

# HARTLAND TOWNSHIP BOARD SPECIAL MEETING FINAL MINUTES

September 26, 2019

**Call to Order** – THE MEETING WAS CALLED TO ORDER BY SUPERVISOR FOUNTAIN AT 7:00 PM

## Roll Call

**PRESENT:** Larry N. Ciofu, William Fountain, Kathie Horning, Joe Colaianne (7:10), Matt Germane (7:35), Glenn Harper, Joe Petrucci

**ABSENT:**

Also present were Township Manager James Wickman, Planning Director Troy Langer and Planning Commission Members Larry Fox (Chairman), Joe Colaianne, Sue Grissim, Mike Mitchell and Tom Murphy

## Approval of Meeting Agenda

Move to approve the September 26, 2019 Hartland Township Board Special meeting agenda as submitted.

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| <b>RESULT:</b>   | <b>APPROVED [5 – 0 -2]</b>                 |
| <b>MOVER:</b>    | Glenn Harper, Trustee                      |
| <b>SECONDER:</b> | Kathie Horning, Treasurer                  |
| <b>AYES:</b>     | Ciofu, Fountain, Horning, Harper, Petrucci |
| <b>ABSENT:</b>   | Colaianne, Germane                         |

**Call to the Public:** No one came forward

## Workshop

The Hartland Township Board and the Hartland Township Planning Commission discussed the following items:

### 1. Residential Market Analysis

Planning Director Langer gave a brief overview of the Residential Market Analysis of August 2014 and recent work that a sub-committee of the Planning Commission has done with regards to the multi-family land use designation on the Future Land Use Map. The group discussed the following designated multi-family areas:

- 1) South of Clyde Road, East of US-23
- 2) East of Hartland Road, South of Dunham Road
- 3) North of M-59
- 4) South of M-59

The Planning Commission will have further discussions on multi-family needs of the township before making a recommendation on changes to the Future Land Use Map.

### 2. Retail Market Analysis

Planning Director Langer gave a brief overview of the recent Retail Market Analysis prepared by the Gibbs Planning Group, which stated the township could support an additional 20-25 acres of retail business after the full build out of current developments in the township. The group discussed the following locations: 1) Clyde Road and 2) M-59 and Old US-23, where there was undeveloped commercial land that has no current site plan. The Clyde Road land has the potential to be reclassified to light industrial, but after further discussions, it was recommended that the Planning Commission re-evaluate the permitted uses of the light industrial classification before recommending any rezoning of this area. The result of the discussions on the M-59 and Old US-23 land was to leave this area zoned commercial, but to consider mixed use developments and possible marketing of this area as a special use area.

### 3. Comprehensive Plan

The group discussed updates to the Comprehensive Plan with a potential full revision within the next couple of years.

#### Adjournment

Move to adjourn the meeting at 8:20 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                    |
| <b>MOVER:</b>    | Glenn Harper, Trustee  |
| <b>SECONDER:</b> | Joe Colaianne, Trustee   |
| <b>AYES:</b>     | Ciofu, Fountain, Colaianne, Germane, Horning, Harper, Petrucci |

Submitted by,



Larry N. Ciofu  
Clerk