

HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION

APPROVED MEETING MINUTES

December 14, 2023– 7:00 PM

---

1. **Call to Order:** Chair Fox called the Work Session 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. **Approval of the Meeting Agenda:**  
A Motion to approve the December 14, 2023, Planning Commission Work Session Meeting Agenda was made by Commissioner Murphy and seconded by Commissioner Mitchell. Motion moved item 8.a. to 8.b. and the Motion moved item 8.b. to 8.a. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
  - a. Planning Commission Meeting Minutes of September 28, 2023  
A Motion to approve the Planning Commission Meeting Minutes of September 28, 2023, was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously.
6. **Approval of 2024 Planning Commission Meeting Calendar:**
  - a. 2024 Planning Commission Meeting Calendar  
A Motion to approve the Planning Commission Meeting Calendar for 2024, was made by Commissioner Grissim and seconded by Commissioner Eckman. Motion carried unanimously.
7. **Call to the Public:**  
John Luke, Remax Reality, 6870 Grand River Avenue, Brighton, MI 48114, spoke in favor of permitting a Pharmacy in the GC (General Commercial) district.
8. **Old and New Business**
  - a. Discussion of Pharmacies in the GC (General Commercial) zoning district.  
  
Director Langer gave an overview of the scope of the request stating the following:
    - Currently, the GC district does not permit Pharmacies.
    - Pharmacies are permitted in the OS (Office Service) district but limited to no larger than 2,000 square feet in area.
    - Pharmacies are not permitted in the LC (Limited Commercial) district or the NSC (Neighborhood Service Commercial) district.

**Planning Commission Comments**

Commissioner Murphy inquired about a similar size limitation in the LC and NSC district for pharmacies, as is outlined in the OS district.

**Commissioner Murphy moved to initiate a zoning amendment to permit pharmacies in the commercial districts. Seconded by Commissioner Mitchell. Motion carried unanimously.**

**b. Discussion of Landscape Nurseries in the CA (Conservation Agricultural) zoning district.**

Director Langer gave an overview of the scope of the request stating the following:

- The Township received a complaint of an existing business that is operating within the CA (Conservation Agricultural) District.
- There is a question on whether the proposed business would be permitted in the CA district as a Special Land Use Permit, as a Landscape Nursery.

**Planning Commission Comments**

The Planning Commission discussed the existing use, and other uses and outlined various definitions of Nursery.

**9. Call to the Public:**

None

**10. Planner Report:**

Director Langer outlined that Commissioner's Mitchell and Mayer were recently re-appointed to the Planning Commission. Director Langer indicated that the Township has completed a Citizen Survey and the report was presented to the Township Board at the December 12, 2024 regular meeting. Director Langer also notified the Planning Commission that the Township has received notice of the Livingston County Planning Department preparing a Master Plan. Director Langer outlined the number of projects that are slated for the upcoming year.

**11. Committee Reports:**

None

**12. Adjournment:**

**A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Mayer. Motion carried unanimously. The meeting was adjourned at approximately 8:02 PM.**

Submitted by.



Tom Murphy  
Planning Commission Secretary