



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, March 23, 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 Minutes of March 9, 2023](#)
6. Call to Public
7. Old and New Business
 - a. [Site Plan/PD Application #23-003, Planned Development \(PD\) Concept Plan with a detached single-family residential community and commercial area \(Highland Reserve Planned Development\)](#)
 - b. [Zoning Amendment #22-001 – Ordinance Amendment to Landscape Requirements to Section 5.7 \(Dumpster Enclosure\); Section 5.11 \(landscaping and Screening\); and Section 5.26 \(Signs\)](#)
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** MEETING MINUTES

March 9, 2023– 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. **Approval of the Meeting Agenda:**

A Motion to approve the March 9, 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 February 9, 2023

A Motion to approve the Planning Commission Meeting Minutes of February 9, 2023 was made by Commissioner Mitchell and seconded by Commissioner Grissim. Motion carried unanimously.

6. **Call to the Public:**

None

7. **Public Hearing**

a. Zoning Amendment #22-001 – Ordinance Amendment to Landscape Requirements to Section 5.7 (Dumpster Enclosure); Section 5.11 (Landscaping and Screening); and Section 5.26 (Signs)

Chair Fox opened the Public Hearing at 7:01 PM stating all public notice requirements for the Public Hearing have been met.

Director Langer gave an overview and brief history of the Landscaping Ordinance Amendment request stating the following:

- New staff in 2016 struggled to apply the Landscaping Ordinance as currently written.
- One of the Planning Commissioners with expertise in Landscape Architecture agreed the Ordinance was overly complex and an Amendment was warranted.
- Current Ordinance often required duplication or triplication of plantings and was burdensome to commercial applicants.
- Goal was to minimize, reduce the redundancy, reduce cost for applicants and clarify the language, as well as add a component to address ease of maintenance as most commercial properties do not have a staff for landscape maintenance throughout the growing season.
- Intent was to address those issues but still achieve the desired visual effect of well-planned Landscaping.
- Team effort with the Ordinance Review Committee (ORC) and staff.

- Many of these standards have been applied in recent applications, the goal is to officially amend the Ordinance.
- Some research was done using examples from other communities.

Call to Public

None

Chair Fox closed the Public Hearing at 7:08 PM.

The Planning Commission briefly discussed the process for reviewing Landscaping for a Site Plan Application.

- Some developers used their Engineer or Architect rather than a Landscape Architect to draw a Landscape Plan. Most use a Landscape Architect.
- Staff and the Site Plan Review Committee work with the Applicants extensively before an application is brought to the Planning Commission.
- There can be many problems with a Site Plan but in the area of Landscaping, often staff would spend a great deal of time and effort requesting the appropriate revisions. Staff cannot draw it for them, they must meet the requirement.
- Exceptions have been added to address small sites.
- The Planning Commission has the ability to waive a requirement in certain circumstances.

Page 5

Director Langer called out the new text stating if the Applicant wants to use an existing tree to meet one of the Landscape requirements, they will need to provide a Tree Survey created by a professional Land Surveyor to ensure those trees would survive the development process and thrive at that location.

Page 10

Chair Fox requested the removed text not be removed other than the word “additional.”

No structures shall be permitted for storage of shopping carts in parking areas.

After some discussion, the Planning Commission agreed.

Page 11

The Planning Commission discussed the process for mowing lawn in landscape islands.

Page 17

Director Langer explained the requirement for landscaping around the base of a monument sign was removed. The Township requires a nice base for monument signage, and it was being covered by landscaping. Often the address was difficult to see.

Drawings

Commissioner Grissim explained the drawings intended to accompany the Ordinance.

Commissioner Mayer asked about the effective date and will the projects currently under review be required to follow this Ordinance or the previous version. Director Langer explained the Planning Commission will make a recommendation tonight; the next step is to Livingston County Planning Commission for a recommendation. It will be reviewed and finally approved by the

Township Board at a later date and be effective seven days following publication. Any Site Plan submitted following the effective date would have to follow the Amended Ordinance. Recent Applications heard by the Planning Commission have been encouraged in this new direction.

Commissioner Eckman stated he thinks the changes are great.

Commissioner Murphy offered the following Motion:

Move to recommend approval of Zoning Amendment #22-001, Ordinance Amendment to Landscape Requirements in Section 5.7 (Dumpster Enclosure); Section 5.11 (Landscaping and Screening); and Section 5.26 (Signs).

Seconded by Commissioner Mitchell.

Commissioner Murphy added the language change on Page 10 as follows: *No structures shall be permitted for storage of shopping carts in parking areas.* The Seconder agreed. Motion carried unanimously.

8. Call to the Public:

None

9. Planner Report:

Director Langer reported the following:

The next meeting will have a concept plan for a Planned Development on the south side of M-59.

10. Committee Reports:

Director Langer stated the Ordinance Review Committee is reviewing a Solar Farm Ordinance.

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner McMullen. Motion carried unanimously. The meeting was adjourned at approximately 7:32 PM.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan/PD Application #23-003, Planned Development (PD) Concept Plan with a detached single-family residential community and commercial area (Highland Reserve Planned Development)

Date: March 16, 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 Commission should provide comments to the applicant about the proposed Planned Development 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.

The Preliminary PD, which is in the next phase of a Planned Development (PD), 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 PD submittal.

Discussion

Applicant: Mike West

Site Description

The subject property is south of Highland Road and east of Hartland Glen Lane/Hartland Glen Golf Course, in Section 26 of the Township. Redwood Living Planned Development has frontage along the west side of Hartland Glen Lane and is currently under construction. The subject parcel (Parcel ID #4708-26-200-002) is approximately 39.05 acres in size and zoned CA (Conservation Agricultural). The 2015 Future Land Use Map (FLUM) designates this parcel as Special Planning Area (SPA) and is within the M-59/Pleasant Valley/Fenton Road SPA. The 2020-2021 Amendment to the FLUM has this same designation.

Currently the property primarily consists of open fields which have historically been used for agricultural activities. The plans indicate two (2) wetland areas, with one area on the west and another in the southeast corner. Wooded areas occur along the M-59 boundary (west and northeast), and along the east and west sides of the property. A stand of trees exists in the southwest corner of the site.

The property to the south is part of Hartland Glen Golf Course which is zoned CA (Conservation Agricultural).

To the east, is property that has been historically associated with the Newberry Place Planned Development project, which is zoned CA (Conservation Agricultural). The property is undeveloped currently.

