

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
NOVEMBER 30, 2000 AT 7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF NOVEMBER 30, 2000 AGENDA
3. APPROVAL OF NOVEMBER 09, 2000 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: THOMAS LANGLEY    **METES & BOUNDS APPLICATION # 598**    SECTION 01
6. APPLICANT: DAN CALLAN    **METES & BOUNDS APPLICATION # 599**    SECTION 22
7. APPLICANT: KEVIN CHRISTENSEN    **SITE PLAN APPLICATION # 301**    CONSTRUCT A  
RESIDENTIAL POND    SECTION 22
8. ARCHITECTURAL STANDARDS
9. CALL TO THE PUBLIC
10. COMMITTEE REPORTS
11. ADJOURNMENT

NEXT MEETING DECEMBER 14, 2000

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION  
NOVEMBER 30, 2000 - 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, Commissioner Petrucci, Commissioner Germane and Commissioner Justin. Also present: David Nicholson and Amy Neary of McKenna Associates and Deputy ZA Kevin Christensen.

Chairman Fountain welcomed new Commissioner Clark Justin.

**2. APPROVAL OF NOVEMBER 30, 2000 AGENDA** - Add as item #7a Letter from Chairman Fountain. Add as 3a Work Session minutes from November 16, 2000.

Motion to approve the November 30, 2000 Planning Commission agenda as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

**3. APPROVAL OF NOVEMBER 9, 2000 REGULAR MEETING MINUTES** - Motion to approve the November 9, 2000 Regular meeting minutes as presented. Motion Kalenauskas. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

**3a. APPROVAL OF NOVEMBER 16, 2000 WORK SESSION MINUTES** - Motion to approve the November 16, 2000 Planning Commission work session minutes as presented. Motion Germane. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

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

**5. APPLICANT: THOMAS LANGLEY METES AND BOUNDS APPLICATION #598 SECTION 01** - Dan Callan was present for this item. Request to split a 10 acre parcel into two five acre parcels. There is an established easement from Clyde Road over the front property, over the parcel in the application and on to the north.

Motion to recommend approval of Metes and Bounds Application #598 for Thomas Langley in Section 01 for purposes of the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Petrucci. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

**6. APPLICANT: DAN CALLAN METES AND BOUNDS APPLICATION #599 SECTION 22** - Mr. Perry and Mr. Callan were present. This application was approved in 1999 but the survey was not recorded within the time deadline. Two easements have been added to the drawing for the two existing, approved signs,  
Motion to recommend approval for Metes and Bounds Application #599 for Real Estate Brokers in Section 22 for purposes of the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion Phillips. Second Petrucci. Voice Vote.

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Motion Carried. 7-0-0.

**7. APPLICANT: KEVIN CHRISTENSEN SITE PLAN APPLICATION #301  
CONSTRUCT A RESIDENTIAL POND SECTION 22** - Kevin Christensen was present.

Motion to recommend approval of Site Plan Application #301 for Kevin Christensen to construct a residential pond as presented. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

**7a. LETTER FROM CHAIRMAN FOUNTAIN** - Mr. Fountain reviewed his letter of November 30, 2000 concerning the ZBA meeting.

Mr. Nicholson offered to distribute information on the duties and parameters of Planning Commission, ie. a job description.

Motion to include the November 30, 2000 letter from Bill Fountain with the topic of the current status of the Planning Commission duties and related work session topics for the future, in a request by the Planning Commission for the Township to Board consider a joint meeting to occur as soon as possible. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 7-0-0.

**8. ARCHITECTURAL STANDARDS** - These standards apply to site plan applications. A model Section 33.10 was presented by Mr. Nicholson and Ms. Neary for review by the Planning Commission.

In the first paragraph, delete "and " in the last sentence.

In "A. General" , delete the end of the last sentence "including silos ..... ." Refer to Section 33.02.

Page 6 - in item #4 - Major Change - Add "exterior" before "building materials and colors".

Page 7 - C. The standard in State regulations for hiding rooftop mechanical units is for them to be hidden at a viewpoint 300 feet from the property boundary.

Non-conforming signs must be dealt with by developing a provision to have them replaced within a certain time frame.

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

**10. COMMITTEE REPORTS -**

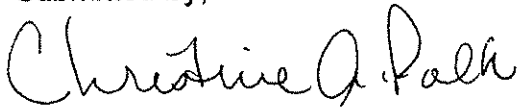
*Germane* - Status of the school construction?? There are still many issues related to the traffic study concerning bus routes, traffic lights and payment for traffic improvements. Clark Road was not included in the study.

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The meeting was adjourned at 9:50 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 December 14, 2000