

**HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION
JULY 20, 2000 - TOWNSHIP HALL - 7:30 P.M.**

1. ROLL CALL - In the absence of Chairman Fountain, Vice Chairman Douglass presided over the meeting. Members present: Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Phillips, Commissioner Germane and Commissioner Kuhn. Absent: Chairman Fountain. Also present: Zoning Administrator Christensen and David Nicholson and Amy Neary of McKenna Associates.

2. APPROVAL OF JULY 20 , 2000 AGENDA - Motion to approve the July 20 , 2000 Planning Commission Work Session agenda as presented. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF JUNE 15, 2000 MINUTES - In the final motion of the minutes, change the date from "June 16" to "June 15".
Motion to approve the June 15, 2000 minutes as corrected. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-01.

4. CALL TO THE PUBLIC - Laurie Mentley of Parshallville was present with Ed and Shirley Gren to distribute a memo covering the objections to the Oldford development. It included a summary of the changes from the April 28, 2000 plan and the current plan before the Board. The current plan was not submitted to the Planning Commission for review.

Mr. Kalenauskas will prepare a letter for the Board concerning the issues with the Parshallville Pond plan. The issues include compatibility and density with adjacent properties, higher density than adjacent properties, the plan given to the Board is different than the one submitted to the Planning Commission, the seven requirements in Article 15.02 and 32.02. C and the applicant's insistence on a vote rather than a tabling.

Motion to compose a letter to the Township Board to clarify the Planning Commission's position on Parshallville Pond which is Site Plan Application #272. Motion Germane. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

5. ORDINANCE PRINTED MISTAKES 6. DEFINITIONS 7. SIGNS 8. SCHEDULE OF REGULATIONS - Mr. Nicholson distributed the Proposed Zoning Ordinance Revisions dated July 20, 2000.

P.1 - MDOT is requiring 10 ft. bike paths. Change wording to "a minimum 8 ft. wide".

P. 3 Item C insert "minimum" before "eight (8) feet".

P. 5 Sec. 9.07.D.2 after "sixty four (64) " add "sq. ft." .

Add under Signs - an option of 32 sq. ft. for institutional bulletin board or 48 ft. for a monument sign.

In the sign illustrations, add "monument " to "ground sign" .

P. 7 In Section 13.06 place item F before item G.

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P. 9 Section 32.02 AA in the last line, change "lot opposite" to "yard opposite" .
The Planning Commission will be considering architectural standards. There should be some additions to Section 32.02.M concerning the shielding of rooftop equipment.

On page 2-23 of the Ordinance, references to "manufactured homes" should be changed to "modular homes".

P. 2-26 Change "mobile homes" to "manufactured homes" .

The section of the Ordinance dealing with manufactured homes needs to be returned to the Manufactured Home Commission for final approval.

The Attorney General argues cases for the Manufactured Home Commission.

Mr. Nicholson will bring samples of architectural standards from other communities.

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

10. COMMITTEE REPORTS -

Germane - What is the status of the new post office? Negotiations are ongoing for property for the site.

Mr. Germane is involved as an engineer with Tetra Tech MPS on the injection well for KCS.

Kuhn - The pipe being laid along M59 will carry sour gas to the sweetening plant. This is a gas which is very deadly. There was a question as to whether they are using standard gas pipe or special pipe to resist corrosion.


Phillips - The Board made a motion to approve McDonald's.

Douglass - Review the rezoning of the current HSC. Add this to the agenda for the next meeting.

The meeting was adjourned at 10:30 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next meeting - July 27, 2000