



## Planning Commission

Larry Fox, Chairperson	Summer L. McMullen, Trustee
Michael Mitchell, Vice-Chairperson	Sue Grissim, Commissioner
Tom Murphy, Secretary	Jim Mayer, Commissioner
	Matthew Eckman, Commissioner

**Planning Commission Meeting Agenda**  
**Hartland Township Hall**  
**Thursday, July 27, 2023**  
**7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
  - a. Planning Commission Meeting Minutes of June 22, 2023
6. Call to Public
7. Old and New Business
  - a. Site Plan #23-007 Redwood Living Planned Development Phase 2 – Concept Plan
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** MEETING MINUTES

June 22, 2023– 7:00 PM

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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, Murphy

Absent – Commissioner Mitchell

4. **Approval of the Meeting Agenda:**

A Motion to approve the June 22, 2023 Planning Commission Meeting Agenda was made by Commissioner McMullen and seconded by Commissioner Murphy. Motion carried unanimously.

5. **Approval of Meeting Minutes:**

a. Planning Commission Meeting Minutes of May 25, 2023

A Motion to approve the Planning Commission Meeting Minutes of May 25, 2023 was made by Commissioner Grissim and seconded by Commissioner Eckman. Motion carried unanimously.

6. **Call to the Public:**

None

7. **Public Hearing**

a. Site Plan with Special Land Use Application #23-006 Grumlaw Church Child Care Center and Amendment to Planned Development Agreement.

**Chair Fox opened the Public Hearing at 7:03 PM stating all public notice requirements for the Public Hearing have been met.**

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

- Located west on M-59 at 8457 Highland Road in an existing church building (Grumlaw Church), which is in Section 19 of the Township.
- Developed with two separate Planned Developments (PD): the first being what is currently known as Grumlaw Church, the second being Walnut Ridge Estates Planned Development to the north.
- Applicant is requesting to add a child care within the existing building with the exterior addition of a fenced in play area which has already been issued a Land Use Permit for use during the existing church activities.
- During the Site Plan Review Committee meeting, there was discussion about the unfinished items on this site from the original construction, one of which is a pathway along M-59 that was never constructed. The Applicant is requesting to amend the PD Agreement to eliminate that requirement.

June 22, 2023 – 7:00 PM

- The parking lot and driveway area was approved without curb and gutter with a bioswale to filter the water and manage the runoff. Over time the bioswale is now mowed lawn area. The Applicant has provided letters from their Engineers and the Drain Commissioner stating it is working as it is currently. The Township Engineer concurred. The Applicant would like to eliminate that requirement from the site plan.

The Applicant, Mark Frego, Operations Director, and Sue Sechrist, Executive Director of Grumlaw Church stated the following:

- Due to the southern portion of the bioswale being dry for extended periods of time, the bioswale vegetation never took hold. The check dams are in place and functioning, but it now consists of mowed lawn area. As it is functioning properly, they are requesting to modify the site plan and leave it as it is.
- With full operation, they have enough space to accommodate 112 children. That area is currently in use on Sunday mornings, but the rest of the week, except for one week in the summer, the interior building area is not being used. They became aware that many communities in the State of Michigan are lacking in adequate child care, so the State is offering grant money over the next two years to encourage the creation of 1000 daycares. They would like to be able to meet that need in the Hartland area. There is space available and plenty of parking. When fully operational, they anticipate approximately twenty-five (25) more employees. Morning drop-off traffic will not back up onto M-59 as the existing parking area can manage the traffic.
- The pathway would not have a connection to the east or to the west. To the west is a wetland area that would require a wood boardwalk and maintenance; farther to the east is a berm that would make a future connecting sidewalk difficult to install.

#### **Call to Public**

None

#### **Chair Fox closed the Public Hearing at 7:13 PM.**

Chair Fox referred to the staff memorandum dated June 15, 2023.

#### **SPECIAL LAND USE REVIEW – General Standards**

Chair Fox stated the Applicant provided written responses to the six special land use criteria.

The Planning Commission had no concerns.

#### **SPECIAL LAND USE REVIEW – Applicable Site Standards**

##### **Adult Care and Child Care Facilities (Section 4.12)**

Chair Fox briefly outline the nine (9) standards.

The Planning Commission had no concerns.

#### **SITE PLAN REVIEW – Applicable Site Standards**

##### **Off-Street Parking (Sec. 5.8.4.H. – Day Care Centers and Churches)**

Chair Fox stated the time frame for the two uses, church activities and child care during the weekdays, do not create a difficulty as the parking demands are at completely different times during the week and weekend.

The Planning Commission had no concerns.

### **REVIEW OF REQUEST TO AMEND THE PLANNED DEVELOPMENT AGREEMENT**

Director Langer stated the following:

- There were three (3) items remaining for this development:
  - Install running or workout trails. This has been completed.
  - Stormwater detention area for a sheet drain system. New plantings would not do well without being sprinkled and the system is functioning as it is.
  - Sidewalk/Pathway along M-59. When the development to the east of this site, Hartland Estates Phase 1, was approved, there was no requirement for a sidewalk/pathway. Original plans for Hartland Estates Phase 2 did show a sidewalk/pathway along M-59 but also, on another page, showed a berm in the same location. The berm was constructed. The Applicant is seeking to amend the PD to remove the requirement to construct the sidewalk/pathway.

Commissioner McMullen commented in the past, there was discussion about M-59 being widened on the north side. She feels if they ever do that project, the sidewalk/pathways should be constructed then, but not at this time.

Chair Fox agreed that if there is, in the future, a boulevard project for M-59, that would be an ideal time to add sidewalks/pathways down M-59. With the information about Hartland Estates to the east, he is in favor of relieving them of this responsibility. It would just be a waste of money. It cannot be used now and, someday if it can, it might be in the wrong place.

Commissioner Murphy asked about the running/workout trail. The Applicant clarified the location of the trail and which entity is responsible for the different portions.

**Commissioner Grissim offered the following Motion:**

**Move to recommend approval of Site Plan with Special Land Use Application #23-006, a request to establish a child care center and amend the Planned Development Agreement as outlined in the staff memorandum dated June 15, 2023.**

**The recommendation for approval is based on the following findings:**

- 1. The proposed special land use, child care center, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6 (Special Uses) and Section 4.12 (Adult Care and Child Care Facilities). A child care center at the subject property is only permitted with a special land use permit.**
- 2. The proposed use is compatible with the existing and future land uses in the vicinity.**

3. The proposed use is compatible with the Hartland Township Comprehensive Plan, which designates this area as Medium Suburban Density Residential. The intent of this designation is to accommodate single-family residential developments on large lot homesites and could allow for a child care center as a special land use.
4. The proposed child care center is located in an existing church building, which is currently served by private on-site well (water) and septic system. The proposed use will be adequately served by existing essential facilities and public services, and the Fire Department has no objection.
5. The proposed use will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, or the public welfare. The child care center is located in an existing church building. The proposed outdoor playground will be fenced.
6. The proposed use will not create additional requirements at public cost for public facilities as the church building, where the proposed child care center is to be located, is currently served by private on-site well (water) and septic system.

**Approval of Site Plan with Special Land Use Application #23-006 is subject to the following conditions**

1. The proposed special land use, a child care center, is subject to approval by the Township Board.
2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated June 15, 2023. Revised plans, if necessary, shall be subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
3. A land use permit is required for the proposed special land use.
4. An Amendment to the Planned Development Agreement is required and is subject to the requirements of the Township Attorney.
5. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (SDA), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.

**Seconded by Commissioner Murphy. Motion carried unanimously.**

**8. Call to the Public:**

None

**9. Planner Report:**

Director Langer reported on the gravel mining legislation currently being discussed by the State of Michigan Legislature as it pertains to current operations and any potential future projects.

**10. Committee Reports:**

None

**11. Adjournment:**

A Motion to adjourn was made by Commissioner Grissim and seconded by Commissioner Eckman. Motion carried unanimously. The meeting was adjourned at approximately 7:34 PM.

# Hartland Township Planning Commission Meeting Agenda Memorandum

**Submitted By:** Troy Langer, Planning Director

**Subject:** Site Plan #23-007 Redwood Living Planned Development Phase 2 – Concept Plan

**Date:** July 20, 2023

## **Recommended Action**

No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. The Planning Department should provide comments to the applicant about the proposed Redwood Living PD Phase 2 Concept Plan and whether it is indicative of a plan that can and will meet the intent, design standards, and eligibility criteria of the Planned Development process.

## **Discussion**

Applicant: Redwood Living

## **Site Description**

The proposed planned development (PD) is shown in the northwest portion of Hartland Glen Golf Club and is directly west of Redwood Living Planned Development (Phase 1). The golf course property, addressed as 12400 Highland Road is west of Pleasant Valley Road, south of Cundy Road, and west of Hartland Glen Lane. The combined total of the three parcels that comprise the golf course property is approximately 355.43 acres (Parcel ID #4708-26-100-021; 4708-26-100-022; and 4708-26-100-023). Currently the golf course property is primarily zoned CA (Conservation Agricultural), and other portions are zoned HDR (High Density Residential). In 2017 a portion of the golf course property, approximately 73 acres, was rezoned to HDR under Rezoning Application #361, however the zoning lines are not defined on the current zoning map.

Redwood Living Planned Development Phase 1 occupies approximately 27.14 acres, in the northeast portion of the former golf course property and is zoned PD (Planned Development). The residential planned development consists of thirty (30) single-story, multi-unit apartment buildings, with a total of 148 apartment units. Phase 1 is currently under construction.

West of the proposed project area, properties are zoned SR (Suburban Residential) and CA (Conservation Agricultural). Some of the SR zoned properties are part of the Handy Maxfield Shores subdivision. Properties to the north are zoned CA and are occupied by single-family residences. Three (3) adjacent properties to the south are zoned CA and are occupied by single-family residences. The golf course property to the south is zoned CA or HDR.

The proposed project, Redwood Living Planned Development Phase 2, occupies approximately 28.71 acres of the golf course property, in the northwest part of the golf course (Parcel ID #4708-26-100-023). The concept plan shows proposed parcel lines that delineate the project area. Zoning designations are not provided on the concept plan thus staff cannot determine the zoning category or categories of the project area. A land division request and application will be reviewed separately.

Hartland Glen Golf Course was previously designated as Medium Suburban Density Residential on the 2015 Future Land Use Map (FLUM); however, in 2020-2021, several amendments were made to the FLUM

and Comprehensive Development Plan. The amendments were approved by the Township Board on May 18, 2021. One of the areas that was amended is the Hartland Glen Golf Course property, which is now designated as a Special Planning Area (SPA), thus the proposed Redwood Living PD Phase 2 project area is designated as SPA.

Public access to the proposed development is via two (2) private roadways that are part of Redwood Living PD Phase 1. An emergency access is shown on the south, for a future connection.

### **Site History**

#### **REZ #361 (2017)**

In 2017, approximately 73 acres were rezoned from CA (Conservation Agricultural) to HDR (High Density Residential), under Rezoning Application #361. The property associated with the rezoning request included approximately 71 acres of the golf course property (the northern nine (9) holes of the golf course) and two (2) single-family residences on Cundy Road, equating to an additional two (2) acres of land, or 73 acres. The properties on Cundy Road are addressed as 12396 and 12398 Cundy Road. The remaining portion of Hartland Golf Club property was zoned CA at that time.

#### **Site Plan Application #20-008 (Redwood Living Planned Development) – Concept Plan**

The Concept Plan for Phase 1 of Redwood Living PD was discussed under Site Plan Application #20-008. The Planning Commission reviewed the project on August 20, 2020, followed up by the Township Board's review at their September 15, 2020 meeting.

#### **Site Plan Application #21-005 (Redwood Living Planned Development) – Preliminary Planned Development Site Plan**

The Preliminary Planned Development Site Plan for Redwood Living PD was reviewed by the Planning Commission under Site Plan Application #21-005. On June 24, 2021, the Planning Commission held a public hearing for the project. Upon review of the project, the Planning Commission requested the applicant revise the plans to address several items that were discussed at the public hearing, prior to the Planning Commission making a recommendation on the project. The Planning Commission reviewed the revised plans at their regular meeting on Thursday, July 22, 2021, and recommended approval of Site Plan/PD Application #21-005.

The Township Board approved Site Plan/PD Application #21-005 at their regular meeting on August 17, 2021. The approved plan for SP PD #21-005 showed thirty (30) single-story, multi-unit apartment buildings, with a total of 148 apartment units. The proposed density was 5.42 dwelling units per acre, and a density bonus was recommended by the Planning Commission.

#### **Site Plan Application #22-003 (Redwood Living Planned Development) – Final PD Site Plan**

At their regular meeting on March 17, 2022, the Planning Commission recommended approval of SP PD #22-003. The Township Board approved SP PD #22-003 at their regular meeting held on April 5, 2022, and included approval of a density bonus. Approval of SP PD #22-003 constituted a rezoning of the subject properties associated with Redwood Living PD, from CA and HDR to PD (Planned Development). This also constituted an amendment to the Township zoning map.

### **Planned Development Procedure**

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a PD Planned Development. Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step.



The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary Plan. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD.

### **Proposed Concept Plan**

#### **A. General**

The applicant has submitted a Concept Plan for a residential planned development that consists of single-story apartment homes. There are three (3) types of apartment buildings: 4-unit, 5-unit, and 6-unit. In total there are 27 apartment buildings and 130 units. Six (6) different models are offered, which are generally the same as those offered in Phase 1. Architectural plans have been submitted by the applicant. Each apartment unit has two (2) bedrooms, two (2) bathrooms, and an attached 2-stall garage. Several units have an extended garage option. A mail kiosk for Phase 2 is shown in the northeast corner of the project area.

As noted, the project area is approximately 28.71 acres in area, in the northwest portion of the Hartland Glen Golf Club property. The estimated proposed density is 4.53 dwelling units per acre. More discussion on density is provided in the next section of this report.