Per the site plan, access to the site is via Highland Road, a public road, which is under the jurisdiction of the Michigan Department of Transportation (MDOT). An additional road connection is shown from Hartland Glen Lane, west of the subject site. Hartland Glen Lane was never formally approved as a private roadway and would be considered a non-conforming roadway.

Historically this roadway has been the only access route to the golf club and parking associated with Hartland Glen Golf Course. The approved plans for Redwood Living PD (SP PD #21-005 and SP PD #22-003) shows Hartland Glen Lane as paved (asphalt surfacing), twenty (20) feet wide, and without curb and gutter. Redwood Living PD has two (2) access points from Hartland Glen Lane. An access easement for ingress and egress would be required as part of the Final PD documents, allowing Highland Reserve PD to take access from Hartland Glen Lane.

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

Site History

Per Township records, the property was occupied by a residential home, and addressed as 12690 Highland Road. The records do not indicate when the house was constructed. The house and detached building were demolished in 2000, under Land Use Permit #5344. The Township Assessing records indicate the property has been leased for agricultural purposes since 2007.

Historically, plans for the Newberry Place Planned Development have included the subject property as part of that development, under several applications from 2007 to 2016 (Newberry West). Conversely, other development plans for Newberry Place PD did not include this property. The Preliminary PD for Newberry Place PD was approved by the Township Board on July 6, 2021, under SP/PD #20-012, and did not include the subject property.

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 PD. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD (Planned Development).

An informal meeting on this project was held on January 11, 2023, with the applicant, Planning staff, and the Planning Commission Site Plan Review Committee.

Proposed Concept Plan

A. General

The subject parcel is approximately 39.05 acres in area. Per Section 3.1.18.B.ii, the minimum size for a Planned Development is twenty (20) acres of contiguous land, thus the property meets the minimum size requirement.

Development Plan

The applicant has submitted a Concept Plan that shows two (2) proposed parcels of land with two (2) different uses. An approximate 1.9 acre parcel, in the northwest corner of the site, is designated as Commercial Split Area. Per the applicant the seller intends to retain the northwest corner for a commercial project, essentially proposing to go through a land division process to create that parcel. Although specific development plans for this area were not provided, this will be required as part of the planned development. The commercial project area will have to be part of the planned development for reasons outlined in the next few paragraphs.

Currently the subject site (39.05 acres) is zoned CA (Conservation Agricultural). If the applicant pursued a land division in the northwest corner (Commercial Split Area), and this parcel was not part of a planned development, the proposed parcel would have to meet the minimum CA zoning standards for lot width and lot area. As currently configured, the proposed parcel in the northwest corner does not meet the minimum lot size for CA for a single-family dwelling (minimum 2 acres), or farm dwelling (minimum 10 acres). Staff was unable to determine the lot width along Highland Road. Additionally, commercial uses are very limited in CA. Based on the information provided and the CA zoning standards, it would be difficult to utilize the northwest corner for a commercial use, if that parcel was independent from a planned development.

It is staff's opinion that the northwest corner of the property would need to be part of the proposed planned development in order to allow for commercial uses. In that scenario, that portion of the PD could be developed as a commercial use, subject to standards established as part of the Preliminary PD. Details on proposed setbacks, design guidelines, architectural standards, and potential uses for the commercial portion of the PD would need to be provided by the applicant as part of the Preliminary PD submittal. The details will be reviewed by the Planning Commission, and standards will be established as part of the Preliminary PD.

The remaining portion of the site, approximately 37.14 acres, is shown as a single-family residential development with a total of one hundred (100) detached single-family homes. Thirty-five (35) of the detached homes are homes for rent. The rental homes are placed along the northern portion of the site, along Highland Road frontage, and in the central area, generally on the west side of the site.

The remainder of the property will be developed as a site condominium subdivision with sixty-five (65) detached single-family residential units.

The plan shows three (3) development phases for the residential portion of the project, which are summarized below:

Phase #	#Rental units	#Site condo units
Phase 1	25	6
Phase 2	10	37
Phase 3	0	22
TOTAL UNITS	35	65

Housing Information and Setbacks

Several housing options are available and include a single-story ranch, two-story and/or bi-level homes with individual floor plans ranging between 1,250 to 2,800 square feet in size, with 3-4 bedrooms, 2-3 bathrooms, and an attached two-car or three-car garage. Product information on the building materials are not identified on the illustrations of the housing styles.

Minimum lot sizes within the condominium subdivision are 60 feet wide by 120 feet long, and approximately 7,200 square feet in area. For the rental homes, the plan shows the building unit as fifty (50) feet by fifty (50) feet.

Staff assumes the intent of the proposed unit envelope for the rental house units and condominium units is that each residential structure and associated accessory structures, including pools, decks, and sheds, will be located within the envelope; however, the applicant should provide clarification on this matter as part of the Preliminary PD submittal. Lot coverage within the unit envelope is not stated on the plans. Staff would

suggest that the Preliminary PD plans include sample drawings of a typical rental unit and condominium unit, showing how the house and other site elements would fit within the unit, including a deck, patio, pool, shed, and 3-car garage.

The proposed building setbacks for the rental units are as follows:

Front: 25 feet

Side: 10 feet between homes

Rear: 80 feet for homes adjacent to Highland Road

The proposed building setbacks for the condominium units are as follows:

Front: 25 feet

Side: 5 feet (interior lot); 10 feet (corner lot)

Rear: 20 feet

Other Concept Plan Details

On-site stormwater detention is shown in three areas. Approximately 15.93 acres of the site is designated as open space, equating to approximately 40.8% of the residential portion of the property.

The property is approximately 39.05 acres, resulting in an estimated density of 2.56 dwelling units per acre. More discussion on density is provided in the next section of this report.

Section 3.1.18.E has specific requirements for information to be included within a Planned Development Concept Plan submittal. Given the information provided by the applicant, the Planning Department feels 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 as a Special Planning Area (SPA) on the adopted 2015 Future Land Use Map and the 2020-2021 Amendment to the FLUM.

The property is part of the M-59/Pleasant Valley/Fenton Road Special Planning Area. This category designation envisions a maximum density of four (4) dwelling units per acre. Using 39.05 acres for property size and allowing a maximum of four (4) units per acre, a maximum 156.2 (or 156) dwelling units could be permitted (39.05 acres x 4 dwelling units per acre). The Concept Plan proposes a density of 2.56 dwelling units per acre (100 dwellings ÷ 39.05 acres), which is consistent with the maximum allowed density for the Special Planning Area.

