

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

**MARCH 13, 2003  
7:30 PM**

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MARCH 13, 2003, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF FEBRUARY 13, 2003 PLANNING COMMISSION MINUTES
6. APPROVAL OF FEBRUARY 20, 2003 SPECIAL PLANNING COMMITTEE MEETING MINUTES
7. APPROVAL OF FEBRUARY 27, 2003 PLANNING COMMISSION MINUTES
8. APPROVAL OF MARCH 6, 2003 SPECIAL PLANNING COMMISSION MINUTES
9. CALL TO PUBLIC      **PLEASE APPROACH FRONT CENTER MICROPHONE**

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

10. APPLICANT: GRONDINS HAIR CENTER      SIGN PERMIT #433      SECTION 21      SHOPS AT  
WALDENDWOODS
11. DISCUSSION ON ORDINANCE 37 ARTICLE 29      **PLANNED DEVELOPMENT DISTRICT**
12. DISCUSSION ON HARTLAND TOWNSHIP PLANNING COMMISSION RULES AND PROCEDURES (BY-LAWS)
13. CALL TO PUBLIC
14. COMMITTEE REPORT
15. ADJOURNMENT

SPECIAL PLANNING MEETING MARCH 20, 2003  
NEXT REGULAR MEETING MARCH 27, 2003

**1. CALL TO ORDER** – The meeting was called to order by Chairman Fountain.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL** – Secretary Kalenauskas called the roll. Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Colaianne, Commissioner Phillips and Commissioner Germane. Absent: Commissioner Petrucci. Also present: David Nicholson and Michelle Aniol of McKenna Associates and Zoning Administrator Kuhn.

**4. APPROVAL OF MARCH 13, 2003 PLANNING COMMISSION AGENDA** – Move to approve the March 13, 2003 Planning Commission agenda with the deletion of item #6, the February 20, 2003 minutes approval since they have already been approved. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

**5. APPROVAL OF FEBRUARY 13, 2003 PLANNING COMMISSION MINUTES** – Spell “McLarty” with a capital L. In item #11, Commissioner Germane should share credit with Commissioner Colaianne for saying that the Township should cover the cost of meetings with Mr. Crouse on the RR district changes.  
Move to approve the February 13, 2003 Planning Commission minutes as amended. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

**7. APPROVAL OF FEBRUARY 27, 2003 PLANNING COMMISSION MINUTES** – Page 1, item #5 change the date to February 20, 2003 from February 27, 2003 in the motion. In item #5 add the vote count as 4-0-3. In the heading for item #10, correct the spelling of “development”.  
Move to approve the February 27, 2003 Planning Commission minutes with the recommended changes. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-0-1.

**8. APPROVAL OF MARCH 6, 2003 PLANNING COMMISSION SPECIAL MEETING MINUTES** – Page 3, under Germane, the nay vote was cast by Kalenauskas.  
Move to approve the March 6, 2003 Planning Commission Special Meeting Minutes as amended. Motion Kalenauskas. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

**9. CALL TO THE PUBLIC** – ZA Kuhn advised that the class by the Township Attorney concerning zoning will most likely take place on a Saturday and last 6-8 hours. A specific date has yet to be chosen.

**10. APPLICANT: GRONDINS HAIR CENTER SIGN PERMIT #433 SECTION 21 SHOPS AT WALDENWOODS** – Jim Voorheis was present. Sign specialist Germane noted that the sign is 2 square feet larger than allowed by the ordinance. The applicant offered to reduce the distance between the letters to meet that required size. A revised drawing will be submitted.  
Move to approve Sign Application #433 subject to the Zoning Administrator and Sign Specialist reviewing and approving the revised drawing prior to issuing a permit. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 6-0-1.

**11. DISCUSSION ON ORDINANCE #37 ARTICLE 29** – Mr. Nicholson distributed a draft dated March 12, 2003 of the proposed language for the Planned Development District section of the ordinance. The 20 acre minimum was included with options to apply the PD to smaller developments.

It was the consensus of the Planning Commission to delete the last two lines of Section 29.02.B.2. Mr. Nicholson will rework the section.