Public access to the development is via two (2) private roadways associated with Redwood Living PD Phase 1. An emergency access is shown on the south, for a future connection.

The Concept Plan shows the footprint of each of the 27 apartment buildings. The plan states the building setbacks, however scaled plans were not provided thus staff could not verify the distance between the buildings or the setbacks along the perimeter of the project area. Twenty-four (24) guest parking spaces are scattered throughout the development.

Existing wetlands are shown on the plan. Conceptual stormwater management plans were not provided, however the plan states that the intent is to expand the detention pond of Phase 1 to serve Phase 2. Internal sidewalks are shown, which connect to sidewalks in Phase 1.

Public water and sanitary sewer will be required for this project.

Section 3.1.18.E has specific requirements for information to be included within a planned development Concept Plan submittal. Given the size of the subject property (28.71 acres) and the scale of the proposed development (130 units), the Planning Department feels the information provided in the submittal is sufficient to consider complete.

#### **B. Proposed Density**

Section 3.1.18.C. of the Zoning Ordinance states the residential density in a planned development shall be consistent with the density designation within the Township's Comprehensive Plan. The subject property is designated Special Planning Area (SPA) on the 2020-2021 Comprehensive Plan Amendment and Amended Future Land Use Map (FLUM), for the M-59/Cundy Road/Hartland Glen Golf Course area.

Per the 2020-2021 Comprehensive Plan Amendment, this SPA would be developed as a planned development with a density that is flexible, with regards to the north and south portions of the SPA. A higher density is envisioned for the northern portion of the Hartland Glen Golf Course property, up to five (5) dwelling units per acre, with a potential for a bonus density. A lower density is desired for the southern portion of the SPA. The overall base density of the entire SPA is to be four (4) dwelling units per acre.

The project area for Redwood Living PD Phase 2, is in the northern portion of the SPA where a higher density is desired, with a proposed density is 4.53 dwelling units per acre. The density consistent with the Amended FLUM.

The 2020-2021 Amended Future Land Use Map designations for properties adjacent to the subject site (28.71-acre site) are as follows:

North: Medium Suburban Density Residential

South: Medium Suburban Density Residential and Special Planning Area

East: Special Planning Area

West: Medium Urban Density Residential

### **C. Public Road Access**

As noted previously, public access to the development is via two (2) existing private roadways associated with Redwood Living PD Phase 1. Phase 1 also has access to Cundy Road (public road) and Hartland Glen Lane.

### **D. Traffic Generation**

The applicant has not submitted a traffic impact analysis as part of the Concept Plan submittal; this is one of the requirements for Preliminary Site Plan submittal.

### **E. Internal Vehicular/Pedestrian Circulation**

The proposed development is accessed from private roadways in Phase 1 of Redwood Living PD. Two (2) private roads provide internal circulation via a looped system however the road width is not stated on the plan.

The private roads in the proposed development will be required to meet the standards of Section 5.23 of the Zoning Ordinance for a road serving twenty-five (25) or more units or parcels, which requires the private road to be constructed consistent with public road requirements of the Livingston County Road Commission.

Staff assumes the road design will be the same as shown in Phase 1, which includes a travel lane width of twenty-two (22) feet and an integral 5-foot wide sidewalk on one side of the roadway, for an overall paved width of twenty-seven (27) feet. Curb and gutter were not provided as part of the roadway design in Phase 1. If Phase 2 uses this same design, it is unlikely the private roads will meet the requirements of Section 5.23. Additional details will be required as part of the Preliminary Site Plan application.

An emergency access is shown on the south, as a future connection to potential developments to the south.

Sidewalks are provided from each unit to a private road. It is assumed that the plan is showing a 5-foot wide integral sidewalk as part of the roadway. The integral sidewalks connect to similar sidewalks in Phase 1.

### **F. Utilities**

The applicant will need to work with the Livingston County Drain Commissioner's office on public water and sanitary sewer. They will also need to work with the Hartland Township Public Works Department to acquire the necessary Residential Equivalent Units (REU)'s for this development. A lift station was shown on the Phase 1 plans, however additional details on the capacity of the lift station will be required to be provided as part of the Preliminary Site Plan application.

### **G. Design Details**

A Pattern Book with specific design details was not submitted with the Concept Plan, although elevation drawings and floor plans were submitted, showing various apartment home options. The buildings are similar to those used in Phase 1 of Redwood Living PD. For a project such as this, additional design details should be provided as part of the Preliminary Site Plan application, such as detailed plans for all apartment building models, building material options (products, colors, percentage of materials), streetlights (if proposed), entry feature, common space amenities, etc.

Minimum design details are outlined in Section 3.1.18.C. and include minimum yard requirements and distance between buildings.

### **H. Open Space**

Section 3.1.18.C requires a Planned Development to include open space; at a minimum that open space should meet the requirements of the site's previous zoning district. Historically in other residential planned developments, such as Walnut Ridge Estates and Fiddler Grove, the following formula was applied: a minimum of 25% (of total area of site) should be provided as open space, and of that 25%, 10% must be usable open space. An Open Space plan was not provided but will be required as part of the Preliminary Site Plan submittal.

### **I. Landscaping**

A landscape plan was not submitted. The Preliminary Site Plan will be reviewed for compliance with the landscaping/screening requirements of a planned development and applicable sections of the Landscaping Ordinance (Section 5.11). Requirements may include screening/buffering where adjacent to single-family properties.

### **J. Exterior Lighting**

No exterior lighting plan was provided as part of the Concept Plan. The Preliminary Site Plan and/or pattern book should include the design and location of streetlights if proposed.

### **Recognizable Benefits**

One of the eligibility criteria for a planned development is that it "shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning." It is not clear based on the Concept Plan whether the proposed development satisfies these criteria. It will be ultimately up to the applicant, Planning Commission, and Township Board to come to an agreement on the extent to which a recognizable benefit shall be provided for the proposed development.

### **Other**

The Preliminary Site Plan will include significantly more detail with respect to design and engineering, landscaping, lighting, traffic impacts, wetland determinations, common space features, etc. It would be in the Applicant's best interest to provide a summary of design details (entryway feature, landscaping, amenities, common area features, etc.) as part of the Preliminary Site Plan.

### **Hartland Township DPW Review**

The Director of the Public Works Department has provided comments in the letter dated June 26, 2023.

### **Hartland Township Engineer's Review (SDA)**

The Township Engineer (SDA) has provided comments in the letter dated June 19, 2023.

**Hartland Deerfield Fire Authority Review**

Comments on the project are provided in the review letter dated June 20, 2023.

**Attachments:**

1. Township DPW review letter 06.26.2023 – *PDF version*
2. Township Engineer (SDA) review letter 06.19.2023 – *PDF version*
3. Hartland Deerfield Fire Authority review letter 06.20.2023 – *PDF version*
4. Building elevations and floor plans – *PDF version*
5. Redwood Living PD Phase 2 Concept Plan 04.25.2023 – *PDF version*

**CC:**

SDA, Twp Engineer (via email)

M. Luce, Twp DPW Director (via email)

A. Carroll, Hartland FD Fire Chief (via email)

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2023 Planning Commission Activity\Site Plan Applications\SP PD #23-007 Redwood PD Phase 2 concept plan \Staff Reports\Planning Commission\SP PD #23-007 Redwood PD Phase 2 Concept Plan 07.20.2023.docx



## DEPARTMENT OF PUBLIC WORKS

Michael T. Luce, Public Works Director  
2655 Clark Road  
Hartland MI 48353  
Phone: (810) 632-7498

TO: Planning Department  
DATE: 06/26/2023  
DEVELOPMENT NAME: Redwood Phase 2  
PIN#: 12400 Highland Road

REVIEW TYPE: Site Plan

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Municipal Sewer and Water access is available for the proposed site plan. 91 Water and Sewer REU's are required for this development and must be acquired prior to obtaining a land use permit from the township. Currently there are no REU's on this parcel for the development, if obtained from the current property owner that is acceptable. If the REU's must be purchased from the Township, please see the attached chart below:

	Sewer REUs	Water REUs
Owned	0	0
Required	91	91
REU Difference	91	91
Cost Each	\$9,439.20	\$5,816.10
Total Due Each	\$858,967.20	\$529,265.10
<b>TOTAL REU COST</b>	<b>\$1,388,232.30</b>	

Subsequently Public Works would like to see the basis of the design and capacity for the lift station on the southeast side of the property to ensure the station can handle its capacity. This lift station must meet the Livingston County standards for the design as well.

Public Works approves the above plans subject to applicant securing the required number of REUs and the inclusion of the following details on site and construction plans:

1. Water service lead location, size and materials including fittings.
2. Sanitary sewer material and sizes and connection detail sheet.
3. Monitoring manhole for sewer connection and location if required
4. Utility easements noted as public.
5. A note that all existing utility infrastructure within the development envelope is required to be upgraded to the current design and engineering standards.

Prior to interior construction , applicant will be required to purchase a water meter from the Township.

Please feel free to contact me with any further questions or comments regarding this matter, and thank you for your time.

Michael T Luce,  
Public Works Director

June 19, 2023

Mr. Troy Langer  
Planning Director  
Hartland Township  
2655 Clark Road  
Hartland, Michigan 48353

**Re: Concept Review for Redwood Living Phase 2  
SD Job #HL23105**

Dear Mr. Langer:

We have reviewed the conceptual site plan for the above referenced project prepared by Bergmann, dated April 25, 2023 and consisting of a single plan sheet. We offer the following comments to assist with the project:

A. General

The subject site is at 12400 Highland Road, south of Cundy Road and west of Hartland Glen Lane. The site is approximately 26.71 acres with Parcel ID 4708-26-100-023. The plans show the construction phase 2 of a Planned Development (PD) clustered residential site with 130 rental units. Redwood Hartland Phase 1 has already been approved and it is currently under construction.

The existing site is located within wetlands areas. The current plans indicate that these areas will be impacted and disturbed. Plans do not indicate the regulatory status of the wetlands. EGLE Permits will be required for any proposed work within these areas.

B. Water Main

The previously approved Redwood Living Phase 1 construction plans indicate an 8-inch diameter water main serving Redwood Hartland Phase 1 apartments and two dead end mains with a hydrant and a gate valve and well at end of the phase 1.

The proposed water main will connect to the existing 8-inch water main and will need to be accompanied by a 20-foot easement. An EGLE permit for construction will be required for the proposed public watermain.

C. Sanitary Sewer

The previously approved Redwood Living Phase 1 construction plans indicate an 8-inch diameter sanitary sewer serving Redwood Hartland Phase 1 apartments and dead ends at a stub for future connection. The proposed sanitary sewer on-site will need to be accompanied by a 20-foot easement and an EGLE permit for construction will be required for the proposed public sanitary sewer. All sanitary sewer design requirements are to follow current Livingston County Drain Commissioner's (LCDC) standards and details.

#### D. Storm Drainage

The plans include the expansion of the proposed detention pond in phase 1 and wetlands. The storm drainage system will be subject to the Township's review and approval and a storm drain agreement from the township will be required. Coordination with Livingston County and EGLE will be needed to confirm the outlets into the wetlands as acceptable.

Expansion of the phase 1 detention pond footprint does not appear to be enough for the proposed development. Stormwater management calculations shall be provided to confirm that the system is sized properly for the development.

Hartland Township follows the current version of the LCDC Detention design Standards except where modified by the township engineering manual.

#### E. Site Paving

It is noted that the development plans on connecting to the private streets dead ends shown in phase 1 of the Redwood Development with access drives from Hartland Glen Lane. Private roads and driveways shall meet the requirement of Hartland Township's Zoning Ordinance Article 30.00, unless amended herein. Private roads longer than 600 feet shall provide one or more additional easements to facilitate the development of a continuous road network.

When the potential number of units or parcels served is twenty-five (25) or greater, proposed private roads must be constructed consistent with public road requirements of the Livingston County Road Commission. LCRC states that "A minimum residential roadway surface width shall not be less than thirty feet. This dimension will be measured from either, shoulder hinge point to shoulder hinge point, or from face of curb to face of curb. Open ditch section roadways will have a minimum of twenty - two feet of pavement width and a gravel or paved shoulder width of four feet on either side of the pavement".

The proposed roads appear to be narrower than the required LCRC required width, however we are not in receipt of the PD Agreement to confirm if this has already been agreed upon. The previously approved Redwood Living Phase 1 construction plans show proposed 22' wide roadways.

#### **Permits Required**

The following permits may be required and will need to be provided to the Township:

Hartland Township:

1. All necessary easements including water main and sanitary sewer. Easements must be on Hartland Township Standard Easement document and include a sketch. A current title policy for ownership verification shall be provided with all executed easement submittals, if applicable.
2. A Land Use Permit will be granted after the pre-construction meeting.
3. Storm Water Agreement (for the storm water improvements on the site).
4. Maintenance bond and insurance for the water main to be dedicated to the township.

Livingston County:

1. Copy of Livingston County Drain Commissioner approval and permit.
2. Copy of a Soil Erosion and Sedimentation permit from Livingston County Drain Commissioner.
3. Copy of Livingston County Road Commission approval and permit.

Michigan Department of Environment, Great Lakes, and Energy (EGLE):

1. EGLE Permit for all water main installation.
2. EGLE Permit for all public sanitary sewer installation.
3. NPDES Notice of Coverage Documentation.
4. EGLE Permit for all proposed work within the state-regulated wetlands, if applicable.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

**Concept Review Recommendation**

Overall, there are no evident issues with the concept plan from an engineering perspective. Future reviews will provide detailed analysis of the proposed improvements.

