

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
APRIL 5, 2001 AT 7:30 PM

WORK SESSION

AGENDA

1. ROLL CALL
2. APPROVAL OF APRIL 5, 2001 AGENDA
3. APPROVAL OF MARCH 29, 2001 MINUTES
4. CALL TO PUBLIC
5. DISCUSSION ON ARCHITECTURAL MATERIALS
6. DISCUSSION ON CHECK LIST
7. DISCUSSION ON MASTER PLAN
8. CALL TO PUBLIC
9. COMMITTEE REPORTS
10. ADJOURNMENT

NEXT MEETING APRIL 12, 2001

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
APRIL 5, 2001 - TOWNSHIP HALL - 7:30 P.M.

1. ROLL CALL - The meeting was called to order by Chairman Fountain at 7:34 p.m. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Justin and Commissioner Phillips. Commissioner Germane arrived at 7:38 p.m. Absent: Commissioner Douglass. Also present: ZA Christensen, Scott Lee and Amy Neary of McKenna Associates.

2. APPROVAL OF APRIL 5, 2001 AGENDA - Move to approve the April 5, 2001 Planning Commission work session agenda as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF MARCH 30, 2001 MINUTES - On pg. 2 change "Scoot" to "Scott". Move to approve the March 30, 2001 Planning Commission minutes as amended. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

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

5. DISCUSSION ON ARCHITECTURAL MATERIALS - Scott Lee of McKenna Associates has a Masters Degree in Urban Design. Using slides and commentary, he reviewed various materials.

Brick - durable, historic.

There are many things that can be regulated but great design is not one of them.

Other materials covered were standing seam metal, precast aggregate, split face block, scored block, drivit and others.

He recommended a higher percentage for glass, possibly 50 %.

The Commission might want to allow vinyl awnings as well as canvas.

T-111 is a poor quality material and should be considered for banishment from the approved materials list.

Encourage buildings of character, a bit out of the ordinary.

Decorative concrete masonry unit - fluted, striated, scored - 25% in group one.

No smooth face block.

Precast exposed aggregate - reduce group 3 to 25%.

Change Group One to "located within the ME, CA,SR,RR,MDR or HDR District; or parcel fronts on US23, Old US23 or M59 or is adjacent to residential district except those buildings located within Use Group 4."

Place footnote D beside the heading for glass block.

Glass Block - 25% in Group One.

Vinyl siding should be 4 inch. Delete aluminum siding. Add vinyl to category "wood, siding,.....batten siding."

Flat metal panels can be used for fascia trim (see footnote I).

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Don't define kinds of glass separately - just make it 50% glass. Remove footnote D.
Spandrel glass is not transparent. Can't see through it either way.
Delete definition of vision and display glass.
Canvas awnings only over windows and doors.
Include T-111 with 0's in each use group.
Ms. Neary reviewed the changes made to the draft based on the last meeting.
Inoperable door definition change "to" to "and".
Pg. 7 second item change "2 shades" to "4 shades".
There must be a discussion of fees with the Board.
Checklists were distributed for review.

Move to table discussion of Master Plan to next work session. Motion Germane.
Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

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

9. COMMITTEE REPORTS

Move to approve the March 22, 2001 minutes as presented. Motion Kalenauskas.
Second Germane. Voice Vote. Motion Carried. 6-0-1.

Mr. Justin will not be at the April 12, 2001 meeting. If Mr. Preiss and Mr. Perry want a vote from a full Commission, it should be moved to another date.

The meeting was adjourned at 10:40 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 - April 12, 2001