

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
NOVEMBER 16, 2000 AT 7:30 PM

WORK SESSION

1. ROLL CALL
2. APPROVAL OF NOVEMBER 16, 2000 AGENDA
3. APPROVAL OF NOVEMBER 09, 2000 MINUTES
4. CALL TO THE PUBLIC
5. ARCHITECTURAL STANDARDS
6. CALL TO THE PUBLIC
7. COMMITTEE REPORTS
8. ADJOURNMENT

NEXT MEETING NOVEMBER 30, 2000

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
NOVEMBER 16, 2000 - TOWNSHIP HALL - 7:30 P.M.

1. ROLL CALL - The meeting was called to order by Chairman Fountain at 7:35 p.m. Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Kuhn, Commissioner Petrucci 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 NOVEMBER 16, 2000 AGENDA - Motion to approve the November 16, 2000 Planning Commission work session agenda as presented. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF NOVEMBER 9, 2000 REGULAR MEETING MINUTES - Motion to table the November 9, 2000 regular meeting minutes approval. Motion Kuhn. 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. ARCHITECTURAL STANDARDS - Mr. Nicholson provided a slide presentation of the planned community of Celebration, Florida. The slides and discussion covered alleys, driveways, parking, atmosphere, small front yards, neo-traditional styling, housing mix, fences, garages, home sizes, downtown area, public buildings, common open spaces and other issues.

In Hartland, there are multiple areas to be considered. The village areas have different considerations than the commercial and the new areas of development.

It is important to proceed with the Master Plan review and revision.

There was a review of the McKenna memo of September 15, 2000 concerning architectural standards.

Sec. 29.09 Change wording to have plans sealed by a professional in their area of expertise.

Memo page 2 - Sec. 32.02 .Y - The suggested last sentence was questionable to several Planning Commission members. Mr. Nicholson will provide further examples.

Memo page 3 - Sec. 33.02.E - "the applicant shall submit to review.....".

Memo page 3 Sec. 33.02.F- Samples of all materials of all colors shall be submitted for review.

Memo page 4 - Item #17 - landscaping shown on color rendering must reflect what will actually be placed on the site. Photo's will be acceptable for an existing building.

Memo page 5 - replace "deems" with "determines". Add wording that states that a checklist will help the applicant to determine the level of detail required in any impact statement.

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

7. COMMITTEE REPORTS -

Kalenauskas - The ZBA felt that the motion was too vague concerning the Planning Commission issues.

Germane- The "Suggested Letter" memo distributed at the meeting needs corrections and changes.

Phillips - A watershed meeting produced the concern that watershed is not addressed enough in the site plan review process.

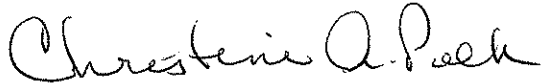
Mr. Nicholson suggested a presentation on drainage policy by a representative of the County as part of a Master Plan review workshop.

There is a tentative ZBA meeting on November 29, 2000 at 7:30 p.m.

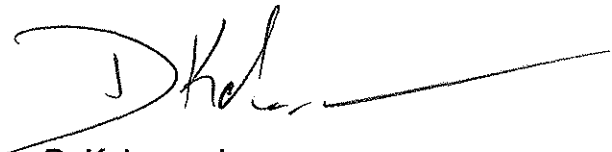
The meeting was adjourned at 10:15 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next meeting November 30, 2000