

HARTLAND TOWNSHIP PLANNING COMMISSION
SPECIAL JOINT MEETING
WITH HARTLAND TOWNSHIP BOARD

JUNE 19, 2003
@7:00

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLGIANCE ·
3. ROLL CALL
4. APOVAL OF JUNE 19, 2003 SPECIAL JOINT MEETING AGENDA
5. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

OLD AND NEW BUSINESS

6. ECONOMIC DEVELOPMENT PRESENTATION BY FRED DILLINGHAM
7. DISCUSSION OF PARKS AND RECREATION
8. CAPITAL IMPROVEMENT PRESENTATION BY DAVID NICHOLSON

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

NEXT SCHEDULED PLANNING COMMISSION MEETING: JUNE 26, 2003

**ATTENTION
HARTLAND TOWNSHIP RESIDENTS**

**A SPECIAL JOINT MEETING
THE HARTLAND TOWNSHIP PLANNING COMMISSION
WITH THE HARTLAND TOWNSHIP BOARD**

THURSDAY, JUNE 19, 2003

AT 7:00 PM

**IN THE
HARTLAND TOWNSHIP HALL
3191 HARTLAND ROAD
HARTLAND, MI.**

Denise Lutz
Township Deputy Zoning

1. **CALL TO ORDER** – The meeting was called to order by Supervisor Rhodes. He welcomed those in attendance.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Township Board – Members present: Supervisor Rhodes, Clerk Ulrich, Treasurer Horning, Trustee Hill, Trustee Phillips, Trustee Wyland and Trustee Kuhn. Also present: DPW Director Olney and Deputy ZA Lutz.

Planning Commission – Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Germane and Commissioner Phillips (serves on both). Absent: Commissioner Colaianne. Also present: David Nicholson of McKenna Associates.

Schools – Pete Caroselli, Scott Bacon and Elsie McPherson – Brown were present.

4. **APPROVAL OF JUNE 19, 2003 SPECIAL JOINT MEETING AGENDA** – Move to approve the June 19, 2003 Special Joint Meeting Agenda. Motion Fountain. Second Kuhn. Voice Vote. Motion Carried. 12-0-0.

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

OLD AND NEW BUSINESS

6. **ECONOMIC DEVELOPMENT PRESENTATION BY FRED DILLINGHAM** – Mr. Dillingham has met with representatives of the Township to gather information on the issues and goals for the future. Attempting to stop growth is not successful. Managing growth, tax base and jobs is the more successful program.

Trustee Wyland introduced the members of the Economic Development Committee that include representative of the schools, Township Board, Planning Commission, business owners and developers.

Houses produce children and automobile traffic which increase costs for the local community which increases the need for infrastructure, services and education. Industrial makes the land more valuable and adds more to the economy that it takes in services. Industrial and commercial are revenue producers for local units of government. Growth planning is the key to quality of life. Townships have the space to devote to non-residential development.

Economic development grants can come in the form of block grants, transportation grants, mega grants to encourage companies to stay in Michigan and industrial revenue bond programs. Lack of affordable housing can cause a community to lose workers, seniors and youth.

Trustee Wyland – Sewer and water bring development opportunities. Housing is costly in terms of resources used so there needs to be a balance of kinds of development. Water and sewer attracts high density housing. Mr. Dillingham also stated that the Board wouldn't want to take a prime piece of real estate on M59 and turn it into a park. You can better serve your community by using this real estate for Industrial growth, which will lead to economic growth for Hartland Township.

7. DISCUSSION OF PARKS AND RECREATION – Park Planner Peter Pollack of Ann Arbor was present. Jim Doss made the presentation on the proposed development of the park located off M-59. He reviewed the history of the grant for purchase of the property and Mr. Pollock's original proposed design for the park. The Parks and Recreation Committee would like Board approval to begin gathering cost information on the development of the park. They are proposing a three-phase program.

Phase One – Trail system, entrance, accel / decel lane, preliminary roadway, first parking area, restrooms, picnic area and tot lot.

Phase One would be finished before instituting Phase Two.

Phase Two – More parking, another rest area, expand trail system, expand roadway, 2 ball diamonds and 2 soccer fields.

Phase Three – Trail system to wooded area, evaluate additional playfields, consider a concession stand.

Phase One would include hiring a park planner to formulate the plan according to input from various sources.

Mr. Olney suggested carefully considering putting trails, fields and parking in the existing nature areas. The nature is there, be cautious of any additions that would negatively impact the biosystem.

Mr. Pollock – Convenience and practicality are primary. The park must be usable but that does not mean it cannot have areas left in their natural state.

It was suggested to begin the focus on the trail system rather than high maintenance activities.

Concerning lake access, the homeowners on the lake have come around to the point of view that it is much better to have the park on the other side of the lake than apartments. The lake is very shallow on the south side. There are no plans for a boat dock or beach.

