

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
AUGUST 17, 2000 AT 7:30 PM

AGENDA

WORK SESSION

1. ROLL CALL
2. APPROVAL OF AUGUST 17, 2000 AGENDA
3. APPROVAL OF JUNE 15, 2000 MINUTES
4. CALL TO THE PUBLIC
5. SIGNS (DIRECTIONAL SIGN)
6. REZONING HSC TO GC
7. ARCHITECTURAL STANDARDS (SHIELDING OF ROOFTOP EQUIPMENT)
8. CALL TO THE PUBLIC
9. COMMITTEE REPORTS
10. ADJOURNMENT

NEXT MEETING AUGUST 24, 2000

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
AUGUST 17, 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 and Commissioner Petrucci. Commissioner Kuhn arrived at 7:35 p.m. and Commissioner Germane arrived at 7:38 p.m. Absent: Commissioner Phillips. Also present: David Nicholson of McKenna Associates and Zoning Administrator Christensen.

2. APPROVAL OF AUGUST 17, 2000 AGENDA - Add item #4a as Preliminary School Plan Update.

Motion to approve the August 17, 2000 Work Session agenda as amended. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 4-0-3

3. APPROVAL OF JUNE 15, 2000 MINUTES - It was noted by Commissioner Germane that these minutes had been approved on July 20, 2000.

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

4a. PRELIMINARY SCHOOL PLAN UPDATE - Ken Paragon of OCBA was present as was Scott Bacon from the schools. Meetings have been held with staff and administrators to develop input for the architects to consider in designing the building. There will be some clearing and grading on the site but no construction until spring. A question arose concerning the number floors allowed by the Ordinance. The plans show a section of the building at three stories while the Ordinance contains a limit of 2.5 stories.

There was discussion of pursuing T-21 funds for bike paths and sidewalks.

5. SIGNS (DIRECTIONAL) - Page - 9-9 eliminate # 16 a,b,c. Page 9-25 - change "3 sq. ft. " to 4 sq. ft.

6. REZONING HSC TO GC - Mr. Christensen met with Oasis representatives. They will be bringing in a site plan for Kroger, Home Depot and K - Mart. Mr. Nicholson will write a recommendation on this issue. The PC should reconsider the HSC portion of the ordinance.

The Public Hearing will have to be rescheduled.

Motion to reschedule the Public Hearing for Rezoning Application #285 from August 24 to September 14, 2000. Motion Germane. Second Petrucci. Voice Vote. Motion Carried. 6-0-1

7. ARCHITECTURAL STANDARDS (SHIELDING OF ROOFTOP EQUIPMENT) - Mr. Nicholson discussed sample standards from Novi, Canton and Chelsea. The

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Township may want to consider employing the services of an independent architect to help review some applications. In order for standards to be viable, there must be support in the courts for zoning and ordinance issues.

The settlement areas may find it advantageous to apply for historic district designation. There should be some research on the survey conducted by the Hartland Community Council.

Mr. Nicholson will develop a draft set of regulations based on Novi but specific to Hartland. This will include non-residential and settlement districts.

8. CALL TO THE PUBLIC - Chris Polk, 4894 Vincent Dr., encouraged the Planning Commission to take an interest in suggesting to the Board ways to improve the look and maintenance of the ISTE A plantings in the M59 boulevard. The company used has gone out of business and the bond money should be pursued. It would be more beneficial to add to the money already spent on plantings, to maintain and improve the plantings. It certainly does not enhance Hartland's image to have the sign announcing entrance to Hartland Township to be surrounded by dead, brown vegetation. More colorful plantings, weeding, possibly some wood chips and removal and replacement of dead plants would go a long way.

9. COMMITTEE REPORTS -


Germane - A summary was distributed concerning the Gas Processing plant. KCS has responded to the summary and there are still a few issues to resolve.

Fountain - Although not favored by the LCRC, sealcoating is another option for improving roads in the Township.

The meeting was adjourned at 10:48 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 - August 24, 2000