Change “Master Plan” to “Comprehensive Plan” where ever it appears.

A decision must be made on including or deleting the underlying zoning designation concept in the PD district.

Mr. Nicholson advised carrying along the language linking the PD district to the Comprehensive Plan to avoid any ‘contract zoning’ issues. He also advised against deviation from the Comprehensive Plan to avoid future issues with PD areas.

Mr. Nicholson reviewed some of the language of the Township Zoning Act concerning reasonable procedures, due process and regulations.

Page 5, section E of the draft – If no pattern book is developed for a PD, then the minimum standards in the PD section of the ordinance will be enforced.

Commissioners should decide at what point in the PD approval process should the pattern book be submitted.

Page 9.item C – this section needs completion.

Page 8 – determine the placement of the public hearing in this list of items.

It should be stated that densities may be greater.

Take this topic up again at the next special meeting.

**12. PLANNING COMMISSION RULES, PROCEDURES AND BY-LAWS** – Move to table the issue of Planning Commission rules, procedures and by laws to a future meeting date. Motion Douglass. Second Phillips. Voice Vote. Motion Carried. 5-1-1.Nay Germane.

### **13. CALL TO THE PUBLIC**

*Terry Nosan* – What is the status of the comprehensive plan revision? Letters have to be sent to the surrounding municipalities. The draft of the text of the letter has been approved.

*Greg Bogdanski* – The Planning Commission is tackling difficult issues in this Planned Development section revision.

The Planning Commission is being left out of the information loop concerning the sewer expansion. The Commission should be included in the process or at least informed of the status of the process. The PC should push for a capital improvement plan.

The Commissioners should vigorously defend their work on the comprehensive plan.

The former Supervisor informed the Commission that he is receiving complaints on the function of the Zoning Department concerning low production and the quality of information being disseminated.

### **14. COMMITTEE REPORTS**

*Colaianne* – The sign on the street for Fire Rock has not been approved.

The Stockwell Academy has several modular units on site that have no approval. ZA Kuhn stated that he has had conversation with them and a site plan should be forthcoming.

*Douglass* – A site condo development has been proposed for the area behind Farmer Jack. The current zoning is PDMR.

*Germane* – The highlighted items on the March 27, 2003 agenda are to be deleted.

*Colaianne* – Will fill out the survey from the Land Use Consortium.

*Germane* – Add speed limits to the active issues list. A memo was distributed on the proposed legislative changes concerning this.

*Colaianne* – Who is the contact for budget issues? ZA Kuhn advised speaking to the Supervisor.

*Kalenauskas* – The pay issues was discussed with the accountant. Document attendance and have the Chairman submit for payment. Commissioner Phillips stated that they need to establish who is owed for back meetings.

Work is being done on a system for making the changes to the minutes as approved by the Commission.

There will be an Eagle Court of Honor for Troop #380 at the Music Hall. Commissioners are invited to attend.

**15. ADJOURNMENT** – The meeting was adjourned at 10:25 p.m.

Submitted by,

Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Special Planning Meeting – March 20, 2003  
Next Regular Meeting – March 27, 2003

## PLANNING COMMISSION ACTIVE ISSUES LIST

1. 5/3/01 Open Space / Lot Size / Sewer Density
2. 7/12/01 Review size allowed for wall signs based on linear feet  
9/23/01 Further review of signs - sizes and percentage of wall coverage.  
12/06/01 Review reader board signs
3. 5/8/01 Signs - Zoning and Redevelopment  
6/7/01 Should this be instituted or deleted?
4. 8/23/01 Review the process for sign reviews. Consider sign specialist and Zoning Administrator review and approve.
5. 2-21-02 Review "Transient Business" - operating on private property without Township review and approval.
6. 3-14-02 Review and revise subdivision regulations.
7. 4-18-02 Review paving requirements for private roads per number of dwellings on road.
8. 8-22-02 Review cell tower ordinance.
9. 8-22-02 Review and update sections of the zoning ordinance.
10. 10-24-02 Discuss accessory structures on stacked lots
11. 11-14-02 Discuss Lighting Ordinance
12. 3-13-03 Speed Limits