

HARTLAND TOWNSHIP PLANNING COMMISSION
TOWNSHIP HALL
OCTOBER 25, 2001
7:30 PM

AGENDA

1. ROLL CALL
2. APPROVAL OF OCTOBER 25, 2001 AGENDA
3. APPROVAL OF OCTOBER 18, 2001 MINUTES
4. CALL TO PUBLIC **PLEASE APPROACH FRONT CENTER MICROPHONE**

5. APPLICANT: TROY & SUZANNE BIDDIX TO SET PUBLIC HEARING DATE FOR **REZONING**
APPLICATION #294 CA TO SR SECTION 32

6. APPLICANT: GERALD Mc GRAIN **METES & BOUNDS APPLICATION #581 REAPPROVE SPLIT**
SECTION 12

7. APPLICANT: HAROLD OLIVER III **SITE PLAN APPLICATION #320** TO CONSTRUCT AN
OFFICE BUILDING SECTION 22

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

NEXT REGULAR MEETING NOVEMBER 8,2001

1. **ROLL CALL** – The meeting was called to order at 7:30 p.m. by Chairman Fountain. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Colaianne, Commissioner Petrucci and Commissioner M. Germane. Absent: Commissioner Phillips and Vice Chairman Douglass. Also present: ZA Christensen.
2. **APPROVAL OF OCTOBER 25, 2001 AGENDA** – Delete item #8.
Move to approve the October 25, 2001 agenda as amended. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 5-0-2.
3. **APPROVAL OF OCTOBER 18, 2001 MINUTES** – Move to approve the October 28, 2001 Planning Commission minutes as presented. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.
4. **APPROVAL OF SEPTEMBER 27, 2001 MINUTES** - Move to approve the September 27, 2001 Planning Commission minutes as presented. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.
5. **CALL TO THE PUBLIC** - There being no response, the call to the public was closed.
6. **APPLICANT: TROY & SUZANNE BIDDIX TO SET PUBLIC HEARING DATE FOR REZONING APPLICATION #294 CA TO SR SECTION 32** – Move to set a Public Hearing date for Rezoning Application #294 for November 8, 2001. Motion Kalenauskas. Second M. Germane. Voice Vote. Motion Carried. 5-0-2.
7. **APPLICANT: GERALD McGRAIN METES AND BOUNDS APPLICATION #581 REAPPROVE SPLIT SECTION 12** – Mr. McGrain was present. The original split was not recorded. The current configuration will have one less split so a 5 acre parcel is created. The pole barn in the parcel setback has been there for 30 years.
Move to recommend approval of Metes and Bounds Application #581 noting that this is a second application. Tax Id. # 08-30-400-012 per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Motion M. Germane. Second Colaianne. Voice Vote. Motion Carried. 5-0-2.
9. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.
10. **COMMITTEE REPORTS**

Kalenauskas – The tour of the DeWitt township hall was very informative. A power point presentation is being assembled. Municipal bonds were used to create an attractive and functional building that includes the police department. There was a discussion of the Hartland Township Hall site, location and possible future construction.

Numerous developers are expressing an interest in Hartland.

Review of the land use map from the last work session will take time. There are errors which need to be corrected.

Petrucci – Seeking high tech business to help with the tax base should be a priority. Fred Dillingham has information regarding many issues concerning development. There are negative tax consequences with being a “bedroom community”.

Status of replacing the zoning administrator? No decision has been made. Several options are under discussion.

The meeting was adjourned at 8:23 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 – November 8, 2001

PLANNING COMMISSION ACTIVE ISSUES LIST

1. 5/3/01 Sidewalk Liability - 7/19/01 - Final draft in progress. Combine with #8 Construction Specifications. Stand alone ordinance going to the Board.
2. 5/3/01 Ordinance 28 (Blight) Review - 7/19/01 Final draft in progress. Combine with #9 Anti noise.
3. 5/3/01 Open Space / Lot Size / Sewer Density
4. 7/12/01 Review size allowed for wall signs based on linear feet
7-19-01 - Add to next work session.
5. 5/3/01 Deputy Zoning Administrator - Help with Ordinance Enforcement
6. 5/8/01 Signs - Zoning and Redevelopment
6/7/01 Should this be instituted or deleted?
7/19/01 - Discuss at next joint meeting with Board.
7. 6/28/01 Presentation of lighting ordinance
8. 6/28/01 Formulate transitional zoning for CA to SR. Draft distributed at July 13, 2001 meeting by Mr. Nicholson
9. 8/23/01 Review the timeline and requirements for completion of sign reviews.
10. 9/13/01 Further review of signs - sizes and percentage of wall coverage.
11. 10/25/01 Have Fredd Dillingham in for presentation on expanding tax base - high tech businesses