

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
AT THE TOWNSHIP HALL

NOVEMBER 21, 2002
7:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF NOVEMBER 21, 2002 PLANNING COMMISSION AGENDA
5. APPROVAL OF NOVEMBER 7, 2002 PLANNING COMMISSION SPECIAL MEETING MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

7. APPLICANT: MELODY & PAUL PAIGE **SITE PLAN APPLICATION #339** IN CONJUNCTION WITH
SPECIAL USE APPLICATION #215 **FAMILY CEMETARY** **SECTION 08**
8. DISCUSSION ON STATUTORY **OPEN SPACE CHANGES TO OUR ORDINANCE** IN CONJUNCTION WITH
STATE REQUIREMENTS

OLD AND NEW BUSINESS

9. ADOPTION OF THE COMPREHENSIVE / MASTER PLAN

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

NEXT REGULAR MEETING DECEMBER 12, 2002

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, Secretary Kalenauskas, Commissioner Colaianne, Commissioner Petrucci and Commissioner Phillips. Commissioner Germane arrived at 7:36 p.m. Absent: Commissioner Douglass. Also present: David Nicholson of McKenna Associates and Zoning Administrator Kuhn.

4. APPROVAL OF NOVEMBER 21, 2002 PLANNING COMMISSION AGENDA – Remove item #6 November 14, 2002 minutes. Add item #7a Emma Gross to set a public hearing.

Move to approve the November 21, 2002 Planning Commission agenda as amended. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

5. APPROVAL OF NOVEMBER 7, 2002 PLANNING COMMISSION SPECIAL MEETING MINUTES

Move to approve the November 7, 2002 Planning Commission Special Meeting minutes as presented. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

7. CALL TO THE PUBLIC – J. Mattioli was present because he thought his property had been rezoned. Chairman Fountain reiterated that the new land use map and Comprehensive / Master Plan was not a rezoning of anyones property. He was advised to come in and speak with ZA Kuhn to check on the zoning of his property.

7a. EMMA GROSS – SET A PUBLIC HEARING – Move to set a public hearing for Emma Gross for Rezoning Application #298 - CA to LI. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

Move to amend the Emma Gross motion to include the public hearing date of January 9, 2003. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

PUBLIC HEARING

8. PUBLIC HEARING - APPLICANT: MELODY & PAUL PAIGE SITE PLAN APPLICATION \$339 IN CONJUNCTION WITH SPECIAL USE APPLICATION #215 FAMILY CEMETERY SECTION 08 – Ms. Paige and her son Paul Paige were present. The parcel is located on Cullen Road and is 25 acres. She is seeking to create a .7 acre family burial plot.

Chairman Fountain requested audience questions. None were received.

There was a November 4, 2002 letter from the Livingston County Health Department. Ms. Paige has spoken to various agencies to gather the needed information. The soils have been evaluated. Mr. Nicholson reviewed the correspondence received from Township Attorney Homier. There is an issue with the need to split of the parcel for the cemetery which cannot exceed 1 acre. The plot will be in CA zoning which does not allow splits of less than 2 acres. A legal description

will have to be available for the site plan. The ZBA will have to resolve the conflict with the split size. The applicant will have to get a survey, create a site plan and go to the ZBA. There was discussion of creating a trust for perpetual care of the cemetery. The public hearing was closed at 8:58 p.m.

9. PUBLIC HEARING - DISCUSSION ON STATUTORY OPEN SPACE CHANGES TO OUR ORDINANCE IN CONJUNCTION WITH STATE REQUIREMENTS – Mr.

Nicholson noted some typographical changes made in the text.

Page 1 – Sec. 3.31.B.1 – insert “plan” after “site” in the third line.

Delete the “s” off of district(s).

Commissioner Phillips suggested adding a definition of arterial and collector roads. This information is in the Ordinance in footnote E in the Schedule of Regulations. Chairman Fountain pointed out that the section requiring the removal of dead or diseased vegetation could be a problem.

Retention and detention ponds that are required are not counted as part of the open space.

The public hearing closed at 8:31 p.m.

Due to the need to move on this item within a specific time period, the Planning Commission suspended its policy of not acting on an issue at the time of the public hearing.

Move to approve Planning Commission Resolution # 02-11-02 - A Resolution of Hartland Township Planning Commission Open Space Text Amendments with the modifications as discussed at the Open Space Preservation Public Hearing. Motion Phillips. Second Colaianne.

Roll Call Vote.

Colaianne – yes

Germane – yes

Phillips – yes

Fountain – yes

Petrucci – yes

Kalenauskas – yes

Douglass – absent Resolution Carried. 6-0-1.

OLD AND NEW BUSINESS

10. ADOPTION OF THE COMPREHENSIVE / MASTER PLAN – Mr. Nicholson noted that the comments from the Commission have been incorporated into the text.

The housing section has been changed per the county recommendations. The Commission may choose to address “affordable housing” in the future.

Remove the marked copy of the Crouse memo from Appendix A and insert a clean copy.

ZA Kuhn suggested including a copy of the October 30, 2002 public hearing minutes as an appendix.

Add an acknowledgements page.

Add a list of tables and maps.

Make corrections to the table of contents.

Pg. 7 – last line – correct spelling of “depicts.”

Pg. 17 – under Findings, conclusions, etc., in the third line change “through” to “though”.

Pg. 18 – under schools. Delete “perceived high quality of “ in the last line.

Pg. 41 – reference the appropriate appendix for the soils map.

Pg. 45 under “post office” place a small “c” on M59 “corridor”.

Pg. 47 – the fourth paragraph should read “Lakes Elementary” and “Farms Intermediate”.

Pg. 51 – place a capital letter on “Consumers” in the first paragraph. Add “PCS” to cellular service section.

Commissioner Germane suggested adding a cover letter to outline the process of reviewing the plan.

The Wainwright letter is in an improper location.

Visioning should become Appendix A.

Appendix B Title page should change “Sample” to “Example” for the visioning invitation letter.

Commissioner Germane felt that the Table of Contents was inadequate and should be expanded.

“McKenna” is misspelled on the first page.

Commissioner Germane requested color pictures and a D size map be included in the document.

Pg. 31 - Add “Township” after “Hartland” in the Historic Settlement section.

Pg. 84 – Don’t start a sentence with PLIT on a page where the meaning is not noted.

Move Resolution PC 02-11-02 A Resolution of Adoption of the Comprehensive / Master Plan with the understanding that the corrections discussed at this meeting will be incorporated into the document. Motion Phillips. Second Colaianne. Roll Call Vote.

Fountain – yes

Phillips – yes

Germane – yes

Colaianne – yes

Petrucci – yes

Kalenauskas – yes

Douglass – absent. Resolution Carried 6-0-1.

Commissioner Germane will draft the cover letter for review by the other Commissioners.

11. CALL TO THE PUBLIC – *Terry Nosan* was present for Hartland M59 LLC and Premier Properties. They met with the committee and received their comments. They are incorporating those comments into the plan. They were advised to consider a presentation to the Board on the special planning area.

Move to set a regular meeting of the Planning Commission on December 19, 2002 at 7:30 p.m. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

12. COMMITTEE REPORTS – Nothing.

13. ADJOURNMENT - The meeting adjourned at 10:23 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 – December 12, 2002
Regular Meeting – December 19, 2002