The comments are not necessarily conclusive. The site plan and final engineering plans for this development are to be prepared in accordance with the Hartland Township Engineering Design Standards and 2023 Hartland Township Standard Details.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

**SPALDING DEDECKER ASSOCIATES, INC.**



**Mark Collins, PE**

**Municipal Project Manager**



**Luisa Amici**

**Engineer**





HARTLAND DEERFIELD FIRE AUTHORITY  
**HARTLAND AREA FIRE DEPT.**

3205 Hartland Road  
Hartland, MI. 48353-1825

Voice: (810) 632-7676  
E-Mail: firemarshal@hartlandareafire.com

June 20, 2023

To: Hartland Township Planning Commission  
Attn: Zoning Department

Re: Redwood Phase 2 for Site Plan Review  
12400 Highland Road, Hartland MI 48353

March 18, 2021

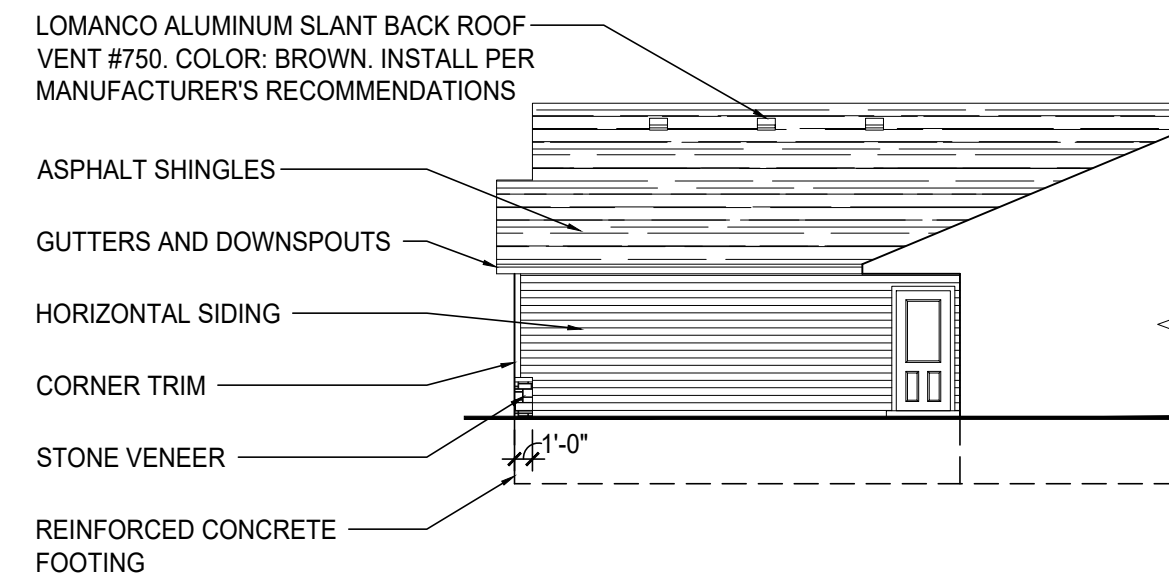
This office has reviewed the Hartland Plaza Site Plan dated April 25, 2023.

We have the following comments regarding Phase 2.

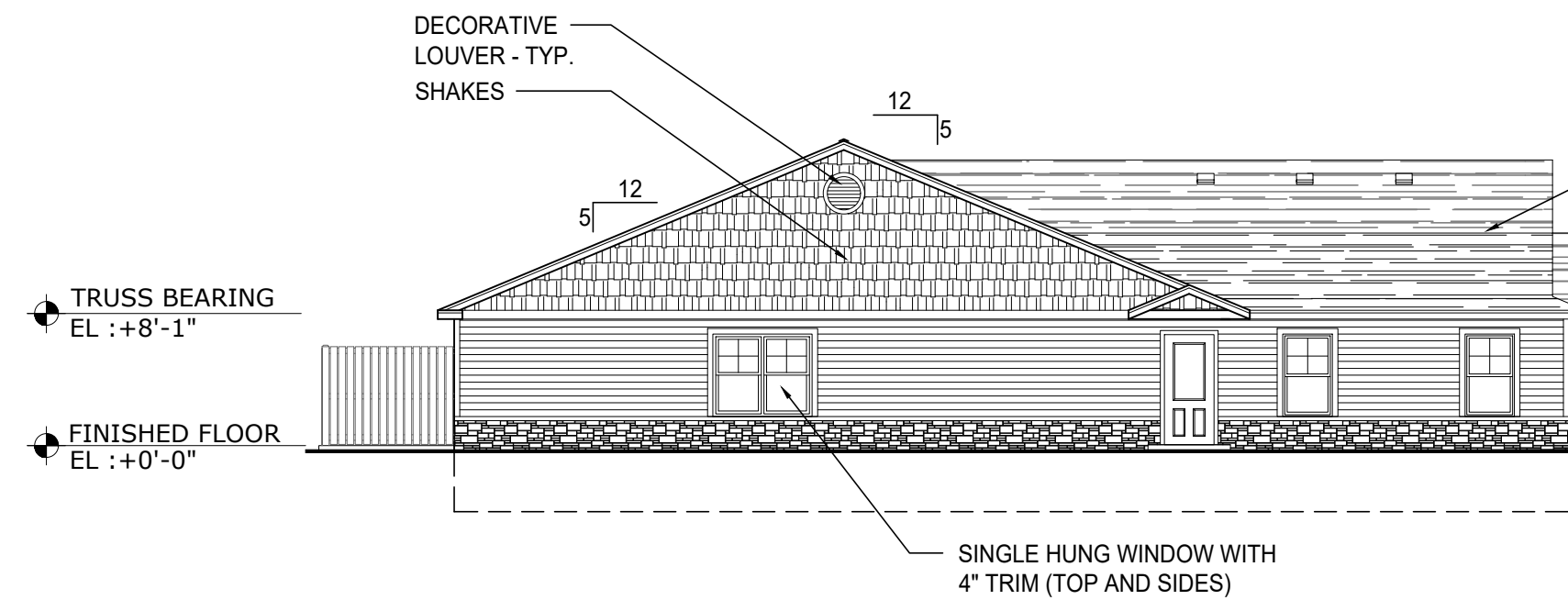
1. Ensure turning radius is a minimum of 50'.
2. Interior walls from adjoining apartments have a minimum two hour separation.

Any revised drawings affecting the Fire Department must be submitted for review.

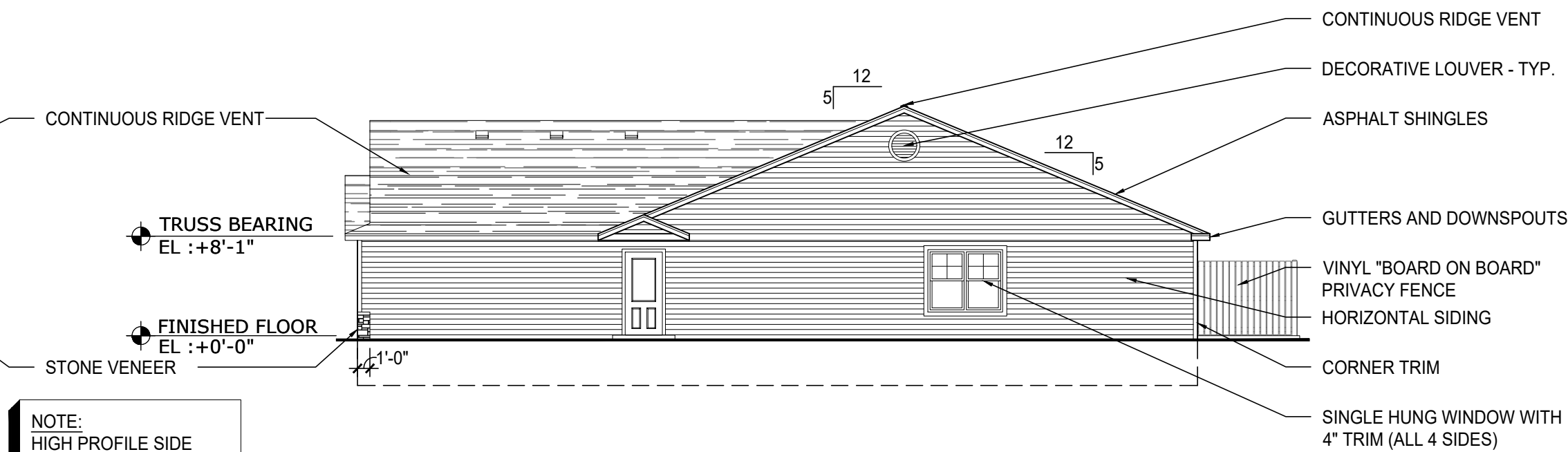
Jon Dehanke  
Captain / Fire Inspector



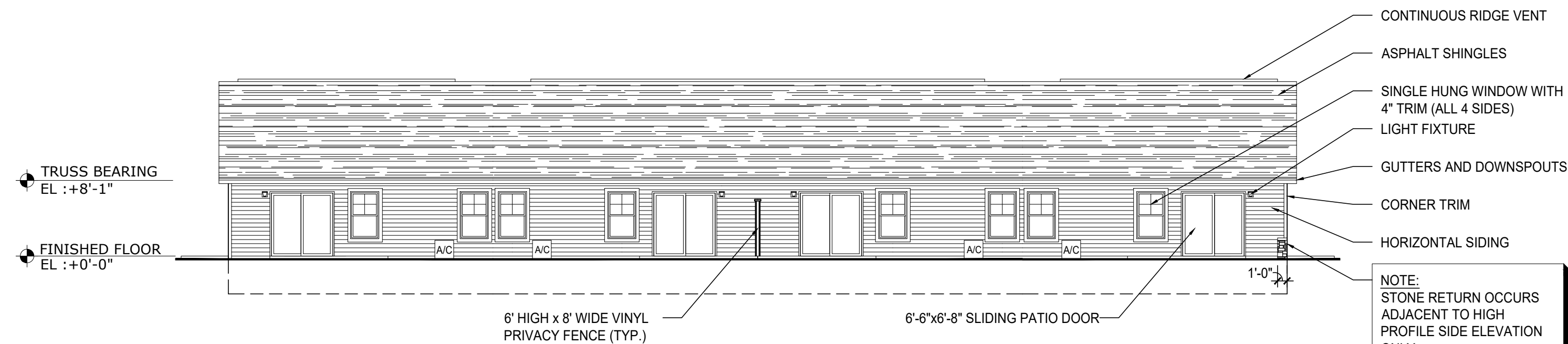
5 PARTIAL SIDE ELEVATION  
FORESTWOOD  
SCALE: 3/32" = 1'-0"



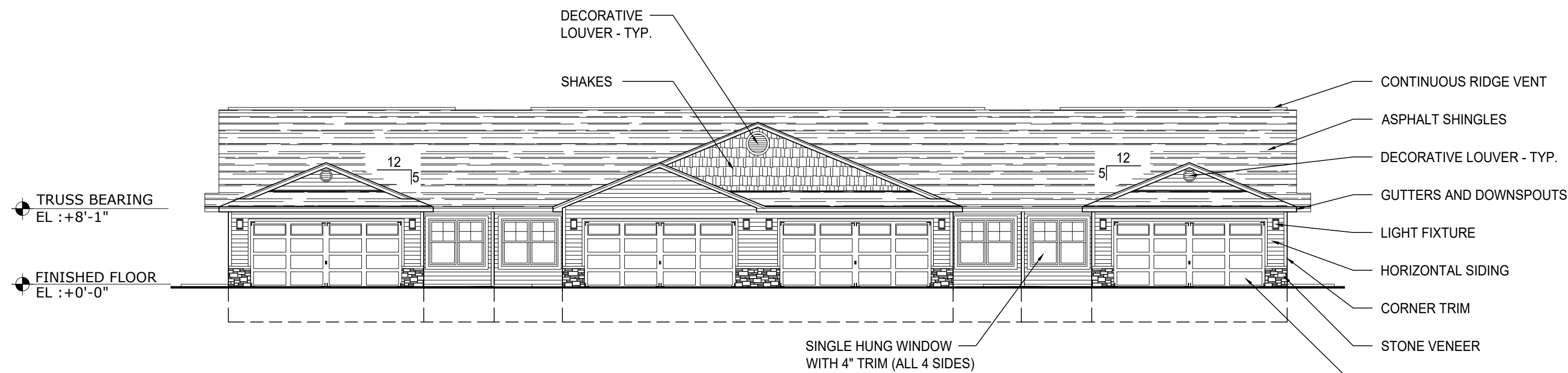
4 HIGH PROFILE SIDE ELEVATION  
MEADOWOOD  
SCALE: 3/32" = 1'-0"



