

**HARTLAND TOWNSHIP PLANNING COMMISSION SPECIAL MEETING
AUGUST 31, 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, Secretary Kalenauskas, Commissioner Petrucci and Commissioner Kuhn. Commissioner Germane arrived at 7:36 p.m. Absent: Commissioner Phillips. Also present: ZA Christensen and Amy Neary from McKenna Associates.

2. APPROVAL OF AUGUST 31, 2000 AGENDA - Adjust numbering of Items#1-5. Change heading to "Special Meeting" instead of "Work Session".
Motion to approve the August 31, 2000 agenda as amended. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 5-0-2.

3. APPROVAL OF AUGUST 24, 2000 MINUTES - Motion to approve the August 24, 2000 minutes as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

5. WALDENWOODS & ASSOCIATES LLC / SHOPS AT WALDENWOODS SITE PLAN APPLICATION #270 REVIEW SIGN ORDINANCE REGARDING PLANNED DEVELOPMENT AGREEMENT - Jeff Thompson of Robert Aiken was present. There was a review of the changes to the sign section of the Zoning Ordinance.

Directional signs will identify the largest, closest tenants. The planned development (PD) allows for negotiation of requirements. The north office area will need a separate but consistent sign.

The signs will be the same materials used in the buildings. Mr. Thompson agreed to put more brick on the signs than is indicated in the drawings.

After extensive discussion, the Planning Commission consensus showed a strong preference for the main identification sign at the corner of M59 and Old 23 to be the black and white line drawing with pillars at each end. The elegant and balanced nature of the sign will set the high standard for other developers to meet. The sign is 4 ft. below the grade of the road so extra height can be allowed.

Motion to recommend approval of the Planned Development District Agreement for Application #270 dated August 29, 2000 with a fax date of August 30, 2000 at 10:20 a.m. with the following amendments:

a. The project identification sign will have an overall height of 9 ft. and a base dimension of 32 ft. in length. This is due to the size of the entire proposed project and the topography at the location of the sign.

b. There will be four (4) directional monument signs with four (4) tenants displayed per sign. Three of the signs will be designated for the Shops at Waldenwoods. One

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directional sign will be designated for the future office complex of the project. These signs will have a mean height of 7 ft. and a base dimension of 9 ft. 4 in.

Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 6-0-1.

6. HARTLAND TOWNSHIP ZONING AMENDMENT #284 REVIEW COUNTY PLANNING COMMENTS - Ms. Neary reviewed the comments made by Mr. Nicholson to the County review of the amendments.

Accept 1-3.

4. Change HSC to I (Industrial) in the table of signs on page 9-31.

5. Accept changed wording.

6. Accept changed wording.

7 & 8 Accept

Motion to approve the clarification of Zoning Amendment #284 per the August 24, 2000 McKenna memorandum with the deletion of Item #4 from that memorandum.

Motion Petrucci. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

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

8. COMMITTEE REPORTS -

Kuhn - Distributed copies of two articles concerning legal counsel and the use of pavers in downtown revitalization.

Motion to schedule a work session on September 7, 2000 at 7:30 p.m. to discuss creation of a historic district plus any other business that may come before the Commission. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

Mr. Douglass left at 9:47 p.m.

Mr. Fountain led a discussion of the village and the changes future vacancies and building sales will have on the character of the settlement areas. These include parking, kinds of business to come in, building preservation and much more. The input of the community is vital to give the Planning Commission direction. They should decide the future of the STR areas.

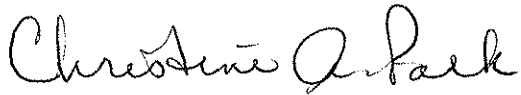
Mr. Petrucci stated that new commercial development would bring in revenue but not demand the level of services that residential does.

The meeting was adjourned at 10:08 p.m.

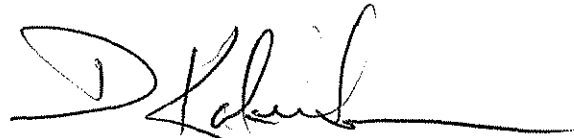
These minutes are a preliminary draft until final approval.

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Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next meeting - September 7, 2000