

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

**MARCH 20, 2003  
7:30 PM**

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MARCH 20, 2003 SPECIAL PLANNING COMMISSION AGENDA
5. APPROVAL OF MARCH 13, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC      **PLEASE APPROACH FRONT CENTER MICROPHONE**

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

7. M59 LLC      DISCUSSION ON FUTURE PLANNING STEPS
8. CALL TO PUBLIC
9. COMMITTEE REPORT
10. ADJOURNMENT

NEXT REGULAR MEETING MARCH 27, 2003

**1. CALL TO ORDER** – The meeting was called to order by Chairman Fountain at 7:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL** – Secretary Kalenauskas called the roll. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Colaianne, Commissioner Phillips and Commissioner Petrucci. Commissioner Germane arrived at 7:35 p.m. and Vice Chairman Douglass arrived at 7:36 p.m. Also present: David Nicholson and Michelle Aniol of McKenna Associates and ZA Kuhn.

**4. APPROVAL OF MARCH 20, 2003 SPECIAL PLANNING COMMISSION MEETING AGENDA** – Move to add as item #6a, Jackie Scheller Subdivision Plat Application #11 for Jaylynn to the March 20, 2003 agenda. Motion Colaianne. Section Petrucci. Voice Vote. Motion Carried. 5-0-2.

Move to approve the March 20, 2003 Planning Commission special meeting agenda as amended. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 5-0-2.

**5. APPROVAL OF MARCH 13, 2003 PLANNING COMMISSION MINUTES** – Move to approve the March 13, 2003 Planning Commission minutes as presented. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

**6. CALL TO THE PUBLIC**

*Frank Crouse* – Waldenwoods – Is item # 7 going to be a discussion of the Planned Development section of the ordinance? Yes.

**6a. JACKIE SCHELLER SUBDIVISION PLAT APPLICATION #11 JAYLYNN SUBDIVISION** – Ms. Scheller was present. Mr. Nicholson noted that the applicant is not required to come to the Planning Commission for final plat. The final plat is the “as built” plan. Mr. Nicholson advised that the Township Engineer should review the final plat to verify that it is the identical plan already approved by the Board in preliminary reviews and that the required improvements have indeed been made. It should be submitted 10 days before the Board meeting at which it appears on the agenda. Ms. Scheller stated that it had been submitted on February 28, 2003. ZA Kuhn advised that he would get it to the engineer for review.

Move to recommend final approval of Subdivision Plat Application #11 for Jackie Scheller / Jaylynn Subdivision contingent upon the review of the Township engineers, Tetra Tech MPS, to confirm that the final plat is the same as the preliminary plat as approved by the Planning Commission and the Township Board. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 7-0-0.

**7. M59 LLC DISCUSSION ON FUTURE PLANNING STEPS** – A March 18, 2003 memo had been received from the M59 LLC group concerning proposed changes to the Planned Development District section of the ordinance.

Move 29.02.F to the minimum design details section (29.03.E) which deals with the minimum standards if there is no pattern book.

Item D – design details – pattern book – reference size and location of open space.

Commissioner Colaianne suggested encouraging developers to maintain the standards set by the larger developments.

Develop a mechanism to include other entities that might want to join or submit a planned development that coordinates with an established or developing PD.

Mr. Nicholson emphasized maintaining reference to the Comprehensive / Master Plan . If necessary, the plan can be amended but should not be ignored.

The PD throws out any underlying zoning and becomes the zoning for the site. The question came up – If it throws out zoning, does it also throw out land use designation?

ZA Kuhn spoke as a Township Trustee to say that the Board voted to support the concept of mixed use as presented by M59 LLC but did not grant any approval to this particular plan.

Move 29.03.B.3 to design detail Sec. 29.03.E

Mr. Nicholson stated that it was necessary to protect the least intensive uses during phasing of a project.

Mr. Giovanetti suggested that a residential density number has to be developed in the Comprehensive / Master Plan on which to base the bonus.

Commissioner Germane again suggested eliminating the paragraph dealing with bonus density on the top of page 4 of the draft of Section 29. Why encourage higher density through bonus density? The Commission can determine the range of the percent of the bonus ( 0 to the maximum) and grant an amount to the individual project that is deserved by the project design.

There was a consensus of the Commission to go with 40% bonus maximum. This can be amended if necessary.

Clarify the language in 29.03.E to make it clear that the choice of the developer is to create a pattern book or follow the minimum design standards as listed.

“Public Hearing held by the Planning Commission” would be item #6 in the list in section 29.04.A.

Section 29.04.D – Chairman Fountain advised against too much detail in this section. Mr. Nosan and Mr. Giovanetti requested enough detail so that the developer had the basis to make a decision on bonuses and so the plan shown at the public hearing would represent what is likely to be in the final plan.

Mr. Nicholson will fill in the text for the remaining items and have the full draft at the next meeting for the PC to review.

## **8. CALL TO THE PUBLIC**

*Supervisor Rhodes* – The Planning Commission requested updated information on the sewer situation. Expansion of the current waste water treatment plant with plans for surface water discharge could cause problems downstream of the plant. Hartland is working to catch up with Tyrone Township’s plan to hook to Genesee County sewer plant. There have been numerous meetings including the Township Attorney and bonding attorney. A letter of intent and a check have be forwarded to Tyrone. Options on piping to system to Hartland are being discussed. The current plant would then become a pumping station.

**9. COMMITTEE REPORTS**

*Kalenauskas* – The upcoming agenda shows a public hearing as item #7. This has been deleted. Mr. Nicholson noted that he had not received the revised plan. This can be on the agenda for discussion but not for a public hearing.

*Germane* – There is an interchange meeting on Monday, March 24, 2003 . Trustee Phillips will attend. ZA Kuhn noted that the plans were received at the Township today.

The Commissioners should develop topics of discussion for the joint meeting and submit them to Chairman Fountain.

The meeting was adjourned at 10:03 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Next Regular Meeting - March 27, 2003