

HARTLAND TOWNSHIP PLANNING COMMISSION APPROVED MEETING MINUTES

FEBRUARY 12, 2026– 7:00 PM

1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**
Present – Commissioners Eckman, Fox, Grissim, Mayer, McMullen, Mitchell, & Murphy
Absent – None
4. **2026 Annual Planning Commission Organizational Meeting:**
 - a. **Hartland Township Planning Commission Rules and Procedures (By-Laws).** Commissioner Eckman offered a Motion to approve the Rules and Procedures. Commissioner Mitchell seconded it. Motion carried unanimously.
 - b. **Election of Officer.** Commission Mayer offered a Motion to retain Commissioner Fox as Chair, Commissioner Mitchell as Vice-Chair, and Commissioner Murphy as Secretary. Motion carried unanimously.
 - c. **Committee Appointments.** Chair Fox indicated that there would be no changes to the Committee Appointments. A vote was not necessary.
2026 Ordinance Review Committee Members: Sue Grissim, Tom Murphy, Mathew Eckman
2026 Site Plan Review Committee Members: Larry Fox, Jim Mayer, Mike Mitchell
5. **Approval of the Meeting Agenda:**
Commissioner Grissim offered a Motion to approve the February 12, 2026, Planning Commission Meeting Agenda. Commissioner Murphy seconded it. Motion carried unanimously.
6. **Approval of Meeting Minutes:**
 - a. Planning Commission Meeting Minutes of December 18, 2025.
Commissioner Mitchell offered a Motion to approve the Planning Commission Meeting Minutes of December 18, 2025. Commissioner Eckman seconded it. Motion carried unanimously.
7. **Call to the Public:**
None
8. **Old and New Business**
 - a. Site Plan Application SP/PD #26-003 Chick-fil-A Planned Development (PD) Final Plan 10587 Highland Road

Director Langer stated the following:
 - Gave an overview of the location and scope of the project.
 - Located east of US 23, north of M-59, on the east side of Hartland Road formerly the site of a Big Boy restaurant.

- Applicant chose to develop this site using the Planning Development (PD) process, a three-step process consisting of a Conceptual Review, a Preliminary Review, and a Final Review, all of which are heard before both the Planning Commission and the Township Board.
- Tonight is the Final Review where the Planning Commission will make a recommendation to the Township Board. The Township Board will make the final decision.
- Final PD approval typically involves review of documentation and the PD Agreement.
- Final approval by the Township Board is effectively a rezoning of the property from GC General Commercial to PD Planned Development.

Commissioner Mitchell asked the Applicant's representative, Leslie Accardo, Senior Project Manager, PEA Group, if they had made any progress obtaining the easements from Rovey Drive and Hartland Road. She indicated they are very close.

Commissioner Mayer asked about the additional signage. The Applicant stated it has been added.

Commissioner Grissim offered the following Motion:

Move to recommend approval of Site Plan Application SP/PD #26-003, the Final Planned Development Site Plan for Chick-fil-A PD, as outlined in the staff memorandum dated February 5, 2026.

Approval is subject to the following conditions:

- 1. The Final Planned Development Site Plan for Chick-fil-A Planned Development, SP/PD Application #26-003 is subject to the approval of the Township Board.**
- 2. Final approval of Chick-fil-A Planned Development (SP/PD Application #26-003) shall require an amendment to the Zoning Ordinance to revise the zoning map and designate the subject property as PD (Planned Development). The planned development project area consists of one (1) parcel, approximately 1.65 acres in area and which is to be rezoned to PD (Planned Development), as follows:**
 - a. Tax Parcel ID #4708-21-400-062 (approximately 1.65 acres in area); currently zoned GC (General Commercial)**
- 3. The applicant shall address the outstanding items noted in the Planning Department's memorandum dated February 5, 2026, on the Construction Plan set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.**
- 4. Upon the issuance of a Certificate of Occupancy, the Hartland Road access drive shall be temporarily closed for thirty (30) days.**
- 5. Any revisions to the connections to Hartland Road or Highland Road will be considered an amendment to the site plan, to be reviewed by the Planning Commission.**
- 6. All planned development and easement documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.**

7. **Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, the Fire Code requirements, Michigan Department of Transportation (MDOT), Livingston County Road Commission (LCRC), Livingston County Drain Commission (LCDC), and all other government agencies, as applicable.**

Commissioner Murphy seconded it. A correction was offered by Commissioner McMullen and accepted by the Maker and Seconder. Motion carried unanimously.

9. Public Hearing

- a. Zoning Amendment #26-001 – Amendment to permit accessory dwelling units (ADU) in single family zoned districts.

Chair Fox explained the process and opened the Public Hearing at 7:10 PM stating all public notice requirements have been met.

Director Langer gave an overview of the history of this amendment stating the following:

- Zoning amendments alter the text in the Zoning Ordinance.
- No particular location; Township wide.
- Draft Amendment would allow Accessory Dwelling Units.
- Would permit a second dwelling unit in a single-family residential district.
- Concept is to have one principal dwelling unit (PDU), and one smaller accessory dwelling unit (ADU) which in theory is different than a two family or duplex dwelling unit where the units are equal in size.
- Ordinance Review Committee spent a great deal of time reviewing this topic and what can be done with the current ordinance.
- Currently a basement or garage can be remodeled for sleeping/living area.
- Refined the definition of Dwelling Unit for clarity.
- Discussed where a property owner can have an ADU and what those standards would be.
- Material has been made available to the Planning Commission from many avenues to provide information from both sides of the issue.

