

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
FEBRUARY 15, 2001 AT 7:30 PM

WORK SESSION

AGENDA

1. ROLL CALL
2. APPROVAL OF FEBRUARY 15, 2001 AGENDA
3. APPROVAL OF FEBRUARY 8, 2001 MINUTES
4. CALL TO THE PUBLIC
5. ARCHITECTURAL STANDARDS
6. CALL TO THE PUBLIC
7. COMMITTEE REPORTS
8. ADJOURNMENT

NEXT MEETING FEBRUARY 22, 2001

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**ATTENTION
HARTLAND TOWNSHIP RESIDENTS**

**THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS
CHANGED THEIR REGULAR SCHEDULED MEETING FROM
7:30 PM TO 6:30 PM ON FEBRUARY 22, 2001.**

**DENNIS CHRISTENSEN
TOWNSHIP ZONING ADMINISTRATION**

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
FEBRUARY 15, 2001 - TOWNSHIP HALL - 7:40 P.M.

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 Justin, Commissioner Phillips, Commissioner Petrucci and Commissioner Germane. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

2. APPROVAL OF FEBRUARY 15, 2001 AGENDA - Move to approve the February 15, 2001 Planning Commission agenda as presented. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

3. APPROVAL OF FEBRUARY 8, 2001 MINUTES - Pg. 2 item #7 line 10 change "not to" to "to not". Pg. 3 Change "Gary Sagan" to "Gary Seghi". Pg. 4 change "Carley" to "Carlee".

Motion to approve the February 8, 2001 Planning Commission minutes as amended. Motion Kalenauskas, Second Germane. Voice Vote. Motion Carried. 7-0-0.

4. CALL TO THE PUBLIC - Dale Brewer, representing Mr. Oldford and Mr. Howell, was present to inform the Commission that his clients opposed any changes in the zoning map due to error or any other reason. Any attempt to alter the STR zoning of the proposed Parshallville Pond area would be viewed as a delaying tactic. The current maps were certified by the Clerk to be correct and approved by the Township Board. Errors should not be corrected that might harm the developers.

5. ARCHITECTURAL STANDARDS - Mr. Nicholson distributed a new memo of proposed standards.

Pg. 10 - Discussion of the 4 proposed use groups.

In line 3, delete "the" and change "and" to "or".

If there is a historic district is developed, there would be a separate ordinance to regulate it. There would have to be co-ordination between the historic ordinance and the zoning ordinance.

There should be clarification of the STR district.

Mr. Nicholson will rewrite the wording of the four groups per the discussion.

There was a review of the table of facade materials.

The footnotes on pg. 12 should be lettered instead of numbered.

Add the minimum figure for brick under the maximum shown in the table.

Make ceramic tile a separate category with 10 % maximum for all groups.

Pg. 8 - Change item "M" to "F" on Additions.

Work on modifying the exterior metal and glass percentages.

Mr. Nicholson will work on samples and pictures of the materials referenced in the schedule of facade materials. He will also produce a map overlay to check the results

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of a 500, 750 and 1000 ft distances.

Mr. Germane would like to see more allowable use of vinyl siding.

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

7. COMMITTEE REPORTS -

Phillips - Is there such a thing as a barn preservation ordinance? Maybe not an ordinance but there are historic district ordinances that allow satellite districts with historic structures to be protected.

There should be more discussion of a sign ordinance at future meetings.

Fountain - The meeting with the schools was productive. There are still issues needing resolution. There may be a request for the MDEQ to have a public hearing.

Place schools on the next agenda.

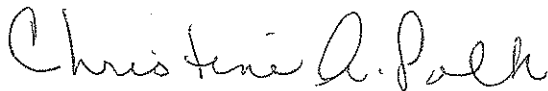
Chairman Fountain will not be present at the next meeting on February 22, 2001.

There was a consensus to begin the February 22, 2001 meeting at 6:30 p.m.

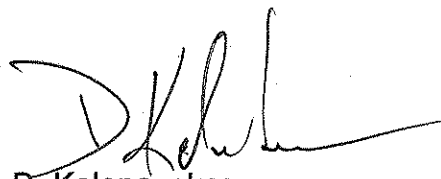
The meeting was adjourned at 10:38 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next meeting - February 22, 2001.