Per Section 3.1.18.C.iv., the Planning Commission may agree to recommend up to a forty (40%) percent increase in units on a site in recognition of outstanding attributes as listed in this section. The Township Board in its sole discretion shall have the ability to approve such density increase up to forty (40%) percent subsequent to an affirmative recommendation from the Planning Commission. In this case if the Planned Development land area could accommodate 156 units, in accordance with the Comprehensive Plan, the Planned Development plan could include up to 218 dwellings (156 + 62 additional units) if a maximum bonus were awarded by the Planning Commission and Township Board.

Per the 2020-2021 Amendment to the FLUM, the surrounding properties on the west and south are designated as Special Planning Area, as part of the M-59/Cundy Road/Hartland Glen Golf Course Special Planning Area. The property to the east is designated as Special Planning Area, as part of the M-59/Pleasant Valley/Fenton Road Special Planning Area, per the adopted 2015 Future Land Use Map and the 2020-2021 Amendment to the FLUM.

C. Public Road Access

As noted previously, access to the residential portion of the PD is shown from Highland Road, a public road, and Hartland Glen Lane, a private roadway. Access to the commercial site in the northwest corner is not shown. Internally the lots are served by a looped system of private roads, with two (2) cul-de-sacs. Any proposed access from Highland Road requires review and approval from the Michigan Department of Transportation (MDOT).

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 of the Preliminary PD submittal.

E. Internal Vehicular/Pedestrian Circulation

Although the plans state the development will be served by public roads, it is more likely that the roads will be private. Nonetheless, the plans show an internal vehicular circulation that is comprised of a grid pattern with two (2) cul-de-sacs. Two street stubs are shown, one on the east and one on the south, which are intended to allow for future street extensions and connectivity to the adjacent properties. Per the applicant's explanation, the two street stubs will be constructed to the eastern and southern property lines. Access easements for ingress and egress those proposed road connections would be required as part of the Final PD documents.

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 (LCRC). The private roads are shown as thirty (30) feet wide with a 66-foot wide right-of-way. Although not stated on the plans, it is assumed curb and gutter will be provided for the private roads.

Five (5) foot wide concrete sidewalks are shown on both sides of each private road. Mowed trails are planned within the two larger open space areas of the site, with connections to the concrete sidewalks in several locations for walkability throughout the development. Benches are shown along the mowed trails.

F. Utilities

Municipal water and sanitary sewer will be required for this project. The applicant will need to work with the Township and Livingston County regarding public water and sanitary sewer. They will also need to work with the Hartland Township Department of Public Works (DPW) to acquire the necessary Residential Equivalent Units (REU)'s for this development.

G. Design Details

A Pattern Book with specific design details was not submitted with the Concept Plan. For a project such as this, additional design details could include information on price points, 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.

The Concept Plan labels seven (7) open space areas, with the size of each area stated. The total open space is approximately 15.93 acres equating to 40.85% of the site. A series of mowed trails are proposed within the open space areas, adjacent to wetland areas, with benches along the trails, as noted above. The Preliminary PD plans should clearly identify areas counted as open space and usable open space, using different graphics. Section 3.15 states “open common open space shall be planned, developed, and maintained for appropriate recreational and other open space uses for the anticipated occupants of the housing.”

I. Landscaping

A preliminary landscape plan is provided and shows street trees and a landscape berm along the frontage of Highland Road. The berm is planted with a variety of conifer trees, with the intent of providing a year-round buffer between the houses and Highland Road. The width of the berm is not stated. It should be noted that the required height for a conifer tree is eight (8) feet at the time of planting. The required size for a canopy tree (street tree) is a three (3) inch caliper tree at the time of planting. The landscape plan in the Concept Plan set does not meet those standards but should be addressed on the Preliminary PD plans.

Some type of screening should be provided on the commercial site along the east and south lot lines, as a buffer between the commercial site and residential uses. The buffer should be shown on the Preliminary PD plans.

The Preliminary PD will be reviewed for compliance with the landscaping/screening requirements of a Planned Development, including screening/buffering from lower-density residential properties adjacent to the proposed development.

J. Exterior Lighting

A lighting plan was provided which shows the streetlight locations and style of streetlight. The pole height is stated as twelve (12) feet, excluding the light fixture.

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.

Hartland Township DPW Review

Comments were not provided.

Hartland Township Engineer’s Review (Spaulding DeDecker)

Comments from the Township Engineer (SDA) are provided in the letter dated March 8, 2023.

Hartland Deerfield Fire Authority Review

The Hartland Deerfield Fire Authority has provided comments in outlined in the review letter dated March 2, 2023.

Recommendation

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 Commission should provide comments to the applicant

about the proposed Highland Reserve PD 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.

The Preliminary PD 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 PD submittal.

Attachments:

1. Hartland Township Engineer (SDA) review letter dated 03.08.2023 – PDF version
2. Hartland Deerfield Fire Authority email, dated 03.02.2023 – PDF version
3. Project Narrative dated 02.27.2023 – PDF version
4. Typical Housing Styles – PDF version
5. Concept PD Plans dated 02.27.2023 – PDF version

CC:

Spaulding DeDecker, Twp Engineer (via email)

Mike 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 #23-003 Concept PD Plan\Staff reports\Planning Commission\SP PD #23-003 Concept Plan Staff report PC 03.16.2023.docx

March 8, 2023

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

**Re: Concept Review for Highland Reserve
SD Job #HL22127**

Dear Mr. Langer:

We have reviewed the conceptual site plan for the above referenced project prepared by Diffin Engineering & Surveying, dated February 24, 2023. We offer the following comments to assist with the project:

A. General

The subject site is at 12685 Highland Road (M-59) east of US-23 on the south side of Highland Road. The site is approximately 39.05 acres with Parcel ID 4708-26-200-002. The plans show the construction of a Planned Development (PD) clustered residential site with 35 rental units and 65 condo units. The project is proposed to be constructed in 3 phases. The 37.14-acre site is proposed to be split from the 39.05 overall parcel area. Approximately 1.913 of the original 39.05-acre parcel is shown as a proposed commercial development by others northwest of the proposed planned development. A buffer may be needed between commercial and residential zoning.

B. Water Main

The plans show that there is an existing 14-inch diameter water main that crosses Highland Road and dead ends at the northwest side of the commercial split parcel near the intersection of Hartland Glen Lane and Cundy Road.

Township records indicate a 12-inch diameter water main connected to existing 14-inch water main at the intersection of Hartland Glen Lane and Cundy Road serving and looping around the proposed Redwood apartments (currently under construction) and dead ends near the southwest corner parcel of the proposed site.