Chair Fox mentioned the Planning Commission has discussed this issue in two work sessions plus all of the work from the subcommittee so if all of the issues are not mentioned today, they have been discussed earlier.

Discussion

Chair Fox referred to the staff review letter dated February 5, 2026.

Director Langer stated the following:

- Section 2.76; 2.78; and 2.80 (Definitions for Dwelling and Dwelling Unit)
 - A Dwelling Unit must be defined. What are the necessary elements in a structure that make it a Dwelling Unit?
 - Sleeping room
 - Bathroom
 - Cooking facility

- Taking the current elements that exist and making them clearer.
- Section 5.14.4 ACCESSORY DWELLING UNITS - This is a new section that will be added under Section 5.14, Accessory Structures and Uses, which outlines pertinent standards and requirements for Accessory Dwelling Units.
- Process includes holding a Public Hearing which is occurring at this meeting.
- Planning Commission will make a recommendation to the Township Board.
- Zoning Amendment will be discussed by the Livingston County Planning Commission who will also offer a recommendation.
- Township Board will make the final decision.

Call to Public:

Edward Stack, Hartland Township: asked a question about Section 5.14.4.14, maximum and minimum size and stated he is in favor of the zoning amendment.

Chair Fox closed the Public Hearing at 7:19 PM.

Discussion

Director Langer stated the following:

- Two size limitations: one for attached ADUs and the other for detached ADUs.
- Minimum size of 190 square feet.
- In most zoning categories, the minimum dwelling size is 1200 square feet.
- In attached ADUs, the maximum dwelling size is 1200 square feet if the principal dwelling unit (PDU) is at least 1200 square feet. They could each be the same size up to 1200 square feet.
- In detached ADUs, the minimum is the same, 190 square feet, the maximum is capped at 1200 square feet or 50 percent of the square footage of the principal dwelling unit. For example, if the PDU is 2000 square feet, the ADU would be capped at 1000 square feet.

Director Langer displayed some graphics of ADUs and described them stating they are examples, not the limits to what can be done.

- Detached structure.
- New addition.
- Attic conversion.
- Basement conversion.
- Addition above garage.
- Garage conversion.

Commissioner Eckman stated if someone had a 1200 square foot house, they could build a new principal structure that is 2400 square feet and use the existing house for the ADU.

Director Langer stated there are no proposed changes for setbacks. This draft does not include any additional parking spaces, one can have an ADU but cannot park on the grass, the surface must be gravel or paved. If additional parking is desired, it must comply with the existing lot coverage limitations. Also, the draft amendment allows for use of existing well and septic systems with permission from the Livingston County Health Department or Hartland Township Department of Public Works for public water and sewer. Additional REUs may be required. If a separate system

is required, then permits will be required. Those items were left more open than some other communities.

Chair Fox asked how this ordinance interacts with Homeowners Association's that prohibit ADUs. Director Langer stated it does not interact with HOAs. It is up to each HOA to uphold and enforce their own restrictions.

Director Langer shared the following comments from the Township Attorney:

- Suggested a No. 16 be added to require a deed restriction for the ADU. It is expected the Attorney will provide some language for a deed restriction in the near future.
- There were general conversations regarding family only use but that is difficult to enforce. Even if the use began as family, eventually the property will be sold and occupied by others; the Township would have no way of knowing who the occupants may be .

Commissioner Eckman stated one advantage would be to use it as a rental property for additional income. He does not have the typical concerns about a rental property not being maintained when it is on a property where the owner of the principal dwelling unit is also present, as is required either living in the PDU or the ADU.

The Planning Commission briefly discussed the legal and enforcement benefits of having a tool such as a deed restriction filed with the Livingston County Register of Deeds.

Director Langer advised the Planning Commission to wait on their recommendation until they can see what the deed restriction language might look like. The issue of limiting the use to family only is up to the Planning Commission.

Chair Fox asked the Planning Commission to give some guidance to staff regarding the family only issue.

Commissioner Grissim stated initially one of the reasons to pursue this amendment was to help with affordable housing. Limiting the use to family only does not meet that goal. She does not support that limitation.

Commissioner Mitchell agreed.

Commissioner McMullen also agreed.

Chair Fox stated he is not in favor of that limitation, and the consensus of the Planning Commission is to not add that restriction and not make a recommendation tonight. He expects this amendment to be returned to the Planning Commission very soon.

Commissioner Eckman asked if the Attorney could provide some additional information as to why he feels this is necessary since they have not seen it required in other communities.

10. Call to the Public:

None

11. Planner Report:

a. Year in Review

Other Items

Director Langer referred to the email from Livingston County Planning Commission regarding a draft ordinance regarding data centers. The Planning Commission briefly discussed Livingston County's draft ordinance, their options, and determined to take up this discussion at a later date.

Director Langer also shared a request from a Hartland landowner for the Township to consider amending the ordinance to include the use of large storage/shipping containers on properties. The Planning Commission briefly discussed the issue, and the general consensus was they would not be interested in pursuing an ordinance amendment for this issue.

12. Committee Reports:

Commissioner McMullen reminded the Planning Commission of Winterfest on February 14, 2026, at Heritage Park.

13. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner McMullen. Motion carried unanimously. The meeting was adjourned at approximately 8:19 PM.

Submitted by.



Tom Murphy
Planning Commission Secretary