

HARTLAND TOWNSHIP PLANNING COMMISSION

**JANUARY 20, 2005
7:30 PM**

WORK SESSION AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JANUARY 20, 2005 PLANNING COMMISSION AGENDA
5. APPROVAL OF JANUARY 13, 2004 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. DISCUSSION ON PRIVATE ROADS

8. CALL TO PUBLIC
9. COMMITTEE REPORT
10. ADJOURNMENT

NEXT SCHEDULED MEETINGS	JANUARY 27, 2005	@ 7:30 PM
	FEBRUARY 10, 2005	@ 7:30 PM
	FEBRUARY 25, 2005	@ 7:30 PM

1. **CALL TO ORDER** – The meeting was called to order and chaired by Vice Chairman Fox in the absence of Chairman Germane.

2. PLEDGE OF ALLEGIANCE

3. **ROLL CALL** – Members present: Vice Chairman Fox, Secretary Kalenauskas, Commissioner Bickel, Commissioner Newsom and Commissioner Hopkins. Absent: Chairman Germane and Commissioner Rataj. Also present: Planner Barb and Deputy ZA Lutz. Former Commissioner Bruce Douglass was also present.

4. **APPROVAL OF JANUARY 20, 2005 PLANNING COMMISSION AGENDA** – Move to approve the January 20, 2005 Planning Commission agenda as presented. Motion Kalenauskas. Second Bickel. Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF JANUARY 13, 2005 PLANNING COMMISSION MINUTES** – Move to table the January 13, 2005 Planning Commission minutes. Motion Kalenauskas. Second Hopkins. Voice Vote. Motion Carried. 5-0-2.

Commissioner Kalenauskas – There was discussion of the procedure for approving minutes at the ZBA meeting. There should be a motion, a second then discussion of additions or changes.

6. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

PUBLIC HEARING

OLD AND NEW BUSINESS

7. **DISCUSSION ON PRIVATE ROADS** – Commissioner Kalenauskas suggested a target of 9:30 p.m. for concluding the meeting.

Commissioner Fox – A packet was distributed last week for review by the Commission. There was input from the consultants and the Fire Authority.

9 issues were identified –

Separate ordinance

Definitions

Buyer Awareness

PC Time Frame

Easements – Future

Roads – Length, distances, connections, access

Existing situations

Shared driveways

There are a few references to private roads in the comprehensive plan. Having the private road ordinance separate from the Zoning Ordinance can allow for a quicker response for changes and action. “Shared Driveway” was added to the title of the ordinance.

Some definitions were added and others adjusted.

Pg. 3 – New wording for corner lot. Add “shared” before “driveways”.

Commissioner Kalenauskas – Multiple front yards create an ongoing issue.

Planner Barb – A schedule of regulations should be included in this ordinance since it is a stand alone ordinance. A copy of Article 32 of the Zoning Ordinance can be included in the Private Road Ordinance packet when it is distributed. Commissioner Fox – There are many references back to the Zoning Ordinance.

Planner Barb and Commissioner Fox will work on an expanded definition of easement.

Pg. 4 – correct spelling of “slop” to “slope”.

Add a definition of “setback”.

Pg. 4 – Add “t” to “stree”.

Commissioner Kalenauskas – Land divisions have to have access or they can be denied. The attorney should review pg. 6 last paragraph in Sec. 1.04 Application Filing.

Sec. 1.05 – 7th line – correct spelling – “ordinance”

Pg. 8 – Add timeframe for application to the Board

Planner Barb suggested limiting the extensions to one per plan. The Commission suggested adding wording to the effect that “ 30 days prior to the expiration of a plan the applicant should apply in writing to request an extension from the Board.” Planner Barb noted that there is currently no mechanism to track these dates. Add “must apply in writing before expiration” to the wording rather than having a 30 day figure in the wording. Add wording to limit it to one extension.

Pg. 10 – Private Road Easement Agreement – Require a copy of the agreement along with proof of the recording of the agreement. Require this prior to the issuance of a land use permit for construction of a private road.

Pg. 12 – Commissioner Newsom – Who defines “significant change”? Planner Barb – Planning and Zoning monitor this. Site plans require as built plans when the project is complete.

Pg. 13 – add “traveled way” to the road drawings on pages 29-31 to define that measurement.

Pg. 16 – There are issues, perhaps legal, with hooking private roads together from adjoining developments.

Research erosion control products available.

Pg. 15 - #12 , 4th line - “installed at” not “that”.

Pg. 31 – Put 31 ft. notation on both sides

Move to have the Private Road draft and changes forwarded to the Township Engineers, Township Planners and Township Planning Department for comments. Motion Hopkins. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.

8. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

9. **COMMITTEE REPORTS**

Hopkins – February 26 was suggested for the seminar with Attorney Homier. Minimum of 4 hours beginning at 8 a.m.

The Board determined that the MTA Conference is for Board members. PC members can attend seminars on topics related to PC issues.

Mr. Douglass – Site Plan compliance is not being checked. An inspection should be done before a Certificate of Occupancy is issued to help correct this.

Bickel – An informal was held for the M-59 / Pleasant Valley Special Planning Area group. The working name is Newberry Place. Commissioner Kalenauskas – It appears the density has increased as well as numerous other changes since the last talks.

Mr. England has plans to remove the current building on his site and put two retail buildings at Bullard Road and M-59.

10. **ADJOURNMENT** – Move to adjourn. Motion Kalenauskas. Second Hopkins. Voice Vote. Motion Carried. 5-0-2.

The meeting was adjourned at 10:00 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



D. Kalenauskas
Planning Commission Secretary

Meetings – January 27, 2005 @ 7:30 p.m.
February 10, 2005 @ 7:30 p.m.
February 25, 2005 @ 7:30 p.m.

HARTLAND TOWNSHIP PLANNING COMMISSION

JANUARY 13, 2005

7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JANUARY 13, 2005 PLANNING COMMISSION AGENDA
5. APPROVAL OF JANUARY 6, 2005 PLANNING COMMISSION WORK SHOP MINUTES
6. APPROVAL OF DECEMBER 16, 2004 PLANNING COMMISSION MINUTES
7. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

8. APPROVAL OF PLANNING COMMISSION 2005 MEETING DATES
9. APPLICANT: FOX RIDGE HOMES LLC **SIGN APPLICATION #496** SECTION 21 ZONED PDMR (PLANNED DEVELOPMENT MEDIUM RESIDENTIAL)
TABLED 10/28/04 PC AGENDA
TABLED 11/4/04 PC AGENDA
10. APPLICANT: K. HOVNIANIAN HOMES **SIGN APPLICATION #506** SECTION 22 ZONED OS
(OFFICE SERVICE) "PERMENANT GROUND SIGN"
11. APPLICANT: TOM TENNANT **METES & BOUNDS APPLICATION #716** SECTION 30 ZONED CA
(CONSERVATION AGRICULTURE)
TABLED 12/9/04 PC AGENDA
12. APPLICANT: IVANHOE HUNTLEY HOMES LLC **PLANNED DEVELOPMENT APPLICATION #368-312**
"CRESTWOOD" SECTION 19 92 SITE CONDOMINIUM UNITS
80.08 acres.
POSTPONED 8/22/04 PC AGENDA Per 7/22/04 PC Meeting Minutes
TABLED UNTIL 1/13/05 12/17/04 PC AGENDA
13. CALL TO PUBLIC
14. COMMITTEE REPORT
15. ADJOURNMENT

WORK SESSION JANUARY 20, 2005 @ 7:30 PM
NEXT SCHEDULED JANUARY 27, 2005 @ 7:30 PM