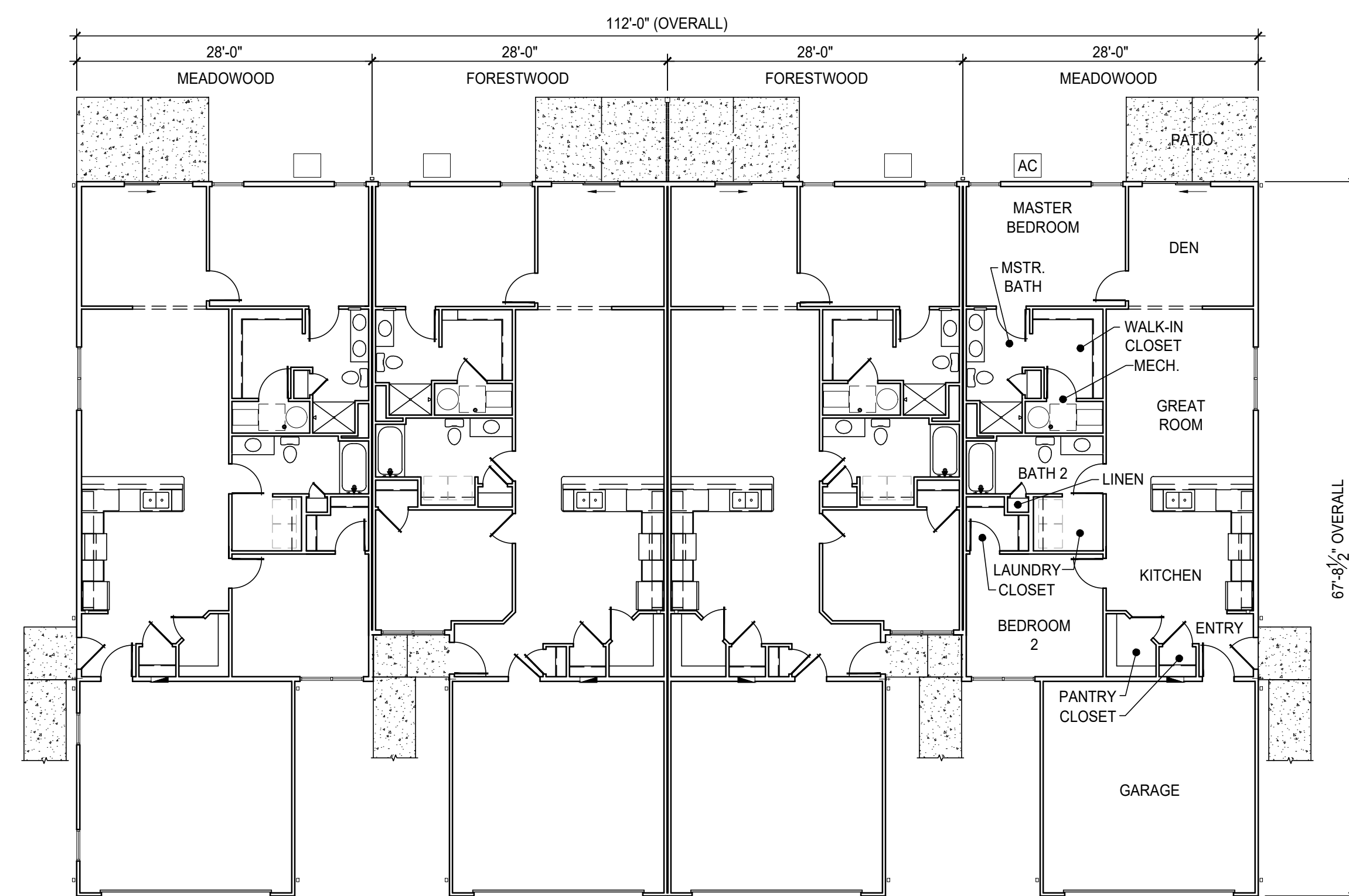
3 STANDARD SIDE ELEVATION  
MEADOWOOD  
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION  
MEADOWOOD, FORESTWOOD  
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION  
MEADOWOOD, FORESTWOOD  
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN  
MEADOWOOD, FORESTWOOD  
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	7" CLAPBOARD CELECT CELLULAR COMPOSITE	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	CELLULAR PVC TRIM	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:  
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY

NOTE!!!  
THIS DRAWING IS NOT  
FOR CONSTRUCTION

REVISIONS

phone 330.666.5770  
fax 330.666.8812  
3660 Embassy Parkway  
Fairlawn, OH 44333

**MPG**  
MANN • PARSONS • GRAY  
ARCHITECTS  
mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 22921 DATE: FEBRUARY 10, 2022

