

HARTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP HALL  
MARCH 9, 2000 AT 7:30 PM

**AGENDA**

1. ROLL CALL
2. APPROVAL OF MARCH 9, 2000 AGENDA
3. APPROVAL OF MARCH 2, 2000 MINUTES
4. CALL TO THE PUBLIC
5. APPLICANT: UNITED METHODIST CHURCH TO SET PUBLIC HEARING DATE FOR **SPECIAL APPLICATION # 189** IN CONJUNCTION WITH **SITE PLAN APPLICATION #283** SECTION 23 NORTH OF M59
6. APPLICANT: ASPEN GROUP / HARTLAND LLC TO SET PUBLIC HEARING DATE FOR **REZONING APPLICATION # 181** CA TO PDSR SECTION 19
7. APPLICANT: JAMES & JOANN WAKEMAN **METES & BOUNDS APPLICATION # 574** SECTION 04
8. CALL TO THE PUBLIC
9. COMMITTEE REPORTS
10. ADJOURNMENT

**NEXT MEETING MARCH 23, 2000**

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
MARCH 9, 2000 - TOWNSHIP HALL - 7:30 P.M.

**1. ROLL CALL** - The meeting was called to order at 7:30 p.m by Chairman Fountain. Members present : Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Phillips, Commissioner Petrucci and Commissioner Kuhn. Commissioner Germane arrived at 7:40 p.m. Also present : Zoning Administrator Christensen and Amy Neary and David Nicholson of McKenna Associates.

**2. APPROVAL OF MARCH 9, 2000 AGENDA** - The application number in item #6 is 281 not 181.

Motion to approve the March 9, 2000 Planning Commission regular meeting agenda as amended. Motion Kalenauskas. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

**3. APPROVAL OF MARCH 2, 2000 SPECIAL MEETING MINUTES** - On page 2 #6 delete the sentence beginning "Dry Hydrants..." as well as the following sentence. Change the numbering beginning with Meadow View becoming #7 .

Motion to approve the March 2, 2000 Special Meeting minutes as amended. Motion Kalenauskas. Second Phillips. 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 : UNITED METHODIST CHURCH TO SET PUBLIC HEARING DATE FOR SPECIAL APPLICATION #189 IN CONJUNCTION WITH SITE PLAN APPLICATION #283 SECTION 23 NORTH OF M59** - Reverend Hunter was present.

Motion to set a Public Hearing for April 13, 2000 for Special Use Application #189 in conjunction with Site Plan Application #283 for United Methodist Church. Motion Phillips. Second Kuhn. Voice Vote. Motion Carried. 6-0-1.

**6. APPLICANT : ASPEN GROUP / HARTLAND LLC TO SET PUBLIC HEARING DATE FOR REZONING APPLICATION #281 CA TO PDSR SECTION 19** - Tom Covert was present .

Motion to set a Public Hearing for the Aspen Group LLC for April 13, 2000 on Rezoning Application #281. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

**7. APPLICANT : JAMES & JOANN WAKEMAN METES AND BOUNDS APPLICATION #574 SECTION 04** - Mr. Fountain reviewed the application. Mr. Wakeman stated that the Health Department said there could be an engineered field on the parcel with perc problems.

Motion to recommend approval of Metes and Bounds Application #574 for James R. and Joann D. Wakeman with the understanding that parcel B may require an engineered septic drainage field. This recommendation is made because the

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application meets the requirements of the State Land Division Act. Motion Kuhn  
Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

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

**9. COMMITTEE REPORTS -**  
Elections

Nomination of Mr. Fountain to be Planning Commission Chairman. Kalenauskas.  
Second Petrucci.

Motion to close nominations and cast a unanimous ballot for Mr. Fountain as PC  
Chairman. Motion Petrucci. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

Nomination of Mr. Douglass to be Planning Commission Vice Chairman. Fountain.  
Second Kuhn.

Motion to close nominations and cast a unanimous ballot for Mr. Douglass as PC Vice  
Chairman. Motion Fountain. Second Kuhn. Voice Vote. Motion Carried. 7-0-0.

Nomination of Mr. Kalenauskas to be Planning Commission Secretary. Phillips. Kuhn.  
Motion to close nominations and cast a unanimous ballot for Mr. Kalenauskas as PC  
Secretary. Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 7-0-0.

Chairman Fountain made the following appointments:

Appointed Christine Polk as Recording Secretary.

Appointed Commissioner Phillips and Vice Chairman Douglass as the Site Plan  
Review Committee.

Appointed Commssioner Kuhn as the sign review person and the representative on the  
M59 Corridor Committee.

Mr. Kuhn would like to see an industrial district formed in an expeditious manner.

Mr. Fountain received the proposed budget for 2000-2001 for review from Supervisor  
Bogdanski. The Supervisor answered questions from Commissioners.

Mr. Germane asked if the PC meetings could be televised.

Motion to recommend that Planning Commission meetings be televised as soon as  
possible. Motion Kuhn. Second Germane. Voice Vote. 3-4-0. Motion Fails. Nays  
Phillips, Kalenauskas, Petrucci and Douglass.

Mr. Kalenauskas requested the Supervisor facilitate a meeting of the Planning  
Commission to help prioritize and set goals by May. It was suggested to set a  
meeting for Saturday April 8, 2000 at 9 a.m. at the Majestic Golf Course.

Motion to have an organizational meeting on April 8, 2000 at 9:00 a.m. at the Majestic

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Golf Course to be facilitated by Supervisor Bogdanski. Motion Kuhn. Second Germane. Voice Vote. Motion Carried. 7-0-0.

Mr. Nicholson distributed definitions. Any time the Ordinance does not specify a definition, the common usage definition from a dictionary applies.

Differentiate between a "canopy" and a "canopy sign".

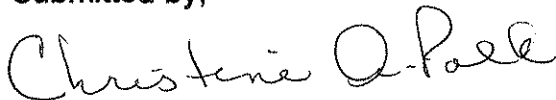
Lake frontage had been considered to be the front yard on the lake side and the street side is the back yard. This causes the accessory buildings, garages, fences and other items to be placed on the street. There was discussion of creating a front yard setback for both front yards based on 50 ft. for lots platted prior to 1959 and 75 ft. for 1959 and later.

Mr. Nicholson and Ms. Neary will compile information on what surrounding communities are doing to deal with several issues.

The meeting was adjourned at 10:06 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 23, 2000