

HARTLAND TOWNSHIP SPECIAL PLANNING COMMISSION
TOWNSHIP HALL

MARCH 21, 2002
6:30 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MARCH 21, 2002 SPECIAL PLANNING COMMISSION AGENDA
5. APPROVAL OF MARCH 14, 2002 REGULAR PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

PUBLIC HEARING

OLD AND NEW BUSINESS

7. APPLICANT: DENISE BOEHRINGER **METES & BOUNDS APPLICATION #636** SECTION 5
8. DISCUSSION ON SIGN ISSUES
9. CALL TO PUBLIC
10. COMMITTEE REPORT
11. ADJOURNMENT

NEXT REGULAR MEETING **MARCH 28, 2002**

NEXT REGULAR MEETINGS APRIL 11, 2002

SPECIAL PLANNING COMMISSION MEETING **APRIL 18, 2002 @ 6:30**

REGULAR MEETINGS APRIL 25, 2002

SPECIAL JOINT MEETING OF PLANNING COMMISSION WITH HARTLAND TOWNSHIP BOARD **MAY 2, 2002**

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain at 6:30 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** - Secretary Kalenauskas called the roll. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Petrucci, Commissioner M. Germane and Commissioner Colaianne. Commissioner Phillips arrived at 7:25 p.m. Absent: Commissioner Douglass. Also present: David Nicholson and Amy Neary of McKenna Associates and Deputy ZA Lutz.

4. **APPROVAL OF MARCH 21, 2002 PLANNING COMMISSION SPECIAL MEETING AGENDA** – Move to approve the March 21, 2002 Planning Commission agenda as amended. Motion Kalenauskas. Second Colaianne.
Add as 7a. Zoning Ordinance discussion.
Voice Vote. Motion Carried. 5-0-2.

5. **APPROVAL OF MARCH 14, 2002 PLANNING COMMISSION REGULAR MINUTES** – Move to approve the March 14, 2002 Planning Commission minutes as presented. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

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

7. **APPLICANT; DENISE BOEHRINGER METES AND BOUNDS APPLICATION #636 SECTION 5** – Ms. Boehringer was present. The items that were in question have been revised and a new drawing submitted dated March 6, 2002.
Move to recommend approval of Metes and Bounds Application #636 for Denise Boehringer per the revised drawing dated March 6, 2002, for purposes of the State Land Division Act and the Hartland Township Zoning Ordinance #37. Tax ID. # 08-05-300-006-401-47060. Motion Petrucci. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.

7a. **ZONING ORDINANCE DISCUSSION** – On p.9-22 - The wall sign size is 80 ft. The Planning Commission thought they changed it to 64 sq. ft. on amendment to the Ordinance. There was a discussion of the process of producing and distributing copies of the most recent ordinance. The Table of Contents does not have Sec.33-10 (Architectural Standards) listed. When a new ordinance is printed, all old copies should be eliminated. Commissioner Colaianne suggested doing changes as pocket parts that are placed at the end of the ordinance copy until the whole ordinance is reprinted.
Review publication notices to check sign amendment.

8. **DISCUSSION ON SIGN ISSUES** – Commissioner Colaianne noted an article in the Planning and Zoning magazine.
Mr. Nicholson presented the possibility of removing signs from the Zoning Ordinance and making it a police power ordinance.
If there is a sign ordinance it must be enforced or it is worthless. Unapproved signs are illegal while non-conforming signs were approved under past regulation but do not conform to current regulations.

Formulating regulations needs to be supported by personnel and enforcement.
The joint meeting with the Township Board should address this issue.

There are several methods to consider in determining the appropriate size for wall signs. The Planning Commission is satisfied with the basic sign ordinance but needs to do some fine tuning.

The Planning Commission would like more information on the limitations of sign regulation such as a legal issues checklist.

Consider a change in size for institutional bulletin boards.
McKenna will draft a legal issues check list and produce examples / photos of signs and graphics.

Move to set a Special Meeting on May 16, 2002 at 6:30 p.m. Motion Kalenauskas. Second M. Germane. Voice Vote. Motion Carried. 6-0-1.

9. CALL TO THE PUBLIC – Deputy ZA Lutz reported that Farmer Jack resubmitted the same sign application.

10. COMMITTEE REPORTS

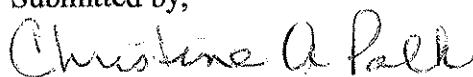
Petrucci – Speedway is adding on to their building without having a site plan reviewed and acted upon by the Planning Commission. Deputy ZA Lutz will follow up.

M. Germane – After reviewing the file on publication of Ordinance amendments, the August 24, 2000 memo from McKenna needs to be researched. More evidence of the publication of the zoning amendments needs to be sought.

McKenna is preparing a review of the procedures for platting a subdivision.

The meeting was adjourned at 9:30 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 28, 2002

Next Regular Meeting - April 11, 2002

Special Planning Commission Meeting - April 18, 2002 @ 6:30 p.m.

Regular Meetings - April 25, 2002

Special Joint Meeting Planning Commission / Township Board – May 2, 2002