

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
SEPTEMBER 14, 2000 AT 7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF SEPTEMBER 14, 2000 AGENDA
3. APPROVAL OF SEPTEMBER 7, 2000 MINUTES
4. CALL TO THE PUBLIC

PUBLIC HEARING

5. APPLICANT: HARTLAND TOWNSHIP REZONING APPLICATION #285 REZONING FROM
HSC TO GC SECTION 21 NORTH OF M59

OLD & NEW BUSINESS

6. APPLICANT: JACKIE SCHELLER TO SET PUBLIC HEARING DATE FOR REZONING
APPLICATION # 287 CA TO SR SECTION 23
7. APPLICANT: DENNIS GOERS METES & BOUNDS APPLICATION # 589 SECTION 23
8. APPLICANT: BROWNIES SIGN CO. SIGN PERMIT APPLICATION # 364 POLE SIGN
SECTION 22
9. CALL TO THE PUBLIC
10. COMMITTEE REPORTS
11. ADJOURNMENT

NEXT MEETING SEPTEMBER 28, 2000

**HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 14, 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, Secretary Kalenauskas, Commissioner Phillips, Commissioner Kuhn, Commissioner Germane and Commissioner Petrucci. Commissioner Douglass arrived at 7:33 p.m. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen. In the audience, Supervisor Bogdanski and Trustee Bulloch.

2. APPROVAL OF SEPTEMBER 14, 2000 AGENDA - Add as item #8a SEMCOG Discussion of Sewer District.
Motion to approve the September 14, 2000 agenda as amended. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF SEPTEMBER 7, 2000 MINUTES - Motion to approve the September 14, 2000 minutes as presented. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

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

5. PUBLIC HEARING - APPLICANT HARTLAND TOWNSHIP REZONING APPLICATION #285 REZONING FROM HSC TO GC SECTION 21 NORTH OF M59 - Mr. Nicholson read his review letter of September 12, 2000 concerning allowable uses under GC zoning, surrounding zoning, consistent zoning and environmental concerns.

Matthew Quinn, attorney representing Oasis Investments LLC, was present. Mr. Quinn stated that his client had not received notice of the proposed zoning change and felt that the Township had made several technical omissions in the application process.

Mr. Christensen stated that Mr. Quinn's client had been notified by mail as required and notices had been posted in the paper of record.

Mr. Wyland gave his opinion that this issue should be researched to be sure everything was in order.

After discussion, the Planning Commission agreed to continue with the public hearing as planned. The Planning Commission usually makes no decision on the night of a public hearing. Mr. Quinn would have more time to study the situation. It was decided to recess the public hearing to the next regular Planning Commission meeting in two weeks. Mr. Quinn agreed to proceeding with the public hearing with no action taken tonight and recessing until the next regular meeting in two weeks.

Chairman Fountain called for comments and questions from the audience but there was no response. The public hearing was recessed at 7:58 p.m.

OLD & NEW BUSINESS

6. APPLICANT: JACKIE SCHELLER TO SET A PUBLIC HEARING DATE FOR REZONING APPLICATION # 287 SECTION 21 NORTH OF M59 - Motion to set a Public Hearing for Rezoning Application #287 from CA to SR for Jackie Scheller for October 12, 2000. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

7. APPLICANT: DENNIS GOERS METES AND BOUNDS APPLICATION #589 SECTION 23 - Mr. Perry was present. The proposal is to create 2 two acre parcels and one 13.7 acre parcel. Parcels B & C will share a curb cut for access. Change the designation of the parcels on the front of the application from A1 and A2 to B and C.

Motion to recommend approval of Metes and Bounds Application #589 for Dennis Goers. Tax Id. # 08-23-300-022 for the purposes of the Hartland Township Zoning Ordinance # 37 and the State Land Division Act. The current MDOT approval dated August 30, 2000 supercedes any previous permits issued by that department. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

8. APPLICANT: BROWNIE'S SIGN COMPANY SIGN PERMIT APPLICATION #364 POLE SIGN SECTION 22 - Randall Lang and Lon Brown were present. The sign will be for Michigan Manufactured Home Monthly. Mr. Kuhn reviewed the application. Change the setback notation from "64 inches" to "64 ft.".

Motion to approve Sign Permit Application #364 for Brownie's Sign Company. Motion Kuhn. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

8a. SEMCOG - PROPOSED SEWER DISTRICT - Supervisor Bogdanski had received a request from SEMCOG for sewer projections through the year 2030.

Mr. Nicholson suggested sending current information but not making any projections that could be interpreted as future plans by prospective land purchasers.

9. CALL TO THE PUBLIC - Mr. Bulloch was present to request a determination of a minor or major change to his sawmill building. Of the approved 160 foot building, only an 80 ft. building has been built. Rather than build another 80 ft. to the west of the current structure, he would like to build a 56 ft. addition to the east. The use will remain the same.

Place this item on the next agenda.

10. COMMITTEE REPORTS -

Fountain - Motion to set a work session for October 5, 2000 at 7:30 p.m. to discuss architectural standards. Motion Kalenauskas. Second Phillips. Voice Vote. Motion

Carried. 7-0-0.

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Phillips - The Planning Commission should go forward to establish a Study Committee for a possible Historic District.

Motion to recommend to the township Board that the Planning Commission believes a Historic Preservation Ordinance is important for the settlements of Hartland and Parshallville and a Study Committee should be appointed. The McKenna memorandum of September 7, 2000 supports this recommendation. Motion Germane. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

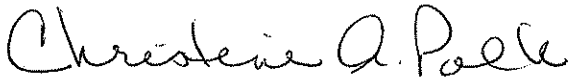
An overall Master Plan review will identify special study areas.

Mr. Fountain requested Mr. Nicholson bring in photographs of existing architectural features that he feels may be helpful in the work session discussion.

The meeting was adjourned at 9:55 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Regular meeting - September 28, 2000