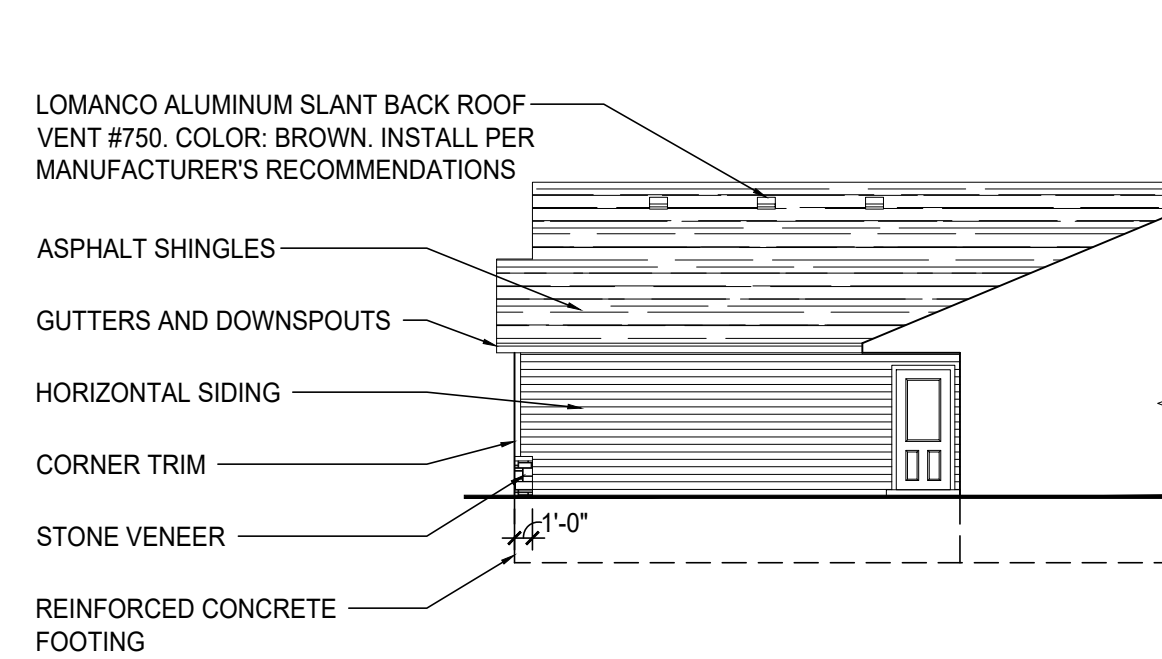
REDWOOD HARTLAND HIGHLAND ROAD

12400 HIGHLAND ROAD  
HARTLAND (TWP.), MICHIGAN 48353

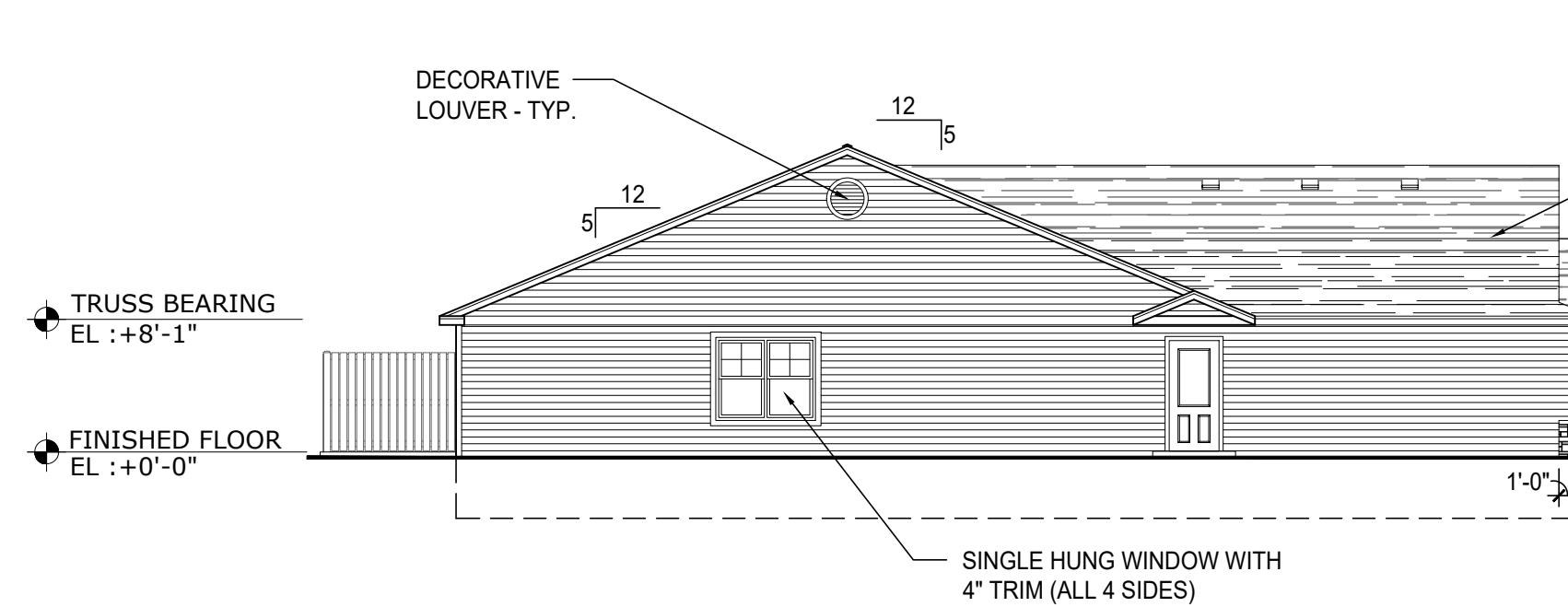


A1.1

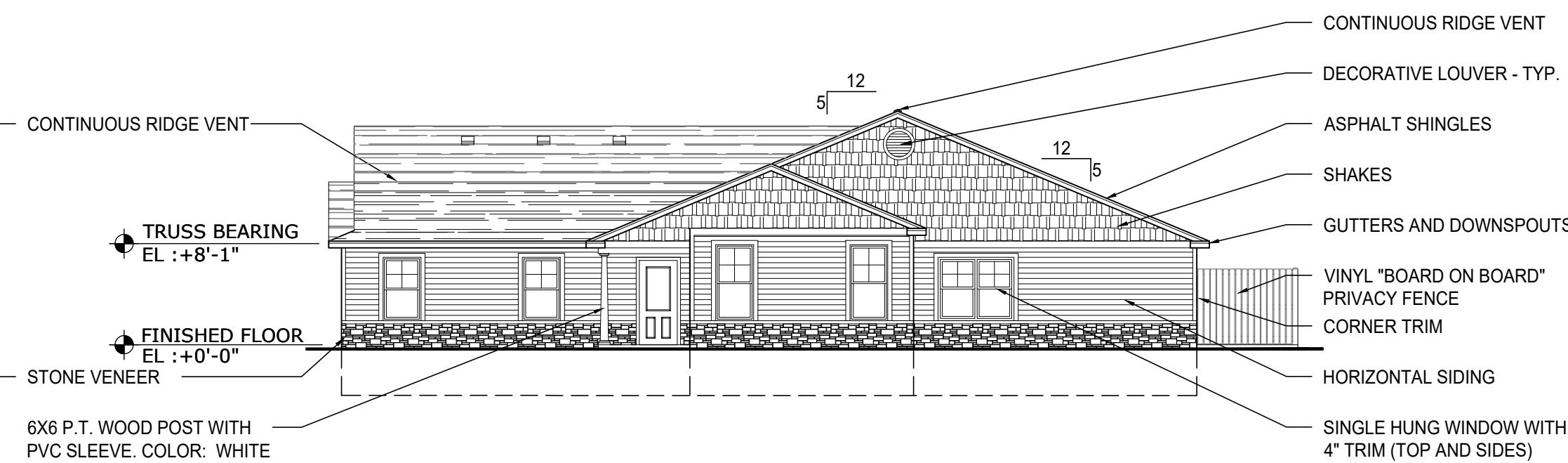




5 PARTIAL SIDE ELEVATION  
FORESTWOOD  
SCALE: 3/32" = 1'-0"

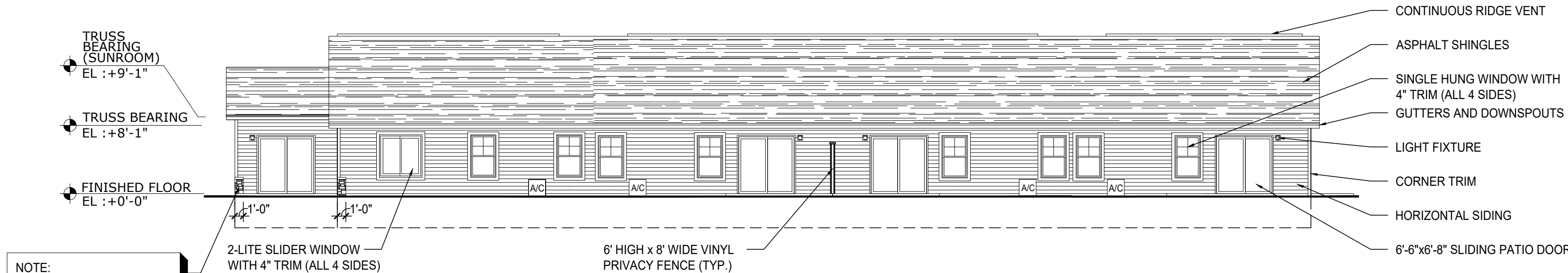


4 STANDARD SIDE ELEVATION  
MEADOWOOD  
SCALE: 3/32" = 1'-0"

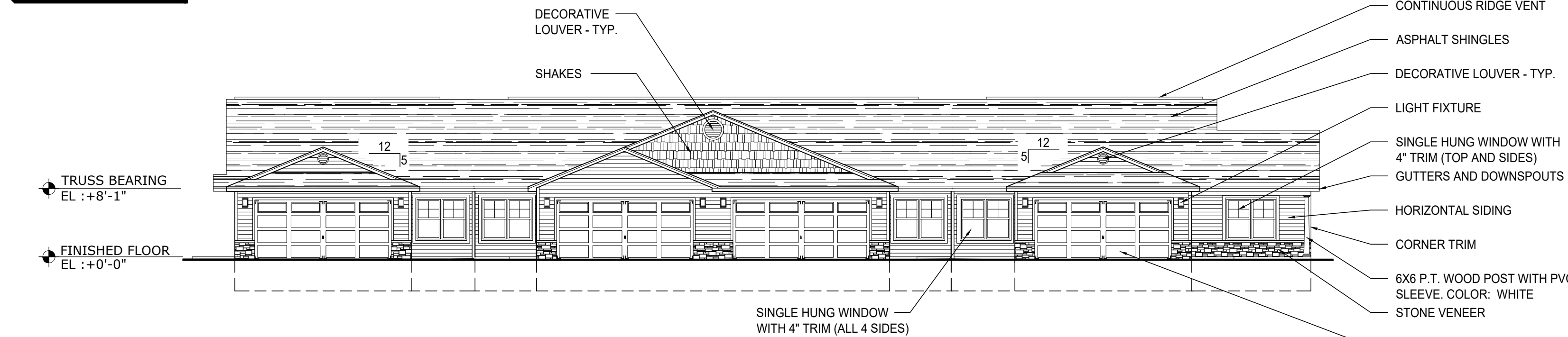


3 HIGH PROFILE SIDE ELEVATION  
CAPEWOOD  
SCALE: 3/32" = 1'-0"

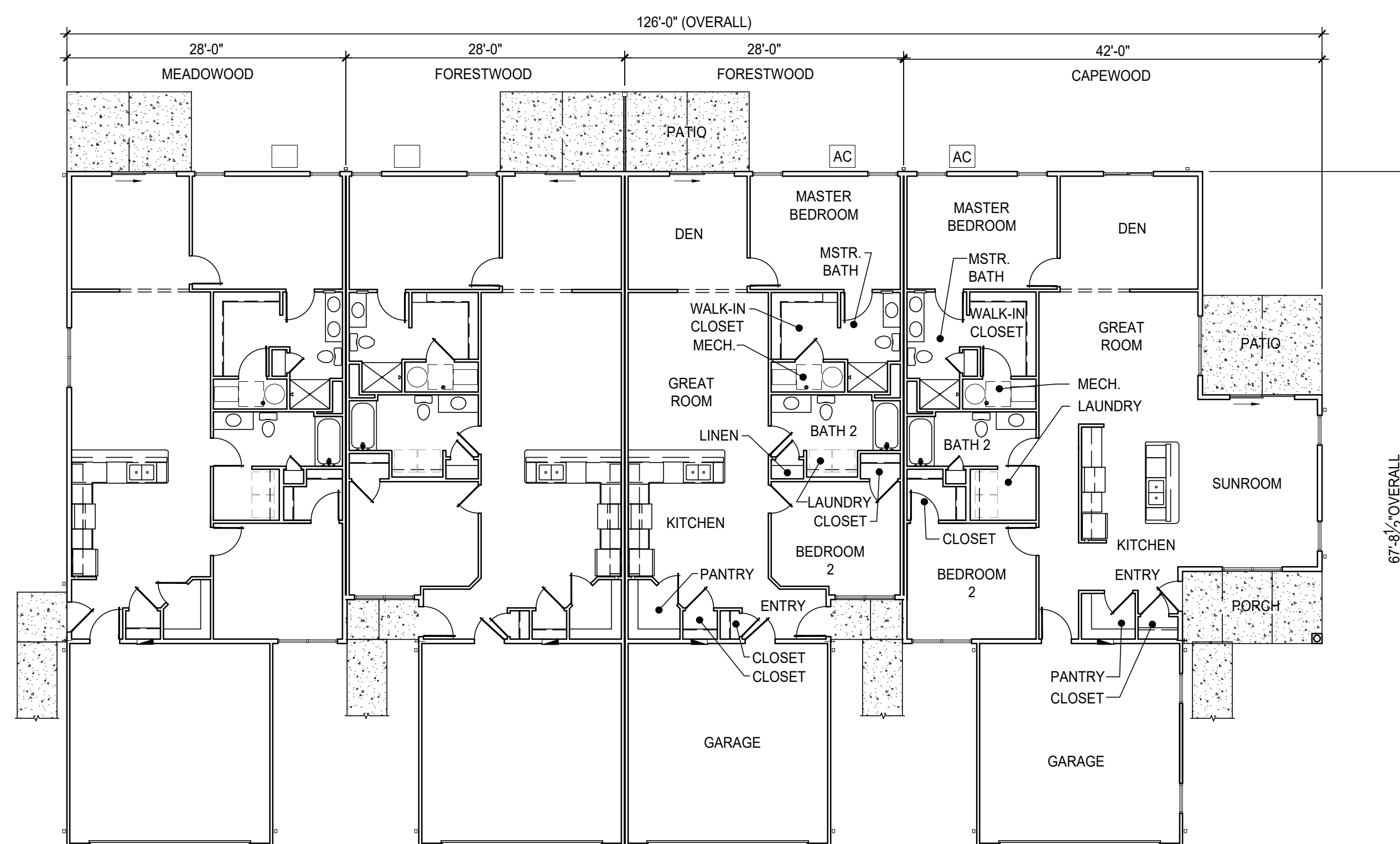
NOTE:  
HIGH PROFILE SIDE  
ELEVATION OCCURS AT  
STREET VIEW ONLY



2 REAR ELEVATION  
MEADOWOOD, FORESTWOOD, CAPEWOOD  
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION  
MEADOWOOD, FORESTWOOD, CAPEWOOD  
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN  
MEADOWOOD, FORESTWOOD  
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

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BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 22921 DATE: FEBRUARY 10, 2022

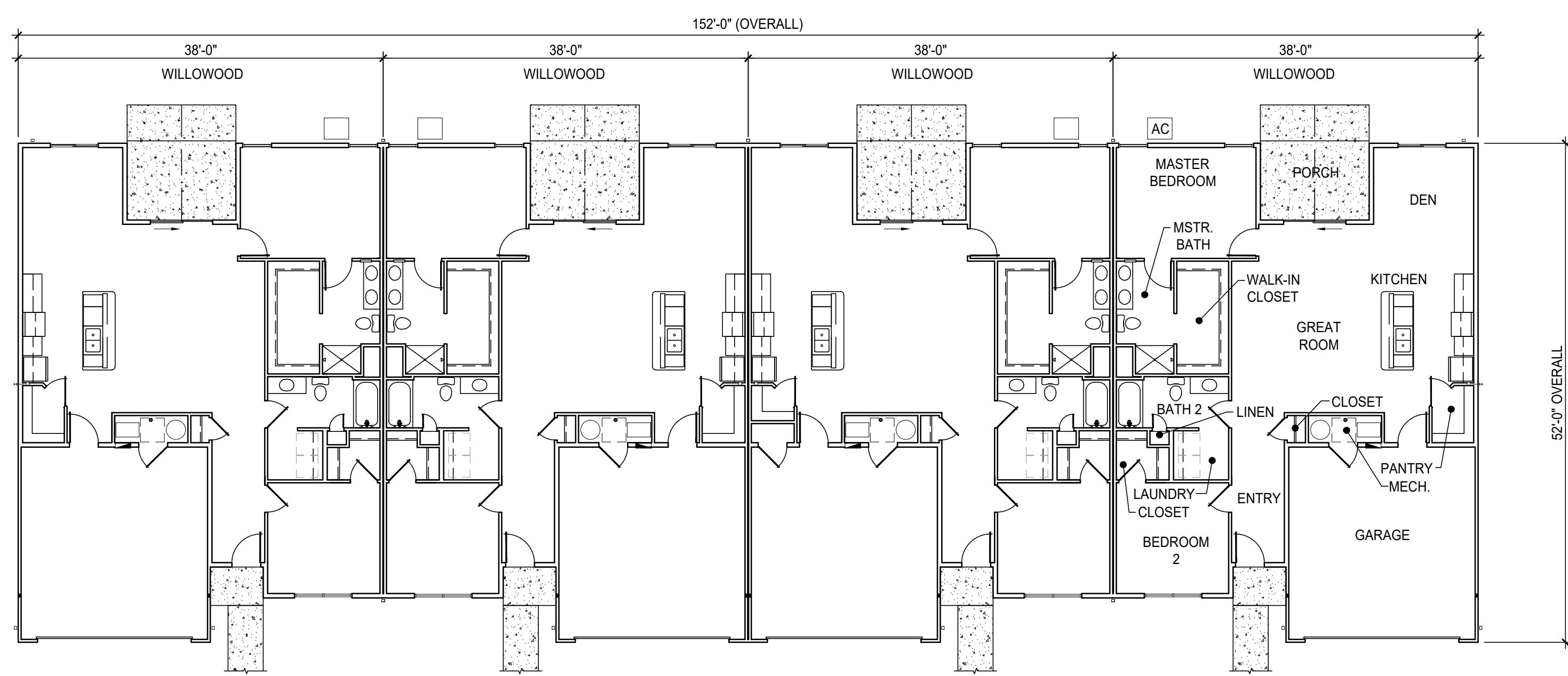
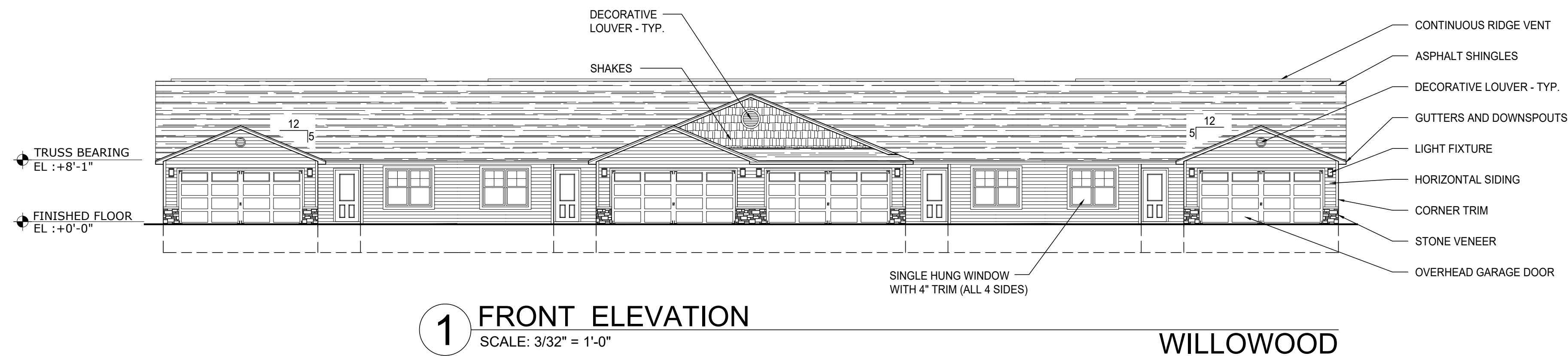
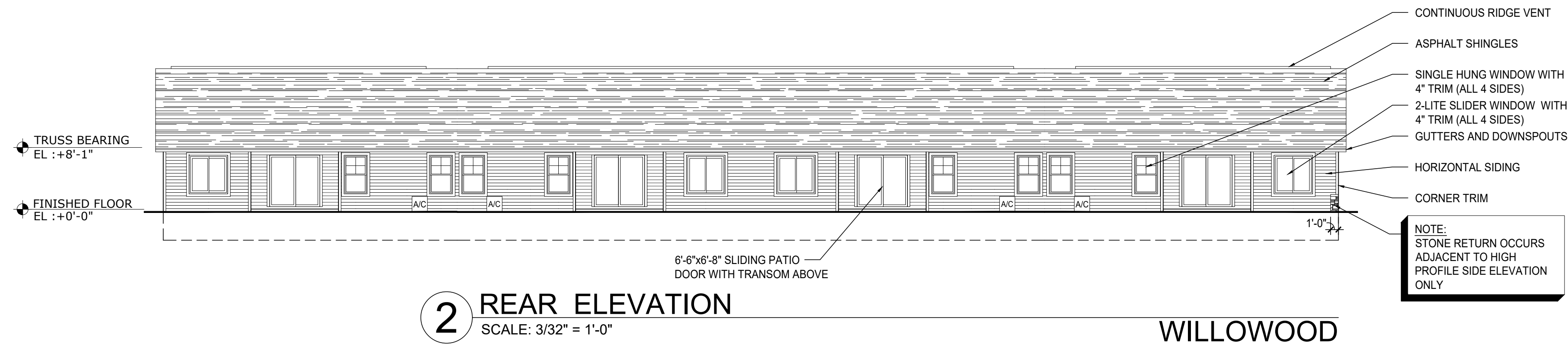
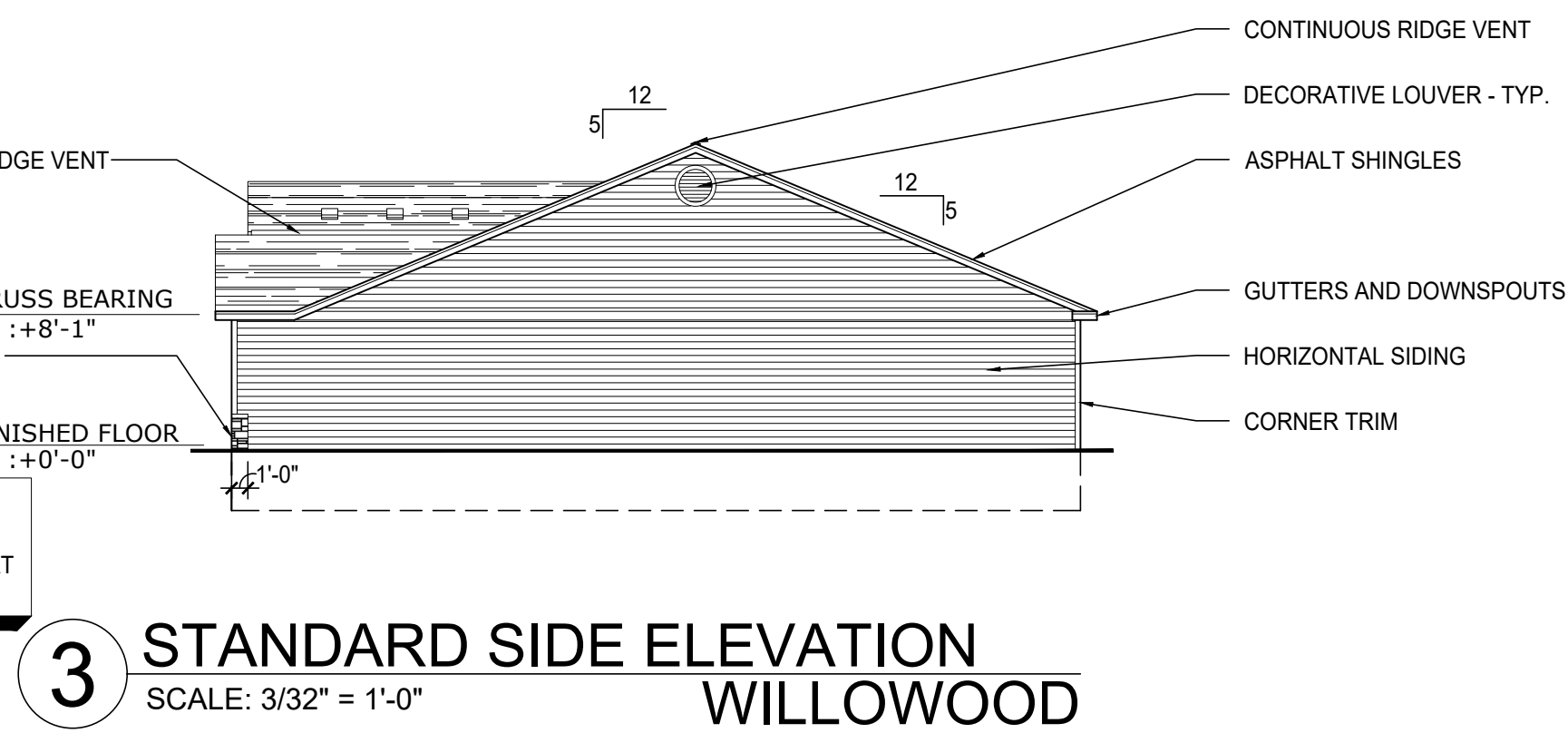
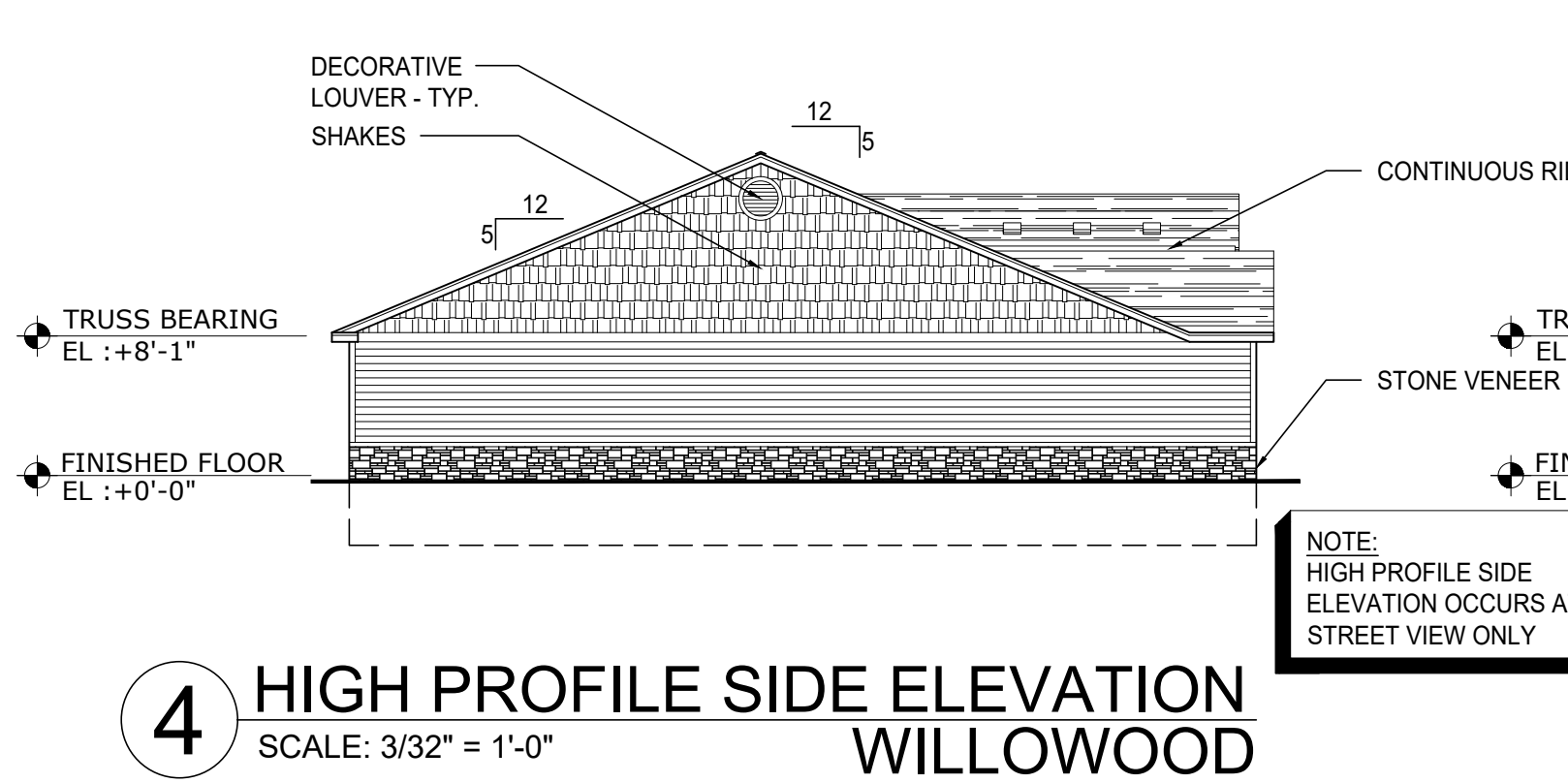
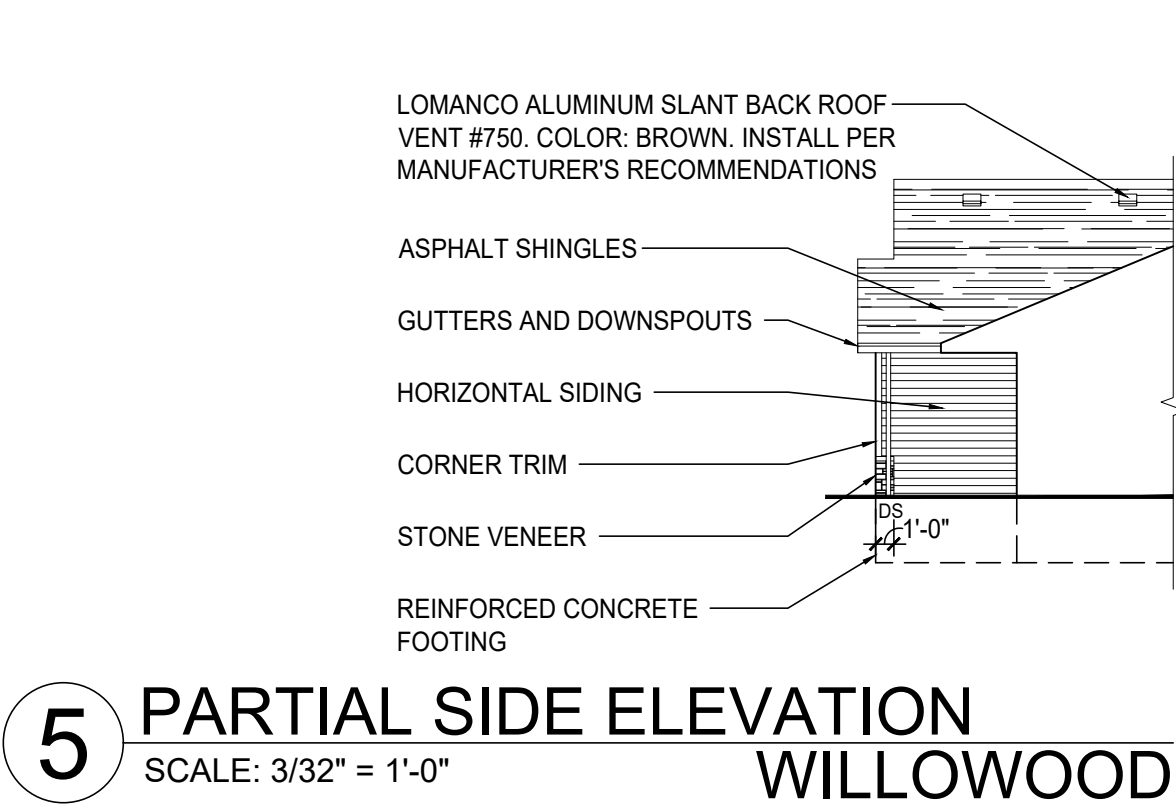
REDWOOD HARTLAND HIGHLAND ROAD



