

**HARTLAND TOWNSHIP PLANNING COMMISSION SPECIAL MEETING
MARCH 2, 2000 - TOWNSHIP HALL - 7:00 P.M.**

1. ROLL CALL - The meeting was called to order at 7:00 p.m. by Chairman Fountain. Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Phillips and Commissioner Kuhn. Commissioner Germane arrived at 7:33 p.m. Also present: ZA Christensen, Deputy ZA Kevin Christensen and David Nicholson of McKenna Associates. Township Attorney Decocq was also present.

2. APPROVAL OF MARCH 2, 2000 AGENDA - Motion to move forward with a flexible agenda for March 2, 2000. Motion Kuhn. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

3. APPROVAL OF FEBRUARY 24, 2000 MINUTES - Motion to approve the February 24, 2000 minutes as presented. Motion Kuhn. 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.

6. SIDEWALKS - There was a question as to who was responsible for the new sidewalks on the school side and the Township Hall / park side of the new bridge. Mr. Decocq responded that traditionally, Hartland has not required sidewalks. The property owner of the sidewalk is responsible and there is statute that allows the Township to enforce clearing and repair.

MDOT and LCRC would be involved in any improvements that were done in the road right of way. There are sources of grant money that could be investigated.

There is no legal obligation to install sidewalks but there is an obligation to repair and maintain them once they are installed.

Mr. Decocq explained that splits are available under the State Land Division Act whether the land can be developed or not. The Township can enforce more stringent requirements such as approvals from the Health Department for sanitary systems.

There are outstanding issues with the incorporation of the Land Division and Private Road Ordinances into the Zoning Ordinance. They also have not been repealed as free standing ordinances.

The Attorney will check into the situation Howell is having providing pedestrian access to land it annexed north of M59.

The Planning Commission would like to review condo documents before they are approved by the Township Board.

Mr. Decocq would like to see better tracking of what is sent to him, consistent identification of what is required for his review, a reduction in the number of revisions submitted and a consistent format through successive revision reviews to expedite comparison of documents.

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Moratoria are difficult to deal with and are not generally viewed favorably by the courts.

Architectural Standards - Aesthetics may be included in requirements but caution is necessary to avoid over regulation. Color is an area for caution. Zoning is meant to produce reasonable land use. When you regulate, be prepared to answer the question "why" you are requiring a certain standard.

Mr. Decocq left at 9:25 p.m.

6. MEADOW VIEW ESTATES SITE PLAN APPLICATION #248 FINAL SITE PLAN APPROVAL TO CONSTRUCT RESIDENTIAL SITE CONDOMINIUM UNITS

SECTION 32 SOUTH OF BERGIN ROAD - Mr. Perry was present to review the application and request final site plan approval. Mr. Perry indicated that in the future, he would submit three sets of full size plans and the others would be 11" by 17".

The State does not review condo documents

Mr. Perry reviewed the changes in landscaping, landscaping the detention pond, additional plantings, the addition of sheet LA2 and irrigation.

Dry hydrants and detention ponds do not do a good job of providing water for fire fighting. There should be more discussion of this issue. The County requires fencing for the detention pond based on the depth.

Mr. Nicholson reviewed his letter dated March 1, 2000 concerning sidewalks, private road issues and project documentation.

Mr. Perry requested approval or denial of the project at this time.

Motion to recommend final site plan approval for Site Plan Application #248 for Meadow View Estates based on the information presented at the March 2, 2000 special meeting and the plans submitted March 1, 2000 as well as plans dated received February 9, 2000. Motion Kuhn. Second Petrucci. Voice Vote. Motion Carried. 4-3-0. Nays Kalenauskas, Douglass and Germane.

8. SIGNS - Mr. Nicholson will go forward with developing sign issues.

Mr. Christensen questioned the difference between a canopy sign, an awning sign and a hanging sign.

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

10. COMMITTEE REPORTS -

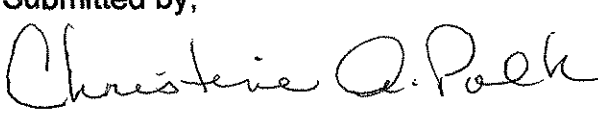
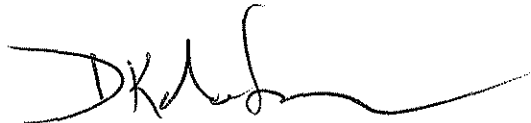
Kuhn - The Health Department has requested that he participate in the North Ore Creek Management Council. If any other members are interested, the meeting is March 7 at 10 a.m. at the Health Department.

The meeting was adjourned at 10:23 p.m.

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These minutes are a preliminary draft until final approval.

Submitted by,

Christine A. Polk
Recording Secretary

D. Kalenauskas
Planning Commission Secretary