

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
JUNE 15, 2000 - TOWNSHIP HALL - 7:30 P.M.

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

The Commission reviewed the comments on the Zoning Amendment Definitions from the County Department of Planning. Five definitions were revised.

Motion to accept the changes as discussed by the Hartland Township Planning Commission from the Kathleen Kline-Hudson memorandum dated May 11, 2000.

1. Applicant - insert " , rezoning " after "site plan approval " .
2. Land - delete "land" and insert "earth surface".
3. Parent Parcel - insert date "(January 26, 2000)" .
4. Delete the repeat definition of "Person".
5. Tract Comment - the definition is taken from the State Land Division Act and should be left as is.

These comments will be amendments to Article 2.0 Section 2.02 Definitions in the Zoning Ordinance. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

Chairman Fountain gave a brief summary of the M-59 / US 23 MDOT meeting. There were options discussed for traffic flow improvements at the intersection.

Mr. Nicholson presented the June 7, 2000 McKenna letter with the proposed text amendments.

Motion to accept the definition as revised in the June 7, 2000 McKenna letter for footnote R in Article 32 Section 32.02, to allow up to 50% lot coverage under the described conditions where Special Use allows discretionary approvals. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-1-1. Nay Kuhn.

February 17, 2000 McKenna Proposed Zoning Ordinance Text Amendments

Article 2.00 item d. Width to Depth Ratio - Correct spelling from "ration" to "ratio" and delete one phrase of "of a lot".

A work session should be planned just to discuss landscaping issues with input from a landscape architect.

7.08.A.1 Design Standards for Sidewalks "/ Bike Paths". Insert "Bike paths shall be a minimum of 8 feet in width" before the last sentence beginning " The Planning Commission may modify.....".

Add a definition for bike path.

Break this section into 3 subsections.

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Article 29. a - Delete the second "d" from "dated" in the third sentence.

In Section 29.13.F.2 delete "such as ???" in the last sentence.

Article 9.00 Signs

P. 9-14 Remove H - no balloon signs.

P. 9-16 Section 9.04.d - Add item #10 as real estate development signs.

Section 9.07.L.2 (not B) all consequent items should be changed from letter to number.

Monument Signs - Height of monument and pole signs shall not exceed 7 feet and total area of face shall not exceed 64 sq. ft.

Section 9.09 Summary under freestanding, delete "Planning Commission District" and insert "Planned Development District".

P. 9-23 Item E. Wall Signs item # 6.A. The language needs to be clearer. Mr. Nicholson will work on this.

P. 32-4 - "RDP - 4 stories or 60 ft. " change to "3 stories or 35 ft."

Motion to go with the recommended changes as noted in the June 16, 2000 Planning Commission minutes and the McKenna letter dated February 17, 2000. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-0-1.

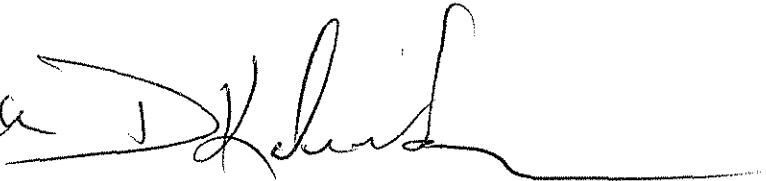
The meeting was adjourned at 10:25 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next meeting June 22, 2000