There is a proposed 8-inch diameter water main connecting near the proposed entrance of Abernethy Street at GV-5, looping around the proposed units and connecting near the southwest corner parcel of the proposed site at GV-20. The proposed water main 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 township records indicate a 10” sanitary sewer and 6” forcemain along Hartland Glen Lane inside a 20-foot sanitary sewer easement, proposed sewer utilities are currently under construction for redwood apartments. There is a proposed 8” sanitary sewer that loops around the proposed site and connects to Manhole B, north of unit 80 at the Redwood Living Apartments near the southwest corner parcel of the proposed site. 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.

D. Storm Drainage

The plans include three (3) proposed detention basins and approximately 3.9 acres of 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.

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 having private streets with access drives from Highland Road (M-59) and Hartland Glen Lane. Private roads and driveways shall meet the requirement of Hartland Township’s Zoning Ordinance Article 30.00, unless amended herein. A note on the plan states that all public road requirements will be met which is consistent with the private road ordinance which states that LCRC requirements must be met when serving greater than 25 units.

Permits Required

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

1. Copy of Grading Permit from the LCDC.
2. Copy of LCDC sanitary review confirmation.
3. Copy of Soil Erosion and Sedimentation permit from LCDC.
4. All necessary easements. 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.
5. NPDES Notice of Coverage Documentation (site is larger than 5 acres).
6. MDEGLE Water Supply System Permit for the proposed water main.

7. MDEGLE Part 41 Wastewater Construction Permit for the proposed sanitary sewer system.
8. MDEGLE Permit for all proposed work within the state-regulated wetlands, if applicable.
9. Township Storm Water Agreement (for the stormwater system improvement on the site).
10. Maintenance bond and insurance for the sanitary sewer and water main to be dedicated to the township, if applicable.
11. Genesee County Drain Commissioner's Office IPP Discharge Permit approval.

Please be aware that additional comments may arise with the submittal of additional plans and 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 2008 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

March 2, 2023

To: Hartland Township Planning Commission
c/o: Planning Department

Re: 12685 Highland Road

This review and the following comments are for the residential development in the area of Hartland Glen Lane and Highland Road, dated 2-24-2023. The development consists of roughly one hundred residential homes of various sizes and a two-acre parcel on the northwest portion of the complex for a future commercial development.

The residential portion of the development is proposed to include five-foot side setbacks (ten feet between homes), however, Hartland Township Ordinance 76 states minimum side setback requirements for High Density Residential is ten feet. One of the critical reasons for ten-foot setbacks is to aid in preventing the spread of fire from one structure to an adjacent structure, especially with radiant heat compromising the adjacent structure with potential flame spread to the combustible materials on the walls, eaves, and fascia. This is a problem the fire service routinely encounters in the manufactured home environment with twice the distance (twenty feet) between homes with the same exterior finishes as proposed.

Most importantly, limiting fire spread reduces the potential for loss of life in adjacent homes. It is our position that if this precedent-setting request to remove a life safety and property conservation ordinance requirement that creates a non-compliant development is considered, it would necessitate reinstating a life safety protective measure that provides an equal or better level of protection, such as: residential sprinklers in accordance with NFPA 13R; 2-hour rated non-combustible exterior walls, eaves, and fascia; or 2-hour rated non-combustible fence extending to the top of the fascia. Should the better level of protection with residential sprinklers be selected, we would support longer hydrant spacing and reduced road widths within the development.

Jon Dehanke
Captain

Highland Reserve Planned Development

Detached Single Family Residential Community

Conceptual Review Project Narrative

February 27, 2023

Project Objective/Overview

The subject property at 12685 Highland Drive (Parcel #08-26-200-002) is approximately 39 acres and is currently zoned CA, Conservation Agriculture. A detached single family residential community, to be called “Highland Reserve”, is proposed under the PD, Planned Development zoning option (Section 3.1.18 of the Hartland Township Zoning Ordinance) with the intent of creating a unique residential neighborhood that provides detached single family residential homes for both sale and lease. The project also proposes preservation of natural features and valuable open space areas, while incorporating a sustainable and healthy walkable neighborhood design that includes concrete sidewalks along both sides of the public streets and natural walking trails through the open space areas. The overall objective of the Highland Reserve project is to provide much needed and quality housing for residents in Hartland Township through a unique development concept. A further description is provided below.

Residential Development Components

The Highland Reserve single family residential community is proposed on 37 acres of the overall 39 acre property. An approximate 2.0 acre parcel in the northwest corner of the property will be retained by the current owner for future commercial development. The northern portion of the Highland Reserve project, adjacent Highland Road/M-59, is proposed to be developed as an exclusive rental community containing 35 detached single family homes. Individual homes and exterior grounds will be professionally managed and maintained by the developer. The remainder of the property will be developed as a site condominium subdivision with a total of 65 detached single family residential units. The overall Highland Reserve neighborhood will consist of 100 detached single family homes on 37 acres with a development density of 2.7 units/per acre.

Minimum lot sizes within the site condominium subdivision will be 7,200 square feet and 60’ wide. Single family homes within the site condominium subdivision will maintain minimum setbacks of 25’ (front), 20’ (rear) and 5’ (side), while single family homes within rental community portion of the project will maintain minimum setbacks of 25’ (front), 20’ (rear) and 10’ (separation between homes). Homes adjacent Highland Drive/M-59 will maintain a minimum 80’ setback.

Detached single family homes throughout the Highland Reserve will consist of a mixture of ranch, two-story and/or bi-level homes with individual floor plans ranging between 1,250-2,080 square feet in size with 3-4 bedrooms, 2-3 bathrooms and an attached two-car garage. Home for retail sale are

anticipated to range in value from the lower \$300s and up, while homes for rent are anticipated to range between \$2,300-\$2,600/month with a minimum 12-month lease. A sample portfolio of homes with color elevations and floor plans depicting homes anticipated to be constructed within the Highland Reserve neighborhood is included with the application package.

Open Space Preservation/Walkability

A total of 15.9 acres (40%) of the overall property is proposed to be preserved in perpetual open space consisting of wetlands, storm water basins, wooded areas, mature tree lines and open fields. Primary locations of open space preservation are concentrated in the southeastern and westcentral portions of the property, with additional perimeter areas of preservation proposed along the eastern and western property lines. Natural mowed walking trails are proposed within the two larger open space areas in the southeastern and westcentral portion of the site with benches strategically located to provide view of these natural areas. The natural mowed walking trails will be connected to the 5' wide concrete sidewalks located along the interior public streets.

