of a free standing ordinance. Several options are:

1. Decriminalize portions of the ordinance in order to avoid going to circuit court. This will allow a designated official to do citations.
2. The existing police power anti-blight / nuisance Ordinance adopted in 1984 was reviewed and found lacking in many areas. It can be revised and updated.
3. Leave the current Zoning Ordinance as it is but make changes, clarify language where needed and tighten some regulations.
4. Make language clearer such as "approved gravel surface" and the difference between motorized transportation vehicles and recreational vehicles. Expand definitions.

Other items that should be addressed: numbers of vehicles, police power or not and how many warnings before action is taken.

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Mr. Nicholson will get model ordinances from Michigan Townships Association for the Commission to review.

The Commission may want to reserve time at the end of the regular meeting agenda to discuss these items.

6a. ARCHITECTURAL STANDARDS - Mr. Nicholson reviewed the last set of changes incorporated into the section. There was discussion of including a performance bond to insure later phases of the project conform to the Ordinance requirements. A time limit should also be included.

Add "light emitting diodes" to the schedule with zeros.

7. CALL TO THE PUBLIC - Due to the quantity of metes and bounds coming in, the Zoning Administrator needs Commission members to sign up for on site reviews.

8. COMMITTEE REPORTS -

M. Germane - Please distribute the minutes as early as possible to allow time to review.

The perc tests on the far west side of the Scheller split appear to be close to the adjacent parcel wells.

Phillips - The ZA could use an eraser board to track distribution of information to the PC and the Board.

Douglass - The Planning Commission Active Issues List could be posted in the Zoning Administrator's office.

Kalenauskas - This is the last scheduled work session.

McKenna is formulating a complete proposal for a training seminar.

M. Germane - Sidewalks have to be pursued and a decision made to require or not. Commissioner Germane attended a seminar where another Township presented their experiences with masterplan revisions.

Mr. Nicholson is a certified Michigan Society of Planners educator.

Commissioner Petrucci felt that Mr. Nicholson was very qualified to run the seminar for the Township. M. Germane agreed that it possibly wasn't ethical to bring in a competing planner.

Move to set a work session for June 7, 2001 at 7:30 p.m. Motion M. Germane. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

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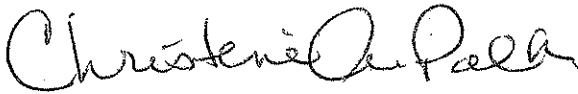
Chairman Fountain will contact the Township Attorney concerning sidewalk liability.

Commissioner Douglass would like to see specs for an 8 ft. asphalt bike path.

The meeting was adjourned at 10:05 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Meeting May 24, 2001

PLANNING COMMISSION ACTIVE ISSUES LIST

1. 5/3/01 Sidewalk Liability - Contact Township Attorney.
2. 5/3/01 Ordinance 28 (Blight) Review - Attorney and Planning Consultant
3. 5/3/01 Open Space / Lot Size / Sewer Density
4. 5/3/01 Master Plan Seminar - Clerk Find Organization/ PC Set Date
5. 5/3/01 Open Pit at MSI - Public Safety
6. 5/3/01 Deputy Zoning Administrator - Help with Ordinance Enforcement
7. 5/8/01 Signs - Zoning and Redevelopment

Check lists were finalized at the May 17, 2001 work session and are no longer an active issue.