12400 HIGHLAND ROAD  
HARTLAND (TWP.), MICHIGAN 48353

A1.2





EXTERIOR FINISH MATERIAL SELECTIONS		
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6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:  
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**PRELIMINARY**

**NOTE!!!**  
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REVISIONS

phone 330.666.5770 fax 330.666.8812  
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**BUILDING FLOOR PLAN AND ELEVATIONS**

PROJECT #: 22921 DATE: FEBRUARY 10, 2022

**REDWOOD HARTLAND HIGHLAND ROAD**  
12400 HIGHLAND ROAD  
HARTLAND (TWP.), MICHIGAN 48353

**Redwood**  
APARTMENT NEIGHBORHOODS

**A1.3**

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BUILDING FLOOR PLAN AND ELEVATIONS

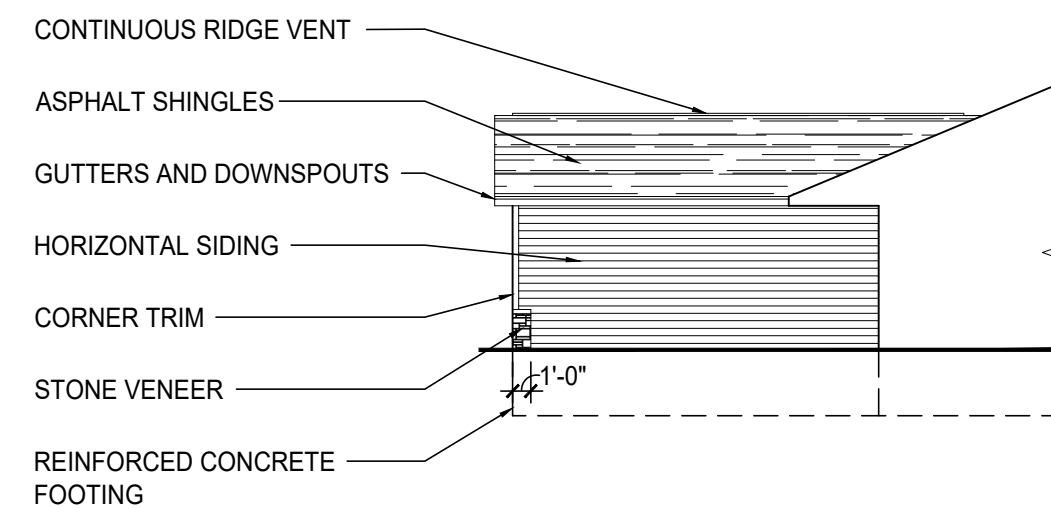
PROJECT #: 22921 DATE: FEBRUARY 10, 2022

