

**HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
FEBRUARY 17, 2000 - TOWNSHIP HALL - 7:00 P.M.**

The meeting was called to order at 7:10 p.m. by Chairman Fountain. Members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Phillips, Commissioner Petrucci and Commissioner Kuhn. Commissioner Kalenauskas arrived at 7:25 p.m. Also present: David Nicholson of McKenna Associates and ZA Christensen.

The agenda for the meeting was sidewalks and definitions. There were no additions to the agenda.

Add officers and appointments to a March agenda. Add by-laws approval to the February 24, 2000 meeting.

Mr. Nicholson distributed the Proposed Zoning Ordinance Text Amendments. The definitions must go through the Public Hearing process, submission to the County and the complete review process. Mr. Nicholson reviewed changes in the definitions such as applicant, cul de sac, exempt split frontage of lake lot and others. Determining the front yard of a lake lot needs more discussion.

Sidewalks

The abutting property owner is responsible for maintenance. Standards must be part of the Ordinance. Models for wording are available. Sidewalks should be covered in the private road regulations.

Decisions must be made concerning application of sidewalk regulations to existing buildings and new buildings. There are concerns about access to commercial facilities and walkable communities. Lot size may be a possible criteria for sidewalks. Other forms of pedestrian access may be acceptable.

M-59 sidewalks - both sides? mandatory in commercial?

Old 23 ,M-59 and Hartland Road are major considerations for sidewalks and bike paths.

Asphalt or concrete?

A police power ordinance is needed for sidewalks.

Definitions

p. 1-1 - Delete "so as".

Need definitions for "retention", "detention", and "canopy".

p.2-3 change "manufactured housing" to "modular" and "mobile home" to "manufactured housing".

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Definitions for "resort" and "heliport".

p. 2-20 Frontage - add shared driveway easement to public and private roads.

The following is a summary of the work session discussions.

1. Sidewalks should be located in commercial destinations and SR and higher density zonings.
2. They should be paid for by developers or special assessment districts.
3. The abutting property owners are responsible for maintenance.
4. The property owner and the public are liable for them but the public can pass specific responsibility for them to the owner of the frontage.
5. The property owner is responsible for repairs as well as snow removal.
6. There is information in Section 7.08 A-1 in the Ordinance concerning size, material and construction standards. The Township Engineer can provide specifications.

March 2, 2000 work session focus - continue definitions, signs, and a discussion with the Township Attorney if possible.

Land Use Analysis meeting and maps produced some disputable information.

Mr. Fountain will be stepping down as Chairman of the Road Committee due to frustration with the lack of direction from the Township Board.

The meeting was adjourned at 9:25 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next regular meeting February 24, 2000.