

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
OCTOBER 5, 2000 AT 7:30 PM

WORK SESSION

1. ROLL CALL
2. APPROVAL OF OCTOBER 5, 2000 AGENDA
3. APPROVAL OF SEPTEMBER 28, 2000 MINUTES
4. CALL TO THE PUBLIC
5. ARCHITECTURAL STANDARDS
6. CALL TO THE PUBLIC
7. COMMITTEE REPORTS
8. ADJOURNMENT

NEXT MEETING OCTOBER 12, 2000

**HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
OCTOBER 5, 2000 - TOWNSHIP HALL - 7:30 P.M.**

1. ROLL CALL - The meeting was called to order at 7:30 p.m. by Chairman Fountain. Members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Phillips, Commissioner Kuhn and Commissioner Petrucci. Commissioner Germane arrived at 7:45 p.m. Absent: Secretary Kalenauskas. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

2. APPROVAL OF OCTOBER 5, 2000 AGENDA - Motion to approve the Hartland Township Planning Commission work session agenda as presented. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 5-0-2.

3. APPROVAL OF SEPTEMBER 28, 2000 MINUTES - In item # 10, Mr. Kuhn wishes to have his comments concerning the applicant inserted into the record. He stated that the applicants spent a majority of their time telling the Planning Commission what their job is , what the Ordinance says and how the review system should work. In item # 10 Mrs. Phillips wanted the applicant's remarks concerning Mr. Nicholson and the Planning Commission delaying his project to be deleted. Motion to approve the September 28, 2000 minutes as amended. Motion Petrucci. Second Kuhn. Voice Vote. Motion Carried. 5-0-2.

4. CALL TO THE PUBLIC - Mr. Fountain stated that there was a cell tower located to the east at Jay Chevrolet on Hickory Ridge. Mr. Germane stated that KCS Michigan has submitted their emergency plan and the Fire Department is reviewing it. Any other interested parties can also review it.

5. ARCHITECTURAL STANDARDS - Mr. Nicholson made a slide presentation covering examples of the following:

- stylistic compatibility
- scale
- roof lines
- rythms of solids and voids
- proportions of openings
- facade materials
- mechanical equipment screening
- superficial design elements
- signage
- landscaping
- size, placement and materials

In order to avoid subjective regulation , it is necessary to quantify regulations.

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
OCTOBER 5, 2000 - PAGE 2

Commercial

- signs, plantings around sign
- lighting - in rural and semi-rural residents do not want urban glare.

Consider woodlands preservation ordinance. It must evolve early so there are woodlands left to preserve.

Industrial

It is possible to include a park area in an industrial development. Preservation of trees and the character of the site are important.

Office

The lines between office and industrial exteriors are blurring.

Residential

Reviewed the Disney planned community of Celebration, Florida.

There was a discussion of the demise of the ISTEPA plantings on M59. A ditch median is much less desirable than a berm median.

There should be a review of lighting in the proposed Ordinance amendments.

6. CALL TO THE PUBLIC - Ed Gren of Parshallville was present to represent the Parshallville Community Association. He reviewed the issues they had with the preliminary approval granted to the Parshallville Pond development. They felt that the Township Board had gone against the Ordinance in granting preliminary approval. The Parshallville Community Association is requesting a review by the ZBA to check for consistency with the Ordinance.

It was determined by the Planning Commission that there are many legal issues involved and there should be advice from legal counsel before they could support or participate in any action concerning the ZBA. Mr. Kuhn firmly stated that the issue to be resolved was whether the Township Board had circumvented the Ordinance. The attorney review should include Sec. 3.30D, Sec. 33.04 and Sec. 34.04 all inclusive. Also to be included are the letter written to the Board by the Planning Commission Secretary. Mr. Gren offered to submit his statement with the materials to be reviewed.

7. COMMITTEE REPORTS -

Petrucci - Clio has done a good job of reducing the clutter of curb cuts.

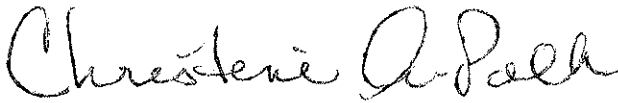
Germane - There must be a resolution to the problem of no lighting at night in the Township Hall parking lot.

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
OCTOBER 5, 2000 - PAGE 3

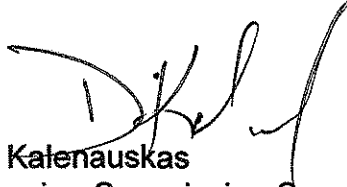
The meeting was adjourned at 10:25 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next meeting October 12, 2000