REDWOOD HARTLAND HIGHLAND ROAD

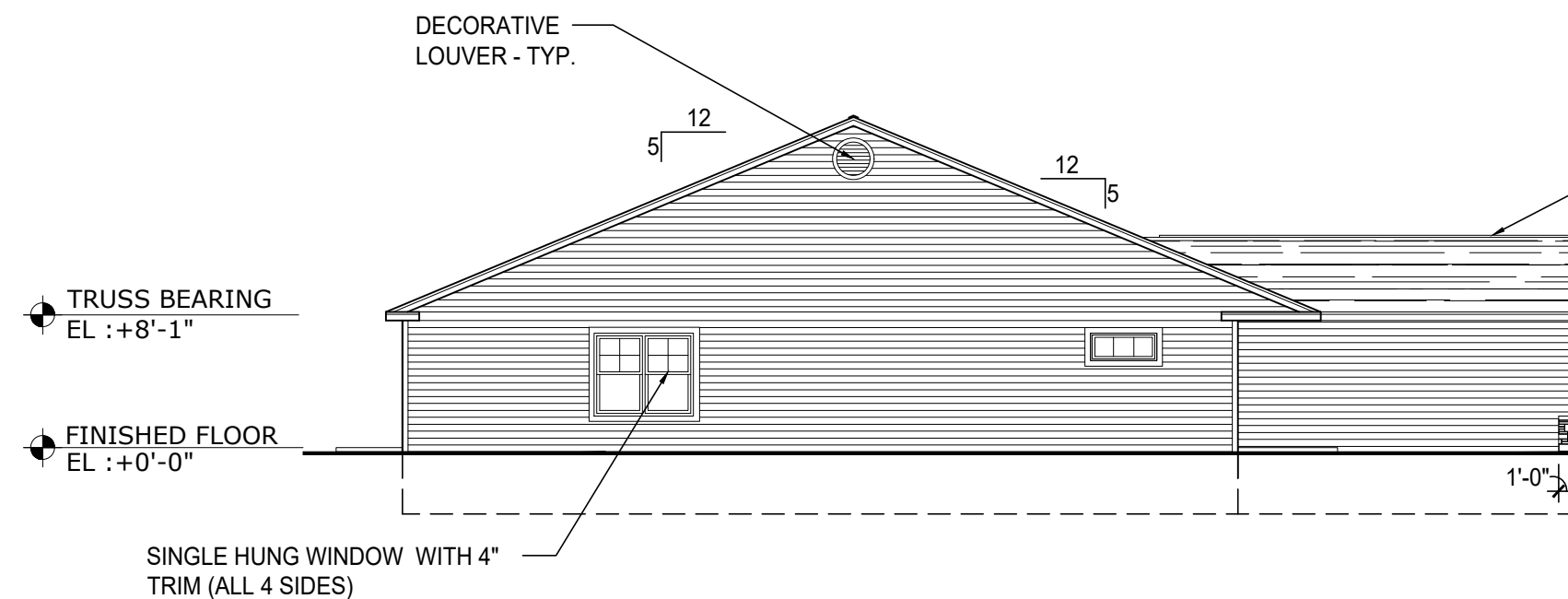
12400 HIGHLAND ROAD  
HARTLAND (TWP.), MICHIGAN 48353



A1.6

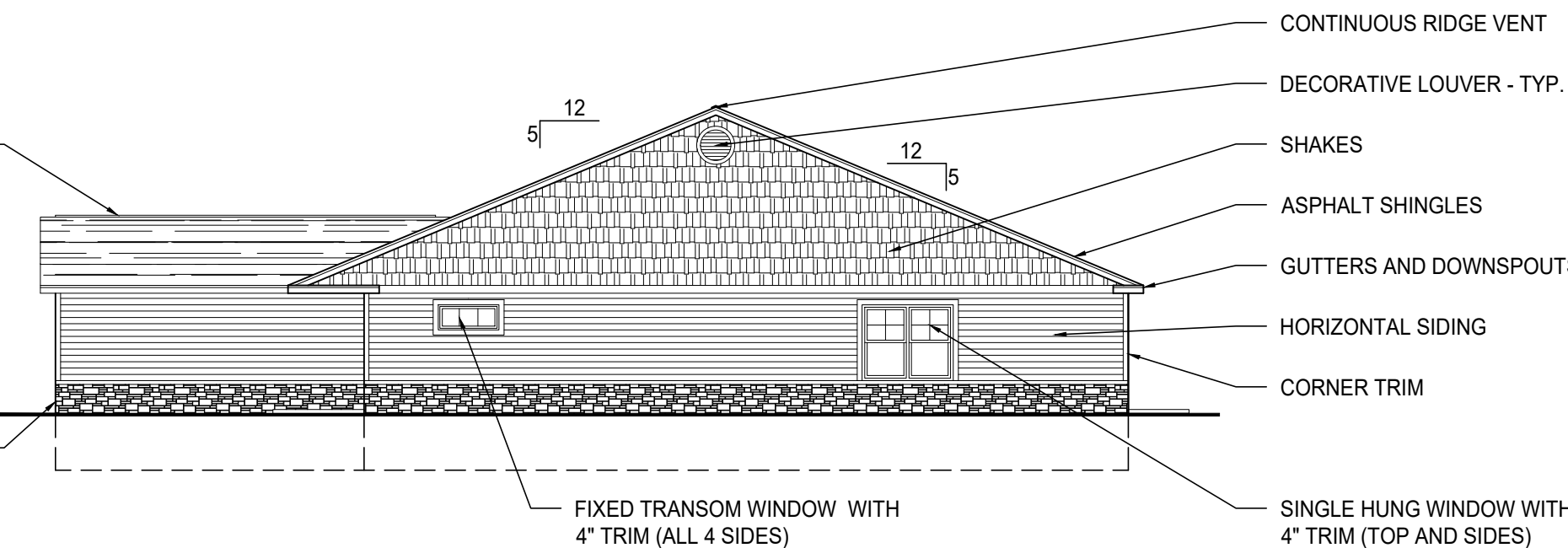


5 PARTIAL SIDE ELEVATION  
SCALE: 3/32" = 1'-0" BREEZEWOOD

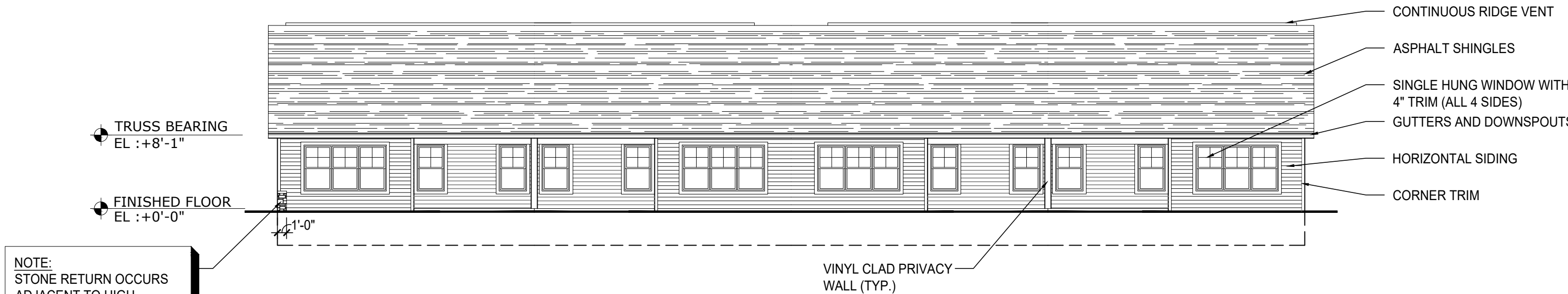


4 STANDARD SIDE ELEVATION  
SCALE: 3/32" = 1'-0" BREEZEWOOD

NOTE:  
HIGH PROFILE SIDE  
ELEVATION OCCURS AT  
STREET VIEW ONLY

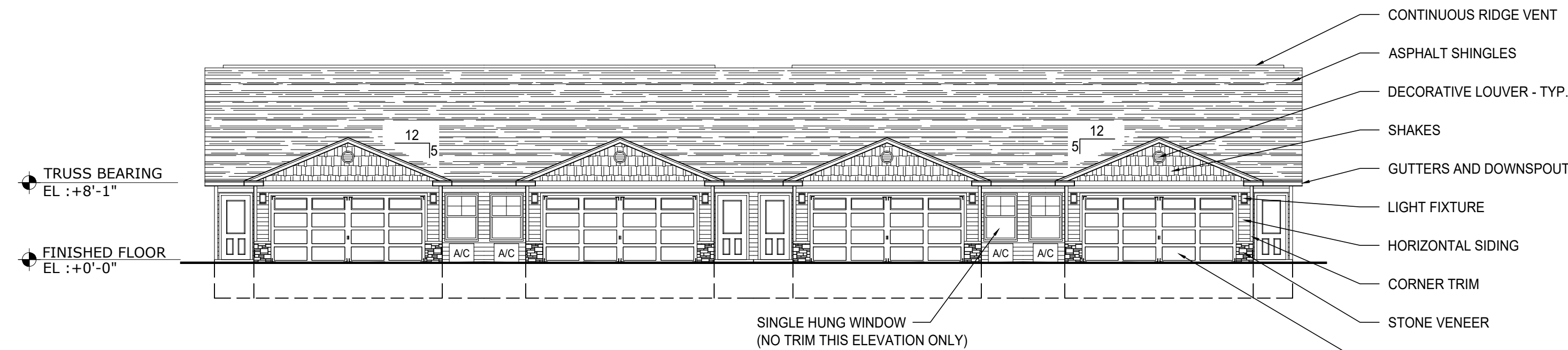


3 HIGH PROFILE SIDE ELEVATION  
SCALE: 3/32" = 1'-0" BREEZEWOOD

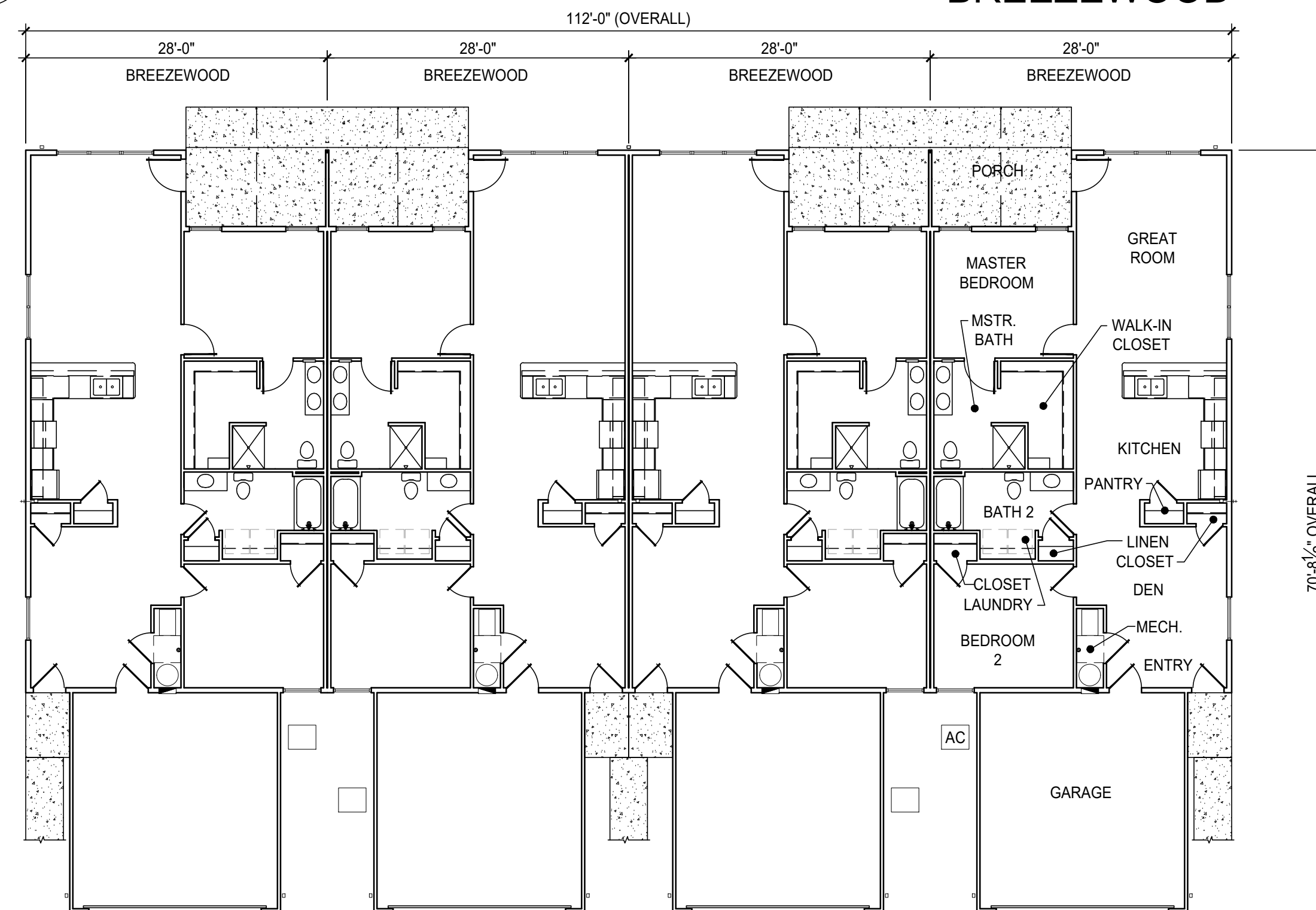


2 REAR ELEVATION  
SCALE: 3/32" = 1'-0" BREEZEWOOD

NOTE:  
STONE RETURN OCCURS  
ADJACENT TO HIGH  
PROFILE SIDE ELEVATION  
ONLY



1 FRONT ELEVATION  
SCALE: 3/32" = 1'-0" BREEZEWOOD



OVERALL FLOOR PLAN  
SCALE: 3/32" = 1'-0" BREEZEWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

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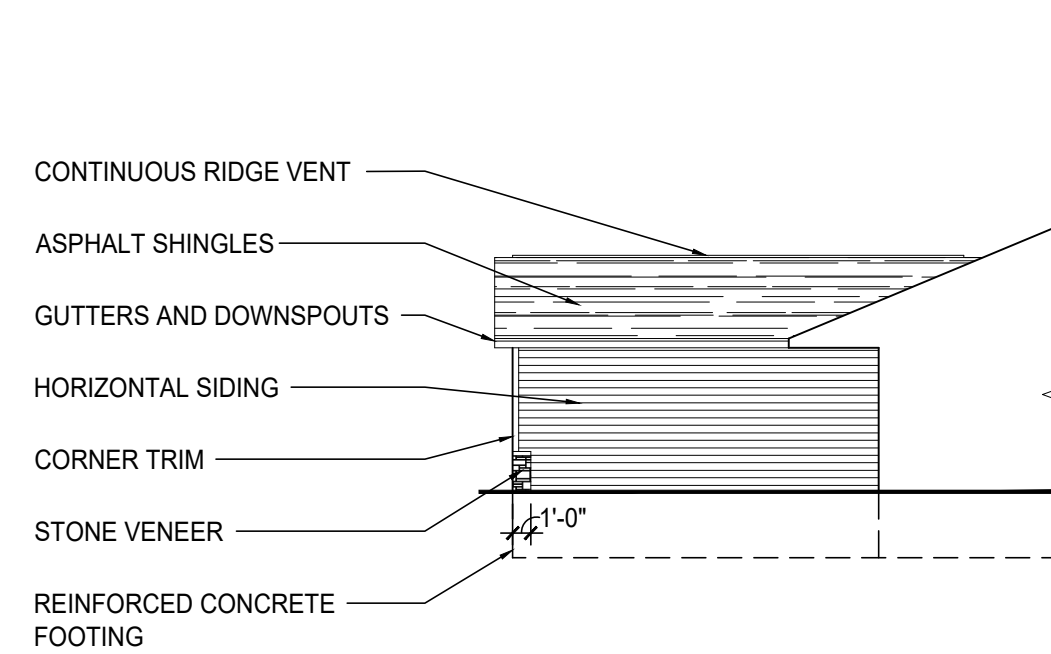
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REDWOOD HARTLAND HIGHLAND ROAD