Landscaping and Buffering

In addition to preserved open space areas described above, supplemental berming and landscaping will also be installed throughout the development. Natural topographic differences and a supplemental berm with evergreen tree plantings will be utilized along the Highland Road/M-59 frontage to screen/buffer the rear portions of homes abutting Highland Road/M-59. Deciduous street trees will also be installed throughout the community, one street tree per home site, two street trees per corner units. A preliminary landscape plan is included with the Preliminary Plan set.

Access/Public Utilities/Storm Water Management

The Highland Reserve project will be served by public streets with access provided from Highland Road/M-59 (north) and Hartland Glen Lane (west). Preliminary street names of Abernethy Street, Ardmore Avenue, Kirk Wall Court, Carradale Court, Melsetter Street and Lockerbie Lane have been identified and are reference on the Preliminary Plan set. Since the project is bordered by large vacant parcels to the east and south, public street stubs will be constructed to the eastern and southern property lines to allow for future street extensions and neighborhood connectivity. All public streets will be designed and constructed consistent with Livingston County Road Commission requirements.

Homes within the Highland Reserve neighborhood will be served by municipal water and sanitary sewer. Storm water runoff will be collected and conveyed to three detention basins located throughout the property with additional infiltration swales constructed within the rear yards of homes as required by the Livingston County Drain Commission.

Master Deed/Bylaws

The site condominium subdivision portion of the project will be governed by a Master Deed and Bylaws. A Homeowner's Association (HOA) will also be established with the scope of authority that includes architectural review, open space and community maintenance, enforcement of restrictions, and financial management. Each homeowner will pay a modest annual fee for the operation of the HOA. As stated above, the individual homes and exterior grounds associated with the rental portion of the community will be professionally managed and maintained by the developer.

HIGHLAND RESERVE
SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
SAMPLE PORTFOLIO OF HOMES
2/23/23

The following plans represent a sample set of homes that may be constructed in the Highland Reserve Single Family Residential Neighborhood:

INTEGRITY 1250 - 1252 Square Foot Ranch
INTEGRITY 1610 - 1,607 Square Foot Ranch
INTEGRITY 1810 - 1,822 Square Foot Two-Story
INTEGRITY 2060 - 2,060 Square Foot Bi-Level
INTEGRITY 2080 - 2,062 Square Foot Two-Story

