

**HARTLAND TOWNSHIP
PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL**

**DECEMBER 18, 2003
7:30 PM**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF DECEMBER 18, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF DECEMBER 11, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. SET A DATE FOR A PUBLIC HEARING: APPLICANT: WALDEN & ASSOCIATES **REZONING APPLICATION #308**
REZONING FROM PDMR TO PDGC 3.15 ACRES
8. **TENTATIVE** SET A DATE FOR A PUBLIC HEARING APPLICANT: CW DEVELOPMENT LLC **REZONING APPLICATION #307**
REZONE FROM PDMR / PDGC / PDRR / TO PDMR
9. APPLICANT: HERITAGE MEADOWS **SIGN APPLICATION #451** TEMPORARY REAL ESTATE SIGN
(Expires in 18months) "HERITAGE MEADOWS PHASE II"
10. APPLICANT: PAMELA A. GREEN / TOM GREEN / DESINE -- MR. PACHOTA "PRELIMINARY" **METES & BOUNDS APPLICATION #690** SECTION 31 ZONED CA 19 PARCELS
IN CONJUNCTION WITH **PRIVATE ROAD APPLICATION #124** 2,700 FEET IN LENGTH
PROPOSED NAME "J. R. FARMS"
11. DISCUSSION ON MICROMANAGEMENT
12. DISCUSSION ON **ZONING AMENDMENT #305** AMENDING ORDINANCE 37, ARTICLES 3, 25, 28, & 30
13. DISCUSSION ON **ZONING AMENDMENT #306** AMENDING THE OPEN SPACE DEFINITION TEXT
14. CALL TO PUBLIC
15. COMMITTEE REPORT
16. ADJOURNMENT

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Petrucci, Commissioner Phillips and Commissioner Colaianne. Commissioner Germane arrived at 7:45 p.m. and left at 8:15 p.m. Absent: Commissioner Kalenauskas. Also present Deputy ZA Lutz.
4. **APPROVAL OF DECEMBER 18, 2003 AGENDA** – Move to approve the December 18, 2003 Planning Commission agenda as amended. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.
5. **APPROVAL OF DECEMBER 11, 2003 PLANNING COMMISSION MINUTES** – Move to approve the December 11, 2003 Planning Commission minutes as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.
6. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

PUBLIC HEARING

OLD AND NEW BUSINESS

7. **SET A DATE FOR A PUBLIC HEARING: APPLICANT: WALDEN & ASSOCIATES REZONING APPLICATION #308 REZONING FROM PDMR TO PDGC 3.15 ACRES** – Move to set a Public Hearing for Walden & Associates Rezoning Application #308 from PDMR to PDGC on January 20, 2004. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 5-0-2.
8. **TENTATIVE – SET A DATE FOR A PUBLIC HEARING APPLICANT: CW DEVELOPMENT LLC REZONING APPLICATION #307 REZONE FROM PDMR / PDGC / PDRR TO PDMR** – Move to set a Public Hearing for January 20, 2004 for CW Development Rezoning Application #307. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.
9. **APPLICANT: HERITAGE MEADOWS SIGN APPLICATION #451 TEMPORARY REAL ESTATE SIGN (Expires in 18 months) HERITAGE MEADOWS PHASE II** – Move to table Hartland Meadows Sign Application #451 for a Temporary Real Estate Sign. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.
10. **APPLICANT: PAMELA GREEN / TOM GREEN / DESINE – MR. PACHOTA “PRELIMINARY” METES AND BOUNDS APPLICATION #690 SECTION 31 ZONED CA 19 PARCELS IN CONJUNCTION WITH PRIVATE ROAD APPLICATION #124 2,700 FEET IN LENGTH PROPOSED NAME “J.R. FARMS”** – Edward Pachota was present. It was determined that this is a complex land division and should be reviewed by the Township Engineer and Planner.

161 acres – parcel S would remain 109 acres for future use – off Hacker Road – private gravel road. There is a draft maintenance agreement.

Concerning the private road, Section 30.10.B.2 requires a paved road for a development of 13-24 home sites.

Commissioner Colaianne pointed out that there are similarities between this plan and the current development on Golden Oaks. It is not a comfortable blend to try to develop condos and metes and bounds splits side by side on the same parcel. The applicant could consider a PD or site condos on the entire parcel.

Commissioner Douglass – The ordinance requires that lot width be measured at the minimum front yard setback of 50 ft. The current drawing shows the lot width at varying points from 50 to 200 ft. The PC can not change this for anything but a PD development.

Mr. Pachota's client is not interested in a PD development and prefers a gravel private road. They will pursue a homeowners association to try to blend the future condos and splits.

Move that Metes and Bounds #690 in conjunction with Private Road Application #124 for Tom Green be considered a complex land division and have a written report from the Township Engineer and Planner per Section 31.08. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

9. Heritage Meadows Sign Application #451 - Move to remove Sign Application #451 from the table. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

The sign will be permitted for 18 months, it meets the size, color and font requirements. The current sign will be removed.

Mike Shocker was present for Heritage Meadows.

Move to approve Sign Application #451 contingent upon the sign being correctly placed per the requirements of the ordinance. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

The applicant was advised to check with MDOT on clear vision requirements for the corner.

11. DISCUSSION ON MICROMANAGEMENT – The Commission needs to formulate a response to the questions from Trustee Hill.

Commissioner Colaianne suggested including positive responses to inquiries. Good communication can solve many problems.

Chairman Fountain – There must be a plan for improved communication.

Commissioner Phillips – The Board has access to information on PC activities but there should be consideration of possible philosophical differences.

Commissioner Douglass – If there are questions, the item can be tabled rather than denied and the needed information requested or discussions could be held between the two entities.

Commissioners supported the idea of having a standing committee of PC and Board members to discuss issues, ask questions and exchange information to improve communication.

Micromanagement may not even be an issue. The Commission is an independent recommending body.

The CIP Committee will meet after the first of the year.

Move to recommend that the Board set a joint meeting date at a time acceptable to them after the first of the year to set goals and objectives for 2004. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

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

15. COMMITTEE REPORTS

Douglass – Planning Commission appointments impact the work done by the Commission. The PC should have some input on who the liaison should be. Commissioner Petrucci pointed out that this process is determined by statute.

Colaianne – The situation at Cheryl Stockwell Academy is continuing. There are modular structures on the property, sidewalks have been installed with no buffers and no landscaping. Changes have been made with no review. There may be special use involved. There is also a wetland at the site.

Deputy ZA Lutz has discussed this with Attorney Homier and he has requested the original site plan before taking any action. Commissioner Petrucci advised having the Millpointe Homeowners Association write a letter concerning these issues.

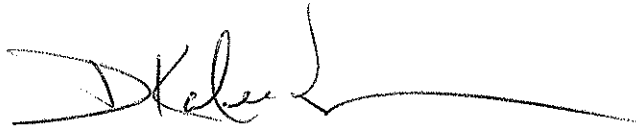
16. **ADJOURNEMENT** – The meeting was adjourned at 9:00 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next meeting – January 8, 2004