

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
MARCH 01, 2001 AT 7:30 PM

WORK SESSION

**AGENDA**

1. ROLL CALL
2. APPROVAL OF MARCH 01, 2001 AGENDA
3. APPROVAL OF FEBRUARY 22, 2001 MINUTES
4. CALL TO THE PUBLIC
5. ARCHITECTURAL STANDARDS
6. CALL TO THE PUBLIC
7. COMMITTEE REPORTS
8. ADJOURNMENT

**NEXT MEETING MARCH 08, 2001**

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION  
MARCH 1, 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 Petrucci, Commissioner Justin and Commissioner Phillips. Commissioner Germane arrived at 7:45 p.m. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

**2. APPROVAL OF MARCH 1, 2001 AGENDA** - Move to approve the March 1, 2001 Planning Commission Work Session agenda as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

**3. APPROVAL OF FEBRUARY 22, 2001 MINUTES** - Move to approve the February 22, 2001 Planning Commission minutes as presented. Motion Phillips. Second Justin. Voice Vote. Motion Carried. 6-0-1.

**4. CALL TO THE PUBLIC** - Mr. Kalenauskas would like the sign for the Methodist Church at Carlee June and Runyan Lake Road checked for brightness. It appears to be extremely bright. The use is in a residential zoning and throws a substantial light on the house next to it. ZA Christensen will have it checked.

**5. ARCHITECTURAL STANDARDS** - Mr. Nicholson passed around an example of the historic district standards developed for Oxford which are very well done. Ms. Neary reviewed the February 26, 2001 draft of architectural standards. In the definition of "operable doors" delete "from" and insert "between".

Sec. 15.05.E Character -To the third line add "similar" and change "of" to "to", it should read "shapes similar to existing".

Sec. 29.09 - The last sentence should read "The plan sheets" instead of "The final plan".

Sec. 33.02.D.2 - Add "sheets" after "plan" to read "All site plan sheets shall...".

Sec 33.03.E - Delete "may" and insert "shall" in the last sentence. Also change "may" for "shall" in the last sentence on materials review.

Change "C" to "15" Change "D" to "16" Change "L" to "17".

Sec. 33.02.F - Delete one period at the end of the first sentence.

Sec. 33.02.F.24 - Add to the end of the sentence "and applicable sign permit application".

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Mr. Nicholson will develop draft wording of major/minor color change standards.

Page 8 - Change item "M" Additions to item "F" Additions.

Item G Architectural Review Committee - The last sentences should read "The Architectural Review Committee shall be comprised of 3 members of the Planning Commission. Any other design professional consultant, as determined necessary by the Township, may provide recommendations to the Architectural Review Committee."

Item H Review - Delete "enforce" and insert "require".

Duplicate the wording from previous item G in place of "with the assistance of the Architectural Review Committee".

It was suggested that several copies of the current Ordinance be available at the Library.

The Use Group map should be in the section with the group definitions and table.

Page 10 item N - The last sentence should read, "Planned developments.....established for the Use Group as assigned by the Township at the time of planned development preliminary approval". The word "underlying" has also been deleted.

Page 11 - Facade Materials Schedule

Glazed Brick --Group 2 - 25%    Group 3 - 25%    Attach footnote A to "Glazed Brick" to cover all groups.

Limestone -- Group 1 - 50%

Standing Seam Metal -- Group 2 - 25%    Group 3 - 50%    Group 4 - 0%

Spandrel Glass -- Group 1 - 25%    Group 2 - 25%    Group 3 - 25%    Group 4 - 0%

Glass Block -- Group 3 - 25%

Display Glass -- Group 4 - 25%

Wood, siding, painted, tongue and groove and batten siding -- Group 1 - 10%

Under Asphalt Shingles add "or other similar roofing material".

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Check on fiber optic materials.

Move to set a Public Hearing on April 12, 2001 for Architectural Standards. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

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

**7. COMMITTEE REPORTS**

*Fountain* - The Hartland Estates West rezoning was approved by the County.

A memo from Clerk Ulrich suggested review and revisions of the blight sections of the Ordinance by the Planning Commission. Place this on the next work session agenda. Also on upcoming agendas include sign ordinance, capital improvement plan, budget and the checklist.

Mr. Nicholson suggested readopting the Zoning Ordinance and Map as one unit.

*Phillips* - Several informal meetings have been held. Applicants include Livingston Concrete, TCF Bank, CVS, Hartland Schools and a day care. The Planning Commission is bound to make decisions by the Ordinance and not public pressure or politics.

*Petrucci* - The water tower will have great benefit for the whole Township and should be viewed with that consideration.

*Fountain* - Many decisions had been made before the Planning Commission ever saw the plans.

*Kalenauskas* - The Planning Commission represents the entire Township and should make decisions according to what is best for the Township as a whole.

The meeting was adjourned at 11:05 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Next Regular Meeting - March 8, 2001.