integrity 1250

1,252 SF

2-4 bedrooms

1-2 bathrooms

2-3 car attached garage



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Elevation A1

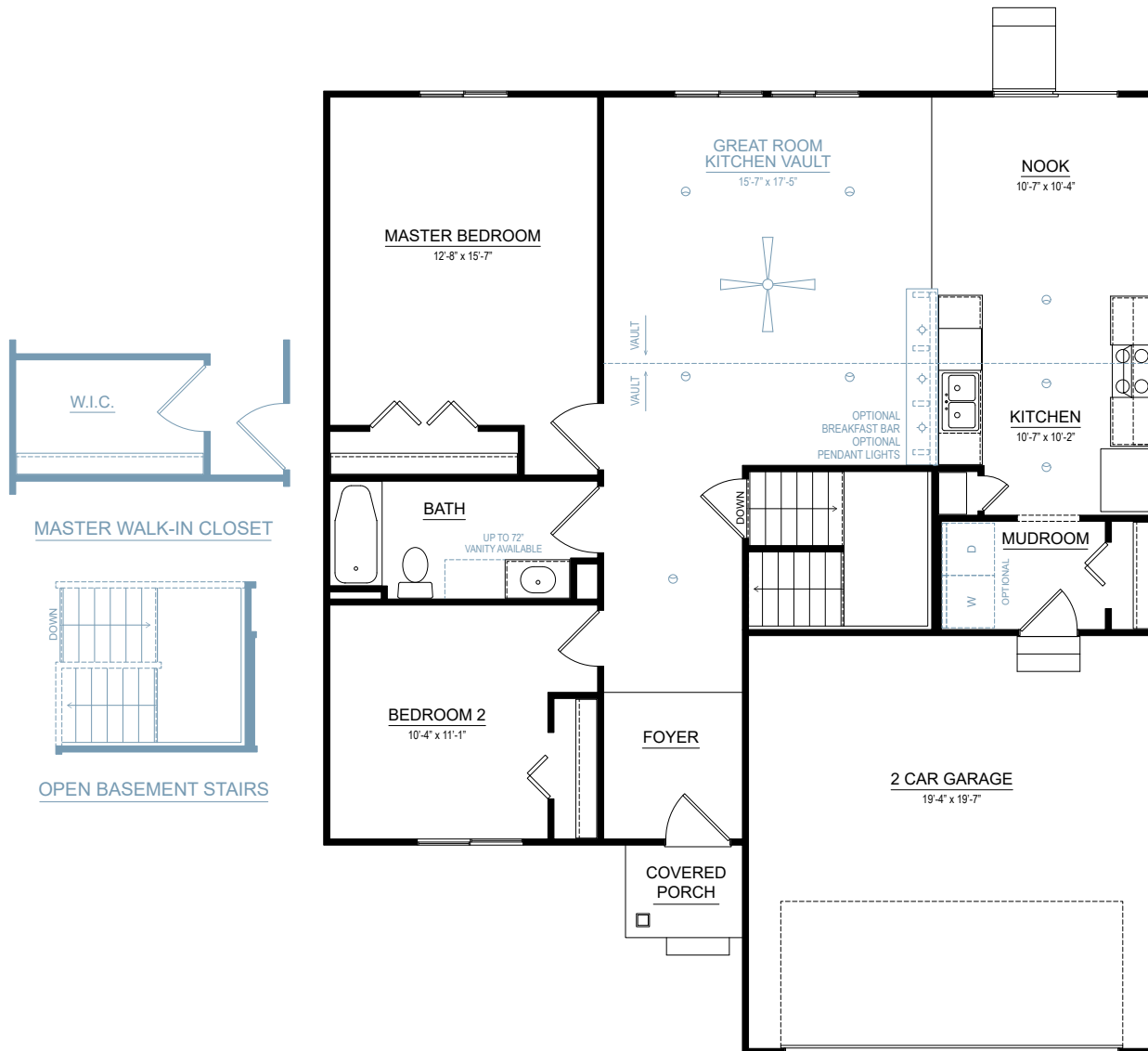


Elevation A2



Elevation A3

Elevation A



FIRST FLOOR

integrity 1610

1,607 SF

3-5 bedrooms

2-3 bathrooms

2-3 car attached garage



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Elevation A1

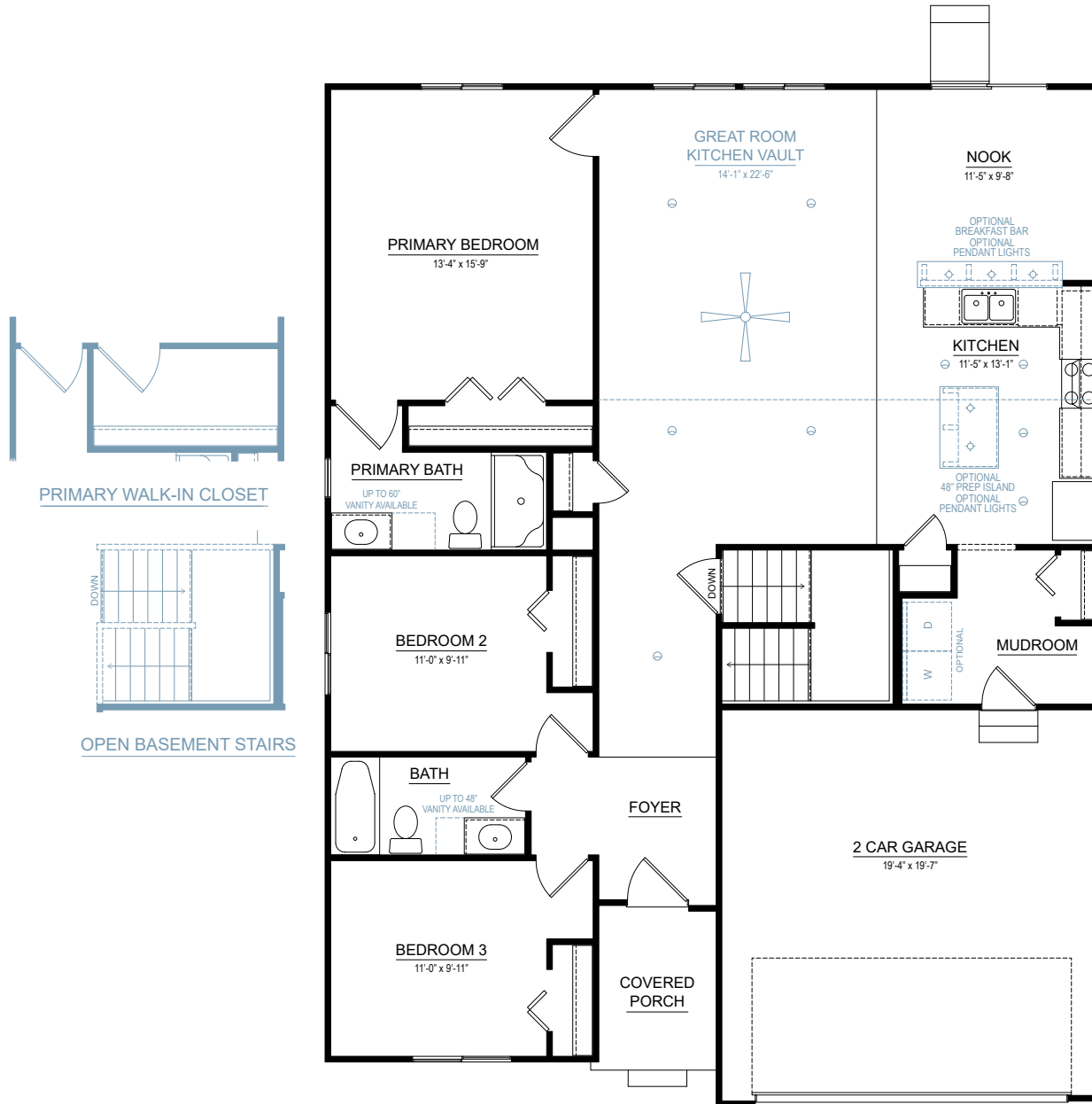


Elevation A2



Elevation A3

Elevation A



FIRST FLOOR

integrity 1810

1,822 SF

4 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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Elevation A1

