

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
FEBRUARY 01, 2001 AT 7:30 PM

WORK SESSION

**AGENDA**

1. ROLL CALL
2. APPROVAL OF FEBRUARY 01, 2001 AGENDA
3. APPROVAL OF JANUARY 11, 2001 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: HARTLAND TOWNSHIP/ WALDENWOODS TO SET PUBLIC HEARING DATE FOR **SPECIAL USE APPLICATION #200** IN CONJUNCTION WITH **SITE PLAN APPLICATION #306** TO CONSTRUCT A ELEVATED STORAGE TANK SECTION 20
6. APPLICANT: HARTLAND TOWNSHIP / WALDEN & ASSOCIATES L.L.C. TO SET PUBLIC HEARING DATE FOR **SPECIAL USE APPLICATION # 201** IN CONJUNCTION WITH **SITE PLAN APPLICATION # 307** TO CONSTRUCT A IRON REMOVAL FACILITY SECTION 20 & 21
7. APPLICANT: WALDEN & ASSOCIATES L.L.C. **SITE PLAN APPLICATION #309** REQUEST A MINOR OR MAJOR CHANGE TO **SITE PLAN APPLICATION #270** TO MOVE DRIVE-THRU WINDOW LOCATION AND MOVE CURB CUT.
8. ARCHITECTURAL STANDARDS
9. CALL TO THE PUBLIC
10. COMMITTEE REPORTS
11. ADJOURNMENT

**NEXT MEETING FEBRUARY 08, 2001**

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION  
FEBRUARY 1, 2001 - TOWNSHIP HALL - 7:30 P.M.

**1. ROLL CALL** - The meeting was called to order by Chairman Fountain at 7:30 p.m. Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Justin, Commissioner Petrucci and Commissioner Germane. Vice Chairman Douglass arrived at 7:39 p.m. and Commissioner Phillips arrived at 7:41 p.m. Also present: David Nicholson and Amy Neary of McKenna Associates and ZA Christensen.

**2. APPROVAL OF FEBRUARY 1, 2001 AGENDA** - Delete item #7.

Move to approve the February 1, 2001 Planning Commission agenda as amended. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 5-0-2.

**3. APPROVAL OF JANUARY 11, 2001 MINUTES** - Move to approve the January 11, 2001 minutes as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

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

**5. APPLICANT: HARTLAND TOWNSHIP / WALDENWOODS TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #200 IN CONJUNCTION WITH SITE PLAN APPLICATION #306 TO CONSTRUCT AN ELEVATED STORAGE TANK SECTION 20** - Move to set a Public Hearing for Special Use Application #200 in conjunction with Site Plan Application #306 on February 22, 2001. Motion Kalenauskas. Second Justin. Voice Vote. Motion Carried. 6-0-1.

**6. APPLICANT: HARTLAND TOWNSHIP / WALDENWOODS & ASSOCIATES LLC TO SET PUBLIC HEARING DATE FOR SPECIAL USE APPLICATION #201 IN CONJUNCTION WITH SITE PLAN APPLICATION #307 TO CONSTRUCT AN IRON REMOVAL FACILITY SECTION 20 & 21** - Move to set a Public Hearing for Special Use Application # 201 in conjunction with Site Plan Application #307 on February 22, 2001. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

**8. ARCHITECTURAL STANDARDS** - Mr. Nicholson continued with his review of the model section for consideration and change by the Commission.

The proposed standards would not apply to residential.

Add a definition for "vision glass".

It was decided that an architectural review committee would expedite the review process by meeting with applicants prior to presentation of the plan to the full Commission. Membership will be decided as well as setting up a system for information to be transferred from the committee to the Commission.

More changes are needed in the sign regulations to better manage signs, replacing signs and changing signs. An added requirement in the Ordinance should be to have

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documentation of the existing sign (preferably photos) be included in any proposed change application.

G. Review - add "enforce" after "shall" in the first sentence.

J. Facility Material Inspection - at the end of sentence #2, delete "For projects with both canopies.....in said districts."

Figures on the Schedule Regulating Facade Materials are maximum percentages.

Define the for various groups used in the table before the table is presented.

Change the orientation of the table from landscape to portrait.

The Planning Commission will make any changes and additions in the framework presented.

Mrs. Phillips raised the question of enforcement for Ordinance violations. There should be more discussion of how violations should be handled.

Place the Waldenwoods major / minor change item on the next agenda.

An informal review of the school site plan is upcoming prior to the public hearing. It would be desirable to broadcast the public hearing over cable.

There was discussion of the organization of the public hearing for the high school including length of the school presentation, time limits for speakers and speaker cards.

Mr. Germane stated that the new school is the largest construction project in the history of Hartland and should have input from the entire community.

Mr. Nicholson distributed a memo dated 2-1-01 concerning the need to change the Ordinance reference for public hearings for PD in the next set of Zoning Ordinance amendments.

### COMMITTEE REPORTS

*Germane*- Requested to attend the Basic Planning Seminar. Mrs. Phillips will take the request to the Board for any members wishing to attend.

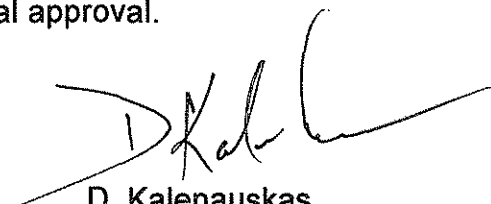
The meeting was adjourned at 10:25 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Next Meeting - February 8, 2001