Mr. Assenmacher spoke in favor of the park site. There is a real, urgent need for more play areas in the Township.

Trustee Kuhn questioned if the DNR could put in a launch site since they contributed grant money to the purchase. The answer was that Hartland Township will govern the park and regulate activities. There must be recognition via the plaque that public money was used for the purchase.

Clerk Ulrich – Where will development funds come from? Mr. Pollock – General funds, millage, foundations, grant applications and other sources. The challenge is to use the available dollars effectively – i.e. getting the most for your money.

Trustee Wyland – With the proposed future sewer hookup to Genesee County, the current plant will become a collection site and will not need the 100 plus acres that was purchased for plant expansion. This would leave a large area that could be used for park development and play fields. If the front portion of the M-59 site were sold, the proceeds could be used to develop the Clark Road land which is away from M-59.

Commissioner Douglass – Expansion of the tax base, as discussed earlier in the meeting, would contribute funds to make projects like this less of a burden on individual taxpayers.

Mr. Pollock noted that park land has many intangible values beyond economic development. Seeing it and knowing it is there enhance the perception of a community even if not everyone uses it.

One resident objected to using land next to the wastewater treatment plant for a park where children will be playing. The M59 site is where the park should be.

HARTLAND TOWNSHIP JOINT TOWNSHIP BOARD / PLANNING COMMISSION
SPECIAL MEETING

JUNE 19, 2003 – TOWNSHIP HALL – 7:00 P.M.

3

Mr. Assenmacher felt that it was unfortunate that the monetary burden of developing the park could not be spread to the areas whose children are part of HAYAA. Although they do not live in Hartland and will not contribute to the development they will benefit through usage.

Recess 9:15 p.m.

Resume 9:25 p.m.

Supervisor Rhodes presented the request that had been discussed at the last Board meeting for Firerock. They are seeking to close the sports bar and open the restaurant. The REU's that are currently being used for the bar would go to the restaurant.

The Board can take this matter up only if there is a full Board present. All Board members were present.

Chairman Fountain – After discussions with various parties in the Township, Chairman Fountain felt that this was not a decision for the Planning Commission. It was not a change of use per the site plan. The restaurant was planned for in the future. Anything to do with REU allocation is the decision of the Board.

Trustee / ZA Kuhn – If this needs Township permission to occur, no business in the Township can do internal changes to their building without getting review and approval.

Mr. Nicholson noted there may be a minor parking allocation change but this was not an issue.

Commissioner Douglass – REU's are a Board and DPW concern.

Move to add Firerock to the Township Board agenda for June 19, 2003. Motion Hill. Second Wyland. Voice Vote. Motion Carried. 6-1-0. Nay Phillips.

Move to allow Firerock to change their usage from the sports bar to the front dining area and patio as long as the assigned REU's accommodate this . The Township Board has consensus that this is not a site plan issue. Motion Ulrich. Second Kuhn.

Motion withdrawn. Second withdrawn.

Trustee Hill – There are no restrictions concerning this on the site plan so there is no issue there.
DPW Director Olney – The REU usage can be monitored and action can be taken if the usage exceeds the assigned amount of REU's.

Mr. Nicholson – There is no change of use per the site plan so the Board has the authority to deal with this.

Move that the DPW Director work with Firerock to accommodate the change from sports bar to restaurant. Motion Ulrich. Second Kuhn. Voice Vote. Motion Carried. 5-2-0.

It was decided to have the Capital Improvement presentation at another meeting.

Move to have a joint Planning Commission / Township Board meeting on August 7, 2003 at 7:00 p.m. Motion Phillips. Second Horning. Voice Vote. Motion Carried. 7-0-0.

HARTLAND TOWNSHIP JOINT TOWNSHIP BOARD / PLANNING COMMISSION
SPECIAL MEETING

JUNE 19, 2003 – TOWNSHIP HALL – 7:00 P.M.

4

Mr. Nicholson noted that the latest future land use map had been distributed. The Planning Commission needs Board agreement to have a public hearing on this. He pointed out the revisions and requested the Board to make any suggestions they may have.

Trustee / ZA Kuhn has received requests from property owners in the Clyde Road / US 23 area for changes in the future use designated for their property.

Supervisor Rhodes – The Board and PC must do what is best for the Township as a whole and not only consider the wants of individuals. It would be very difficult if each landowner chose what they want their property to be designated for future use.

Place comprehensive plan / public hearing on the next Board agenda.

10. COMMITTEE REPORTS – There were no committee reports.

11. ADJOURNMENT – Move to adjourn. Motion Wyland. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

The meeting was adjourned at 10:07 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary

Ann Ulrich
Clerk

D. Kalenauskas
PC Secretary

Next Planning Commission Meeting June 26, 2003 – 7:00 p.m.