

**HARTLAND TOWNSHIP SPECIAL JOINT MEETING
OF
HARTLAND TOWNSHIP BOARD AND PLANNING COMMISSION MEMBERS
TOWNSHIP HALL
JANUARY 13, 2001
8:00 AM**

AGENDA

CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF JANUARY 13, 2001 AGENDA

CALL TO PUBLIC

1. DISCUSSION OF PERFORMANCE BONDS
2. TOWNSHIP BOARD MEETING DATE CHANGES DUE TO ELECTIONS
3. DISCUSSION OF MISCELLANEOUS SEWER ISSUES
4. DISCUSSION OF VARIOUS TOWNSHIP ISSUES

LEGAL CORRESPONDENCE

CALL TO PUBLIC

ADMINISTRATIVE REPORTS	SUPERVISOR	CLERK
	TREASURER	TRUSTEES

ADJOURN

NEXT REGULAR MEETING FEBRUARY 6, 2001

**Minutes of the Hartland Township Board
Joint meeting with Planning Commission
January, 13, 2001-8:00a.m.
Hartland Township Hall**

1. Call to Order

Supervisor Greg Bogdanski called the joint meeting of the Hartland Township Board and the Planning Commission to order at 8:15 a.m.

Board members present:

D.Kuhn, D. Kalenauskas, G. Bogdanski, M. Germane, D. Hill, J. Petrucci, D. Wyland, B. Douglass, B. Fountain, V. Phillips, A. Ulrich.

K. Morevec arrived late due to getting coffee.

2. Approval of the January 13, 2001 Agenda

Action: It was moved by D. Hill and supported by M. Germane to approve the agenda for the January 13th meeting with the addition of item #5 Beier Howlett memo and item #6 Phone for TV studio as well as to move item #4 to position #1.

Vote 11-0-0 **Motion carried.**

3. Call to the Public

There was no response.

4. Discussion of Various Township Issues

Item #1

Mr. Fountain passed out the November 30, 2000 memo. He reviewed the concerns of the Planning Commission as it relates to their role and asked for direction from the board.

Mr. Wyland mentioned that he would like more detail on Planning Commission issues or concerns to be detailed and verbalized during the Township Board meetings. Mr. Douglass agreed that information is not getting to the board with sufficient detail and clarification. Mr. Kuhn suggested the use of a checklist that applicants would complete prior to being placed on the meeting agenda. Mr. Bogdanski suggested that a committee be formed with 3 Planning Commission members, Dennis to come up with a process and check list for scheduling applicants on agendas, Greg will assist.

Adjourn to take a break and get some coffee.

Reconvene the joint meeting at 9:05 am.

Mr. Bogdanski reviewed information about a new bill. This bill will cover approval of the Master Plan by the Township Board and development of a Capital Improvement Plan (CIP). Once this bill passes, if Townships do not have a CIP in place, they will lose priority in funding areas like Parks & Rec., Roads, & Sewers.

Item #2

Mr. Germane suggested that we discuss Architectural Standards. Mr. Fountain and the Planning Commission will formulate an Architectural Standards plan and present it to the Board during the next joint meeting in April 2001.

Mr. Wyland suggested a joint meeting once every 3 months, have benchmarks and timelines to accomplish the plan.

Historic Districts- Township Board will deal with this issue.

Item #3

Transitional Zoning discussion about improving incentives for clustering, determining the number of people the Township can support for build out, determine what is Transitional. Mr. Germane suggested that we ask McKenna to give clarification of Transitional Zoning for Hartland. Density Bonus discussion regarding the 15% in the Ordinance. It was suggested that we ask McKenna how we can determine density and use overlay. Definitions should be changed in Master Plan to consider mixed use.

Item #4

Parks & Recreation master plan needs to be determined by Planning Commission and submitted to the Board with financial information. P.C. should determine their wish list, then Board will develop the budget to accomplish the plan...or not. This is really a work in progress.

Item #5

Street Lighting discussion resulted in a general feeling was that it was important to keep the rural atmosphere in the Township. However, safety issues dictate that street lights be used at the entry way to subdivisions.

Item #6

Master Plan Timeline: Planning Commission needs to figure out what they want.

Item #7

Industrial Park: Mr. Germane suggested that maybe the Township should buy the land near Clyde and develop as we want. It was suggested that the PC should work with current landowners to develop this project within Township guidelines.

Item #8

Road Committee has not met in a year. Important for Road Committee to do some visioning. Road Committee should meet and report to Planning Commission(P.C.), then P.C. should report and present priority list to the Board.

Item #9

Ordinance issues are on going as ordinance updates.

Item #10

Sidewalks should be common sense and a function of density as to where they are needed. Need to look into a sidewalk ordinance and have Paul Decocq draft it. If Board desires a walkable community we can look into T-21 money for funding.

Miscellaneous Discussion:

Cell tower requests continue to come to P.C. for approval. If the request is denied, list all reasons.

Mr. Wyland wants the Township to look into Industrial developments that can bring money into the tax base, rather than more residential, which places stress on the schools.

Mr. Petrucci mentions that Schools and Township must work together to provide a tax base, so that we can provide service to the community.

Mr. Bogdanski will get everyone a copy of the proposed bill he mentioned earlier.

Mr. Fountain asked Ann Ulrich, Clerk to post a work session meeting for the Planning Commission for Thursday, January 18, 2001.

Planning Commission Meeting was closed at 11:54 a.m.

5. Discussion of Performance Bonds

It was decided to table Item # 1, until the January 23, 2001 regular Board meeting.

6. Township Board Meeting Date Change due to Election

Action: It was moved by V. Phillips and supported by D. Kuhn
to change the regular board meeting from March 20, 2001 to Wed., March 21,
2001, due to the election.
Vote 7-0-0 **Motion carried.**

7. Discussion of Sewer Issues

Action: It was moved by D. Wyland and supported by D. Hill
to provide funds to purchase a sodium test kit for \$450, as requested by Earth
Tech.
Vote 7-0-0 **Motion carried.**

Action: It was moved by K. Morevec and supported by D. Kuhn
to purchase a peristaltic pump at a cost of \$298.60, as requested by Earth Tech.
Vote 7-0-0 **Motion carried.**

The Boyes property was discussed as to what we should do now that the Township owns it. Mr. Bogdanski will contact a realtor to see if it is rentable.

8. Purchase Telephone for TV Studio

Action: It was moved by D. Kuhn and supported by D. Hill
to purchase a Panasonic 900 MHz telephone for the TV studio for
a cost of \$52.88.
Vote 7-0-0 **Motion carried.**

9. Call to the Public

There was no response.

There was a discussion regarding the DEQ letter and fine. There were questions about who was responsible and if anyone could be held accountable. Mr. Bogdanski will check with our attorney.

Adjournment

The meeting was adjourned at 12:25 p.m.

Respectfully Submitted,

Ann Ulrich
Hartland Township Clerk

*Concept
Hartland
Huge
Secretary*