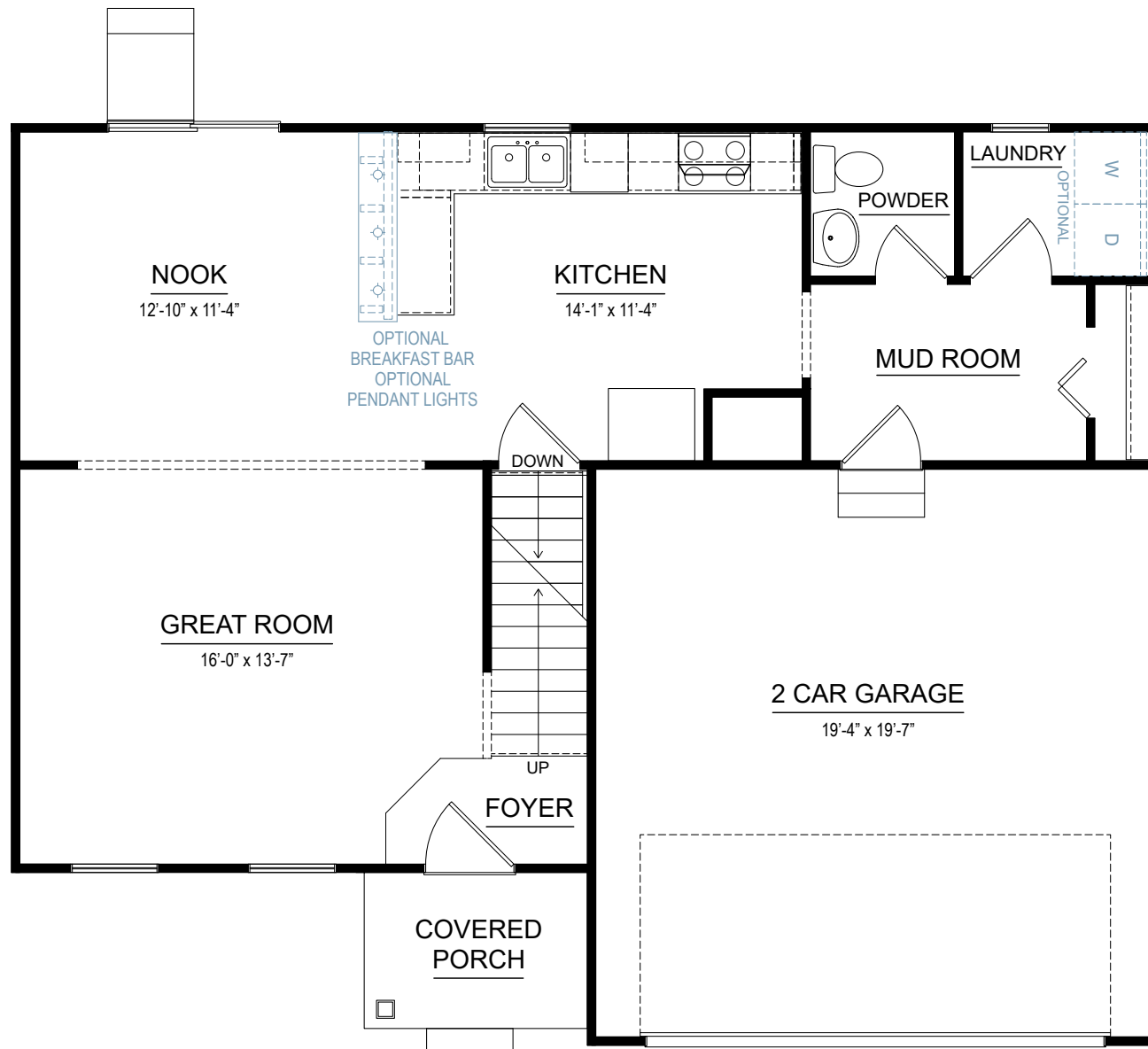


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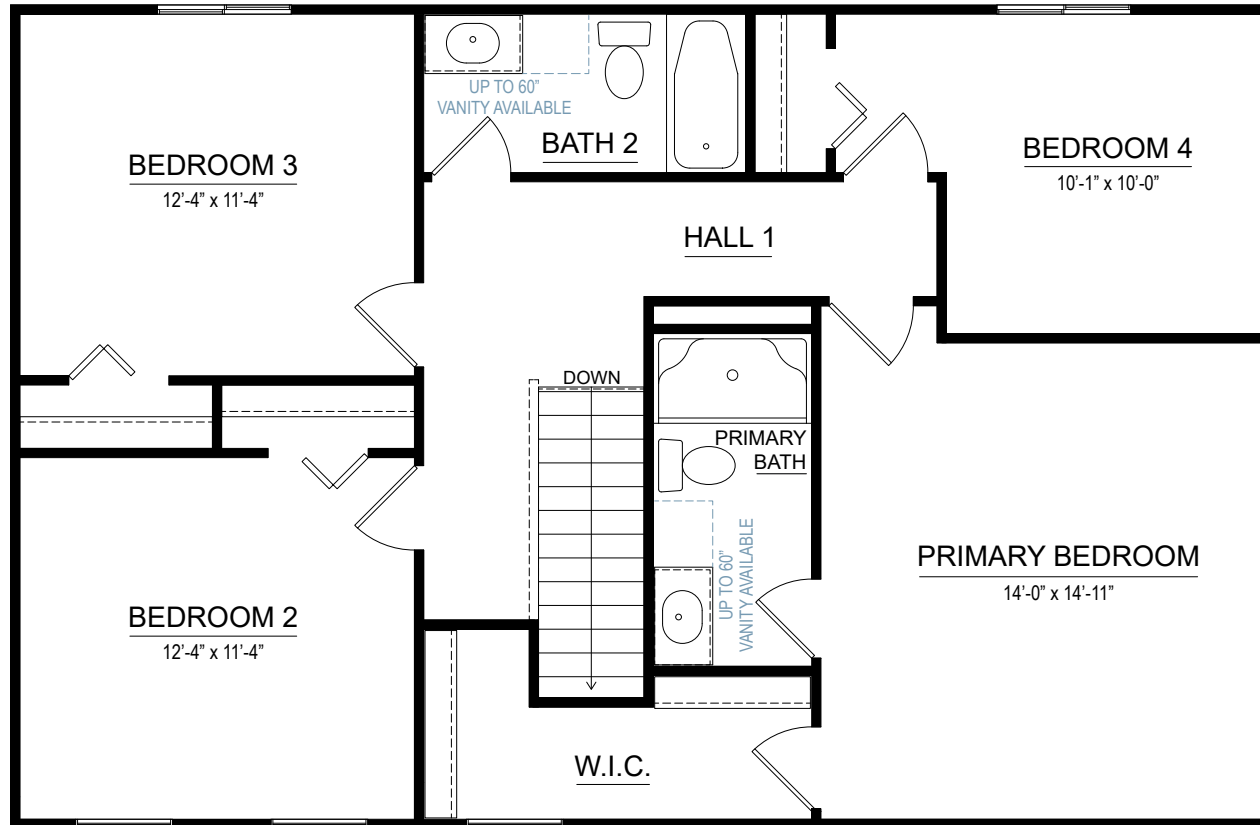


Elevation A3

Elevation A



FIRST FLOOR



SECOND FLOOR

integrity 2060

2,060 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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Elevation A1

