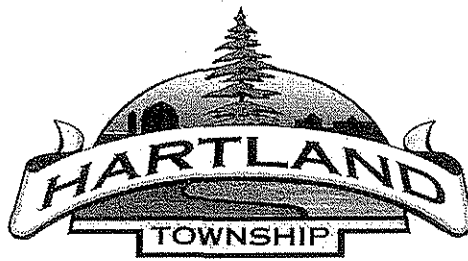


PLANNING COMMISSION

Hartland Township
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Chairperson
Larry Fox

Vice-Chairperson
Larry Hopkins

Secretary
Laura Killinger

Roger Crouse
Jeff Newsom
Alex Rataj
Keith Voight

PLANNING COMMISSION AGENDA

December 17, 2009

7:00 p.m.

HA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Recognition of Visitors
4. Approval of Meeting Agenda
5. Approval of Minutes: November 19, 2009 Regular Meeting
6. Call to Public
7. Public Hearing

A. Zoning Text Amendment #342

Proposed amendment to define, address and regulate Sexually Oriented Businesses to Article 2.0, Construction of Language and Definitions, Article 10.0, Site Development Standards – Applicable to Specific Uses and Article 28, Industrial Districts – Uses Permitted by Special Approval.

B. Zoning Text Amendment #343

Proposed amendment to Article 7.0, Landscaping, Screening, Lighting and Sidewalks.

C. Zoning Text Amendment #344

Proposed amendment to Article 33.0, General Procedures and Related Standards – Expiration of Site Plan Approval.

8. Old and New Business
9. Call to Public
10. Planner's Report
11. Committee Reports
12. Adjournment

Agenda Last Updated: December 9, 2009

Next Meeting: January 14, 2010

**HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
DECEMBER 17, 2009
7:00 P.M.**

1. **CALL TO ORDER:** *Chairman Fox called the meeting to order at 7:00 p.m.*

2. **PLEDGE OF ALLEGIANCE:**

3. **ROLL CALL AND RECOGNITION OF VISITORS:**

Present: Chairman Fox, Commissioner Hopkins, Commissioner Killinger, Commissioner Newsom, Commissioner Voight and Commissioner Rataj.

Absent: Commissioner Crouse.

Also Present: Mardy Stirling, Township Planning Director

4. **APPROVAL OF THE MEETING AGENDA:**

Move to approve the December 17, 2009 Planning Commission Meeting Agenda.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF THE MINUTES:**

November 19, 2009 Regular Meeting & Work Session

Move to approve the November 19, 2009 Planning Commission Meeting and Work Session Minutes.
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

6. **CALL TO THE PUBLIC:** *No one came forward.*

7. **PUBLIC HEARINGS:**

A. ZONING TEXT AMENDMENT #342

APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION

Proposed amendment to define, address and regulate Sexually Oriented Businesses to Article 2.0: "Construction of Language and Definitions", Article 10.0: "Site Development Standards Applicable to Specific Uses" and Article 28.0: "I, Industrial Districts" (Uses Permitted by Special Approval).

PUBLIC HEARING OPENED AT 7:03 P.M.

For Applicant: Hartland Township Planning Commission, Zoning Amendment Application #342, amending Hartland Township Zoning Ordinance #37, Article 2.0 "Construction of Language and Definitions", Article 10.0 "Site Development Standards" and Article 28.0 "Industrial Districts". For the record, all public notice requirements for this Public Hearing have been met.

Ms. Stirling: Referred to her review letter dated December 9, 2009.

PUBLIC COMMENTS: *No one came forward.*

PUBLIC HEARING CLOSED AT 7:07 P.M.

Move to recommend approval of Zoning Text Amendment #342 amending the Hartland Township Zoning Ordinance #37, to define, address and regulate Sexually Oriented Businesses under Article 2.0 entitled "Construction of Language and Definitions", Article 10.0 entitled "Site Development Standards Applicable to Specific Uses" and Article 28.0 entitled "I, Industrial District".
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 6-0-1.

B. ZONING TEXT AMENDMENT #343

APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION

Proposed amendment to Article 7.0: "Landscaping, Screening, Lighting and Sidewalks".

PUBLIC HEARING OPENED AT 7:09 P.M.

For Applicant: Hartland Township Planning Commission, Zoning Amendment Application #343, amending Hartland Township Zoning Ordinance #37, Article 7.0 "Landscaping, Screening, Lighting and Sidewalks". For the record, all public notice requirements for this Public Hearing have been met.

Ms. Stirling: Referred to her review letter dated December 9, 2009.

PUBLIC COMMENTS: *No one came forward.*

PUBLIC HEARING CLOSED AT 7:17 P.M.

PLANNING COMMISSION QUESTIONS & COMMENTS:

Chairman Fox: Questioned the sentence in Section 7.02 G.1. (*page 11*) which states "In no case shall the trees be less than six (6) feet in height." In a previous work session we discussed the minimum height of eight (8) feet.

It is the consensus of the Planning Commission to increase the height from six (6) feet to eight (8) feet.

Move to recommend approval of Zoning Text Amendment #343 amending the Hartland Township Zoning Ordinance # 37, to amend Article 7.0 "Landscaping, Screening, Lighting and Sidewalks". Motion Rataj. Second Voight. Voice Vote. Motion Carried. 6-0-1.

C. ZONING TEXT AMENDMENT #344

APPLICANT: HARTLAND TOWNSHIP PLANNING COMMISSION

Proposed amendment to Article 33.0: "General Procedures and Related Standards", specifically Section 33.02 I. (Expiration of Site Plan Approval).

PUBLIC HEARING OPENED AT 7:23 P.M.

For Applicant: Hartland Township Planning Commission, Zoning Amendment Application #344, amending Hartland Township Zoning Ordinance #37, Article 33.0 "General Procedures and Related Standards". For the record, all public notice requirements for this Public Hearing have been met.

Ms. Stirling: Referred to her review letter dated December 9, 2009.

PUBLIC COMMENTS: *No one came forward.*

PUBLIC HEARING CLOSED AT 7:28 P.M.

PLANNING COMMISSION QUESTIONS & COMMENTS:

Commissioner Hopkins: Should the Master Plan be included as a document that the site plan is reviewed to when an extension is requested?

Ms. Stirling: Felt that it was not necessary to call out the Master Plan since it works in conjunction with the Zoning Ordinance.

Move to recommend approval of Zoning Text Amendment #344 amending the Hartland Township Zoning Ordinance # 37, to amend Section 33.02 I. "Expiration of Site Plan Approval". Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

8. **OLD AND NEW BUSINESS:** *No items on the agenda.*

9. **CALL TO THE PUBLIC:** *No one came forward.*

10. **PLANNER'S REPORT:** *Nothing to report at this time.*

11. **COMMITTEE REPORTS:**

Commissioner Hopkins:

- The Board has decided to not proceed with the re-zoning of the land on Hartland Road where the old Township Hall is located.
- The Board re-appointed Larry Fox to the Planning Commission for a three (3) year term.

12. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 7:45 p.m.

Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 6-0-1.

This is a Draft until Final Approval.

Respectfully submitted by,

Laura J. Killinger
Hartland Township
Planning Commission Secretary