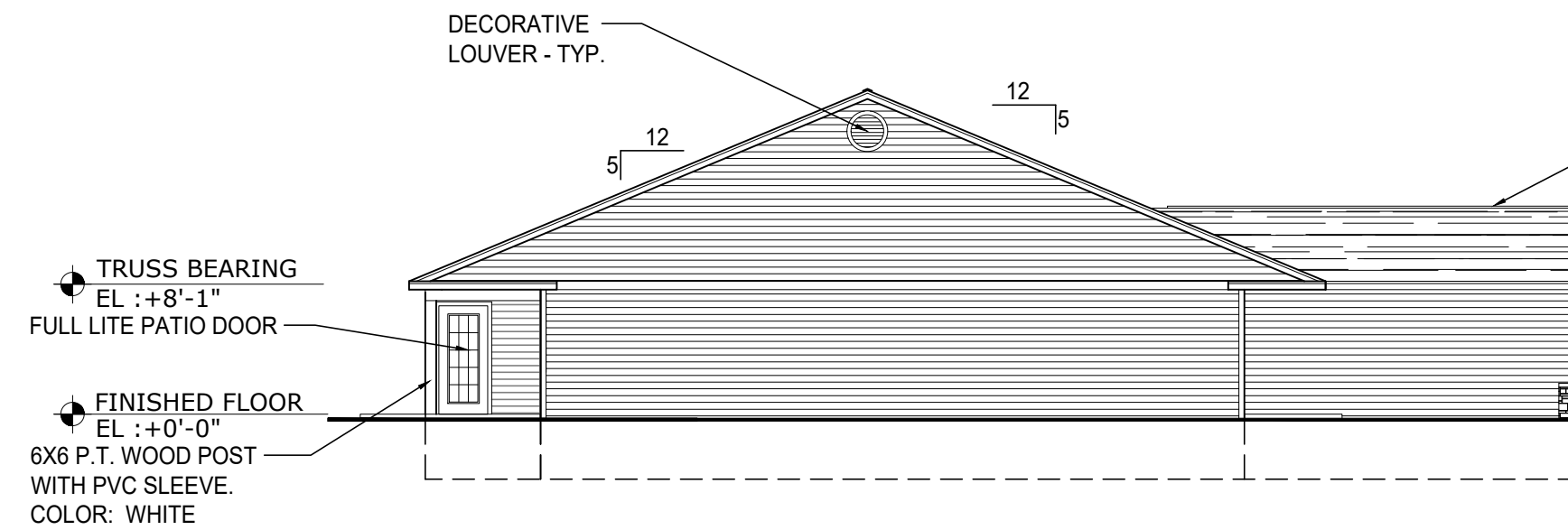
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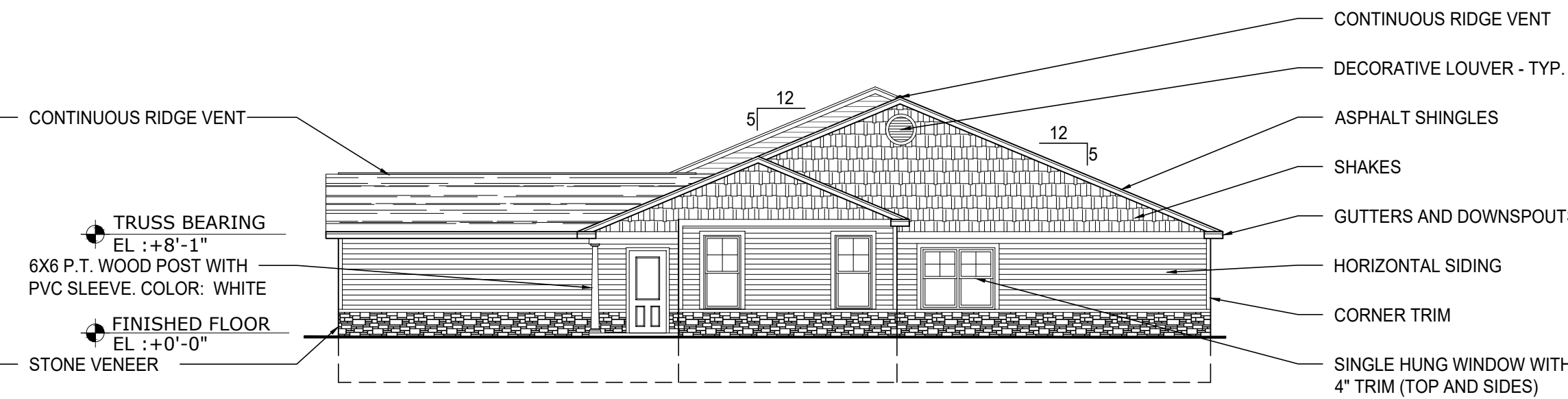
A1.7



5 PARTIAL SIDE ELEVATION  
SCALE: 3/32" = 1'-0" BREEZEWOOD

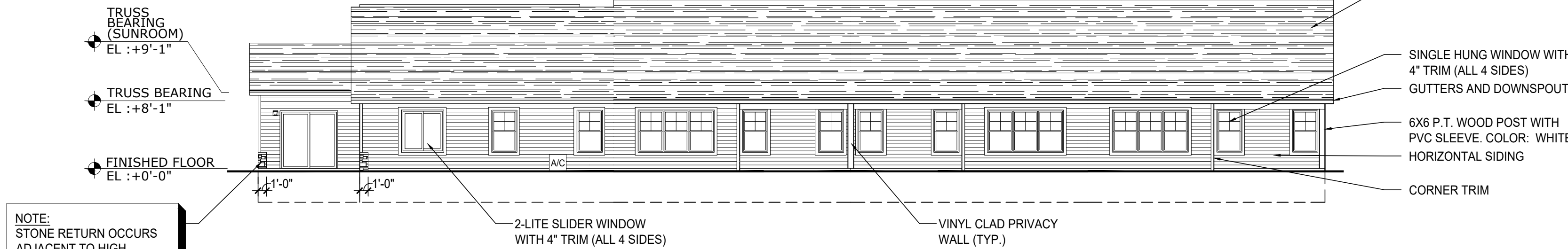


4 STANDARD SIDE ELEVATION  
SCALE: 3/32" = 1'-0" BREEZEWOOD



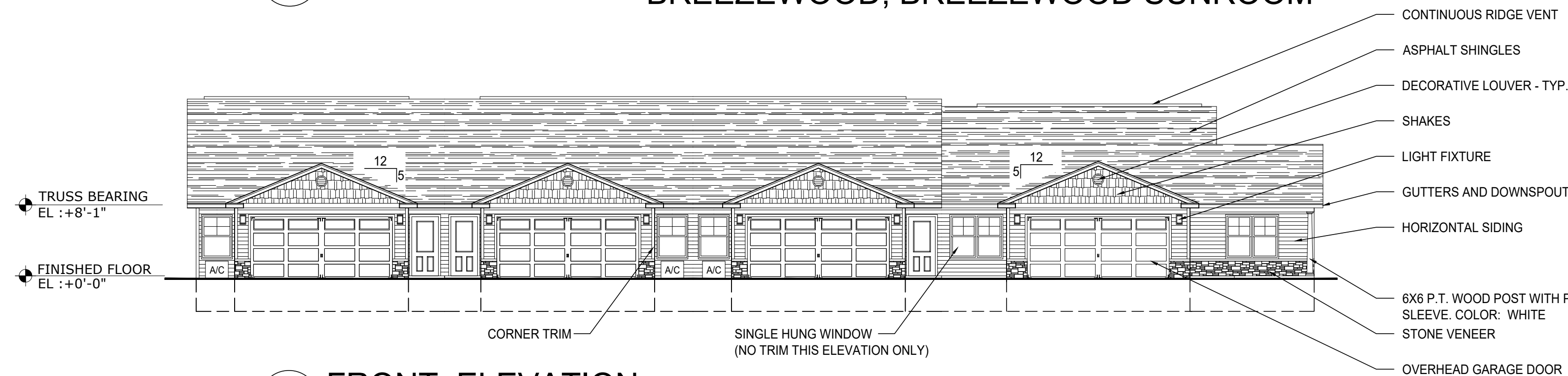
3 HIGH PROFILE SIDE ELEVATION  
SCALE: 3/32" = 1'-0" BREEZEWOOD SUNROOM

NOTE:  
HIGH PROFILE SIDE  
ELEVATION OCCURS AT  
STREET VIEW ONLY

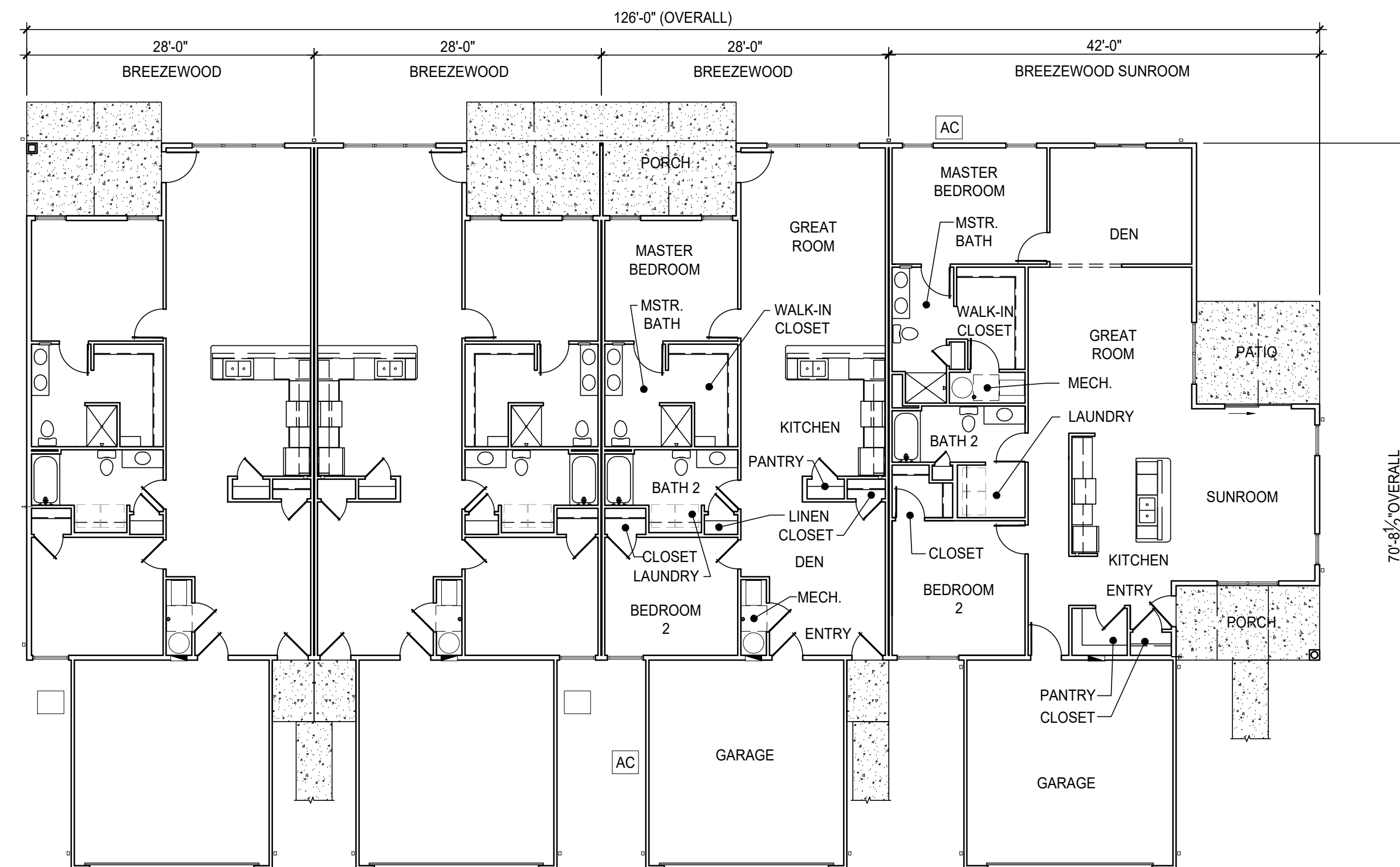


2 REAR ELEVATION  
SCALE: 3/32" = 1'-0" BREEZEWOOD, BREEZEWOOD SUNROOM

NOTE:  
STONE RETURN OCCURS  
ADJACENT TO HIGH  
PROFILE SIDE ELEVATION  
ONLY



1 FRONT ELEVATION  
SCALE: 3/32" = 1'-0" BREEZEWOOD, BREEZEWOOD SUNROOM



OVERALL FLOOR PLAN  
SCALE: 3/32" = 1'-0" BREEZEWOOD, BREEZEWOOD SUNROOM

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SITE DATA:

PARCEL: 08-26-100-023

ZONING: SITE\* - CA, CONSERVATION AGRICULTURAL  
NORTH - CA, CONSERVATION AGRICULTURAL  
WEST - SR, SUBURBAN RESIDENTIAL  
EAST - PUD, PLANNED UNIT DEVELOPMNT  
SOUTH - CA, CONSERVATION AGRICULTURAL  
\* - PROJECT WILL REZONE TO A PLANNED UNIT DEVELOPMENT

PROPOSED AREA: 28.71 ACRES

BUILDING SETBACK: FRONT - 50' (60' FROM CUNDY ROAD)  
SIDE - 15'  
REAR - 25'

UNIT DENSITY: 4.53 UNITS PER ACRE PROPOSED

PARKING: 24 GUEST PARKING SPACES

DRIVE LINEAL FOOTAGE: ±3,330'

LIMITS OF DISTURBANCE: 19.4 ACRES

ROAD SECTION: 27' (11' LANE + 11' LANE + 5' SIDEWALK)

FORESTWOOD

MEADOWWOOD

CAPEWOOD

WILLOWOOD

BREEZEWOOD

BREEZEWOOD SUNROOM

★

EXTENDED GARAGE

UNIT SUMMARY	
PHASE 1	
FORESTWOOD	34
FORESTWOOD EXT GRG	16
MEADOWWOOD	14
MEADOWWOOD EXT GRG	8
CAPEWOOD	8
WILLOWOOD INTERIOR	18
WILLOWOOD EXTERIOR	18
BREEZEWOOD INTERIOR	8
BREEZEWOOD EXTERIOR	2
BREEZEWOOD SUNROOM	4
SITE TOTAL	130

SITE LEGEND:

PROPERTY SETBACK LINE

PROPERTY LINE

-572-

EXISTING CONTOUR

WET

REGULATED WETLANDS