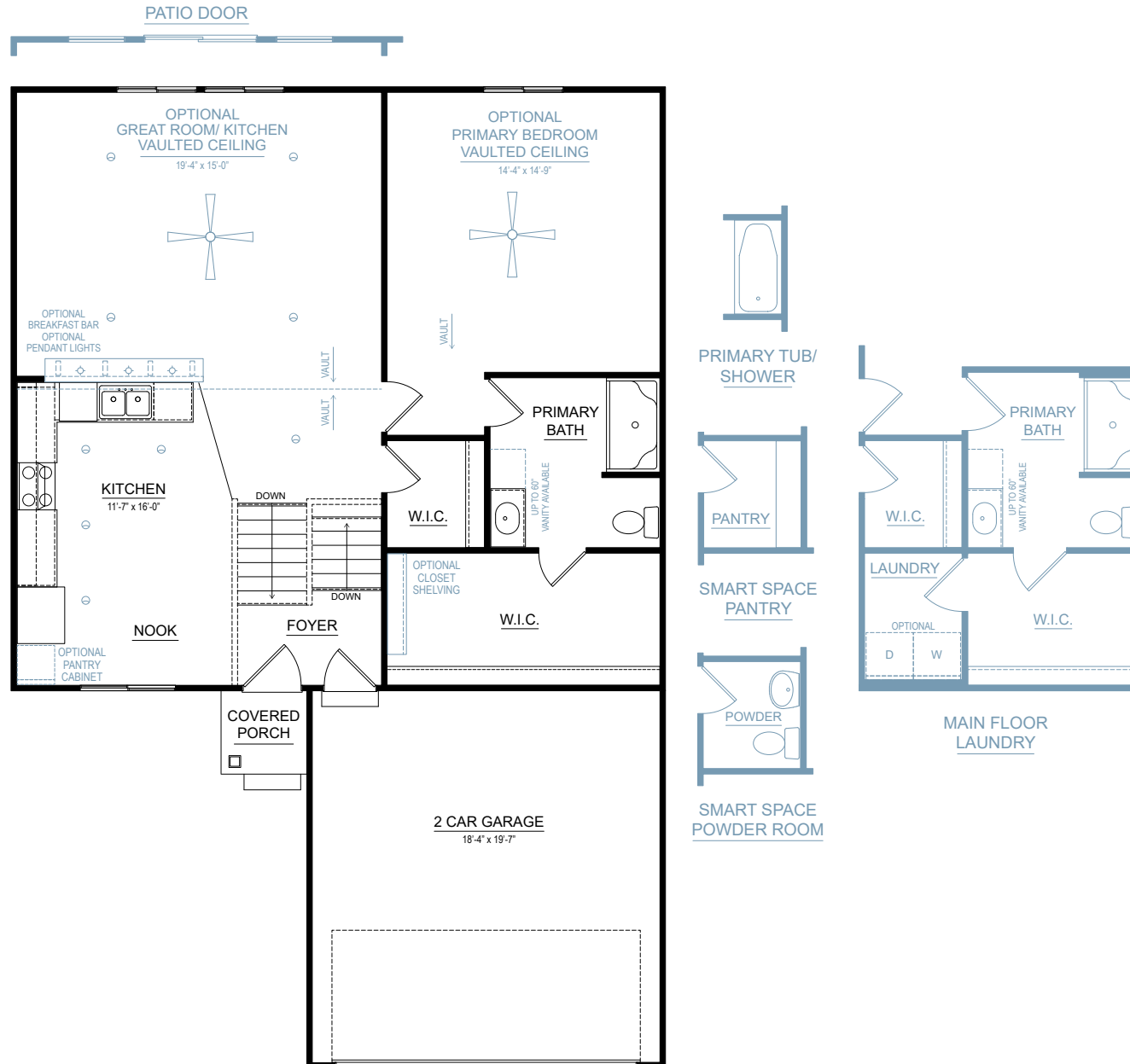


Elevation A2

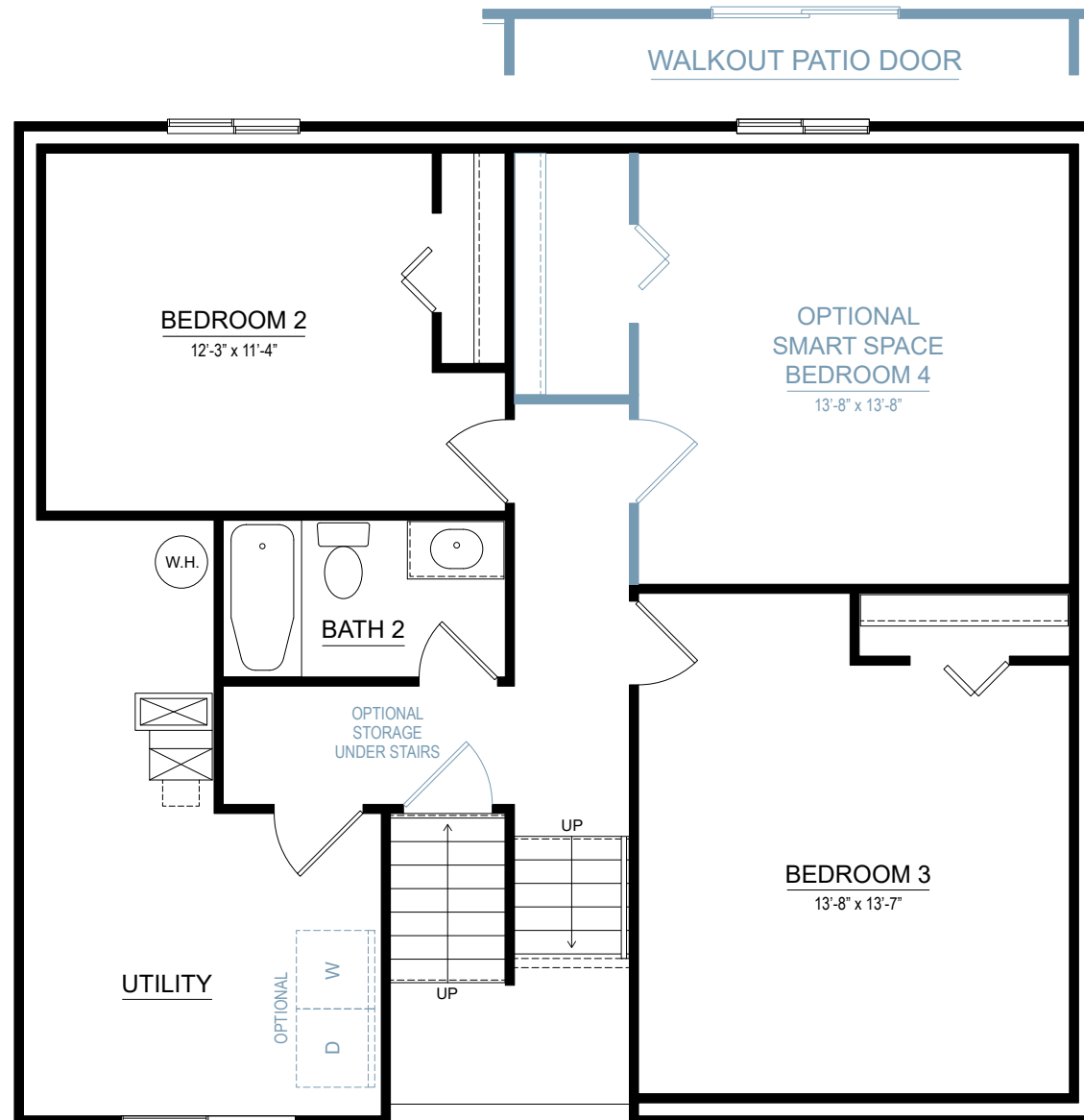


Elevation A3

Elevation A



FIRST FLOOR



LOWER LEVEL

i2080

2,062 SF

4-5 bedrooms

2.5 - 3.5 baths

2 - 3 car attached garage



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A1

