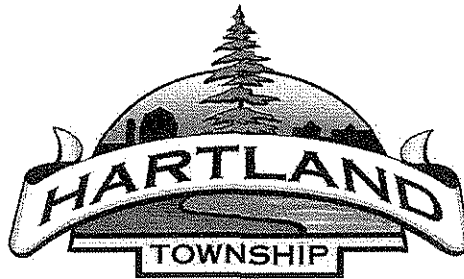


3191 Hartland Road  
Hartland, MI 48353  
(810) 632-7498  
FAX (810) 632-6950  
[www.hartlandtwp.com](http://www.hartlandtwp.com)



Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
Laura Killinger Secretary	Alex Rataj
	Keith Voight

## PLANNING COMMISSION – SPECIAL MEETING

JANUARY 18, 2007 at 7:00 PM

### AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JANUARY 18, 2007 PLANNING COMMISSION AGENDA
5. CALL TO THE PUBLIC

Call to the public participants should proceed to the front desk when addressing the Commission. The Commission will not debate or respond at this time. Please clearly state your name and address for the public record.

#### 3-MINUTE TIME LIMIT

#### PUBLIC HEARING

#### OLD AND NEW BUSINESS

#### 6. ZONING AMENDMENT APPLICATION #334

APPLICANT: HARTLAND TOWNSHIP

*Proposed amendment to Article 29, Planned Development District regarding preliminary and final review procedures and requirements, Article 33 General Procedures and Related Standards regarding the Township Board's approval to grant a site plan approval extension, and to make violations of the Zoning Ordinance a civil infraction.*

#### 7. PLANNED DEVELOPMENT APPLICATION #425

APPLICANT: WALDEN & ASSOCIATES LLC/FRANK CROUSE

*Proposed 3<sup>rd</sup> amendment to Planned Development Site Plan Application #270 for the Shops at Waldenwoods development-preliminary review.*

#### 8. CALL TO PUBLIC

#### 3-MINUTE TIME LIMIT

#### 9. PLANNER'S REPORT

#### 10. COMMITTEE REPORTS

#### 11. ADJOURNMENT

NEXT MEETINGS

JANUARY 25, 2007 @ 7:00 PM  
FEBRUARY 8, 2007 @ 7:00 PM  
FEBRUARY 22, 2007 @ 7:00 PM

**HARTLAND TOWNSHIP PLANNING COMMISSION  
SPECIAL MEETING  
JANUARY 18, 2007  
7:00 P.M.**

1. **CALL TO ORDER:** *Chairman Fox called the Special Meeting to Order at 7:00 p.m.*

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL: Present:** Chairman Fox, Commissioner Hopkins (*Vice-Chair*), Commissioner Killinger (*Secretary*), Commissioner Newsom, Commissioner Crouse, Commissioner Voight and Commissioner Rataj.

*Also Present: Amy Chesnut, McKenna Associates  
Denise Lutz, Deputy Zoning Administrator  
Leslie Sauerbrey, Recording Secretary*

4. **APPROVAL OF JANUARY 18, 2007 PLANNING COMMISSION SPECIAL MEETING AGENDA**

Move to approve the Planning Commission Special Meeting Agenda for January 18, 2007.  
Motion Killinger. Second Voight. Voice Vote. Motion Carried. 7-0-0.

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

6. **ZONING AMENDMENT APPLICATION #334**

**APPLICANT: HARTLAND TOWNSHIP**

*Proposed amendment to Article 29, Planned Development District, regarding preliminary and final review procedures and requirements, Article 33, General Procedures and Related Standards, regarding the Township Board's approval to grant a site plan approval extension, and to make violations of the Zoning Ordinance a civil infraction.*

**Ms. Chesnut:** Summarized the McKenna review letter dated January 11, 2007 and reviewed the proposed changes with the Planning Commission.

*Several minor adjustments were discussed. Ms. Chesnut will revise this draft of the Ordinance according to the PC's comments this evening. The Ordinance will be resubmitted to the PC for further discussion.*

7. **PLANNED DEVELOPMENT APPLICATION #425**

**APPLICANT: WALDEN & ASSOCIATES LLC. / FRANK CROUSE**

*Proposed 3<sup>rd</sup> amendment to Planned Development Site Plan Application #270 for the Shops at Waldenwoods development - Preliminary Review.*

Move to table Planned Development Application #425 for Walden & Associates per the applicant's request in a letter dated January 17, 2007.

Motion Hopkins. Second Killinger. Voice Vote. Motion Carried. 7-0-0.

8. **CALL TO PUBLIC:**

**Frank Crouse, Waldenwoods Properties:** Stated his concerns with the application fees associated with making an application for a PD or a change to a PD. He believes the PC should review the fees associated with such applications and send a recommendation to the Board along with the proposed revisions to the PD Ordinance.

9. **PLANNER'S REPORT:** *None at this time.*

✓

**10. COMMITTEE REPORTS:**

**Commissioner Crouse:** He researched the feasibility and estimated costs of conducting a corridor traffic study for the Township. He believes the costs may be less but the time frame to conduct a study could be longer than originally discussed.

**Chairman Fox:** Noted the Hartland Township representatives to the task force will be getting together in the near future. They are gathering information and will keep the Board and PC informed.

**11. ADJOURNMENT**

Move to adjourn the Planning Commission Meeting at 9:20 p.m.

Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

**This is a Draft until Final Approval.**

Submitted by,

Leslie M. Sauerbrey  
Recording Secretary

Laura J. Killinger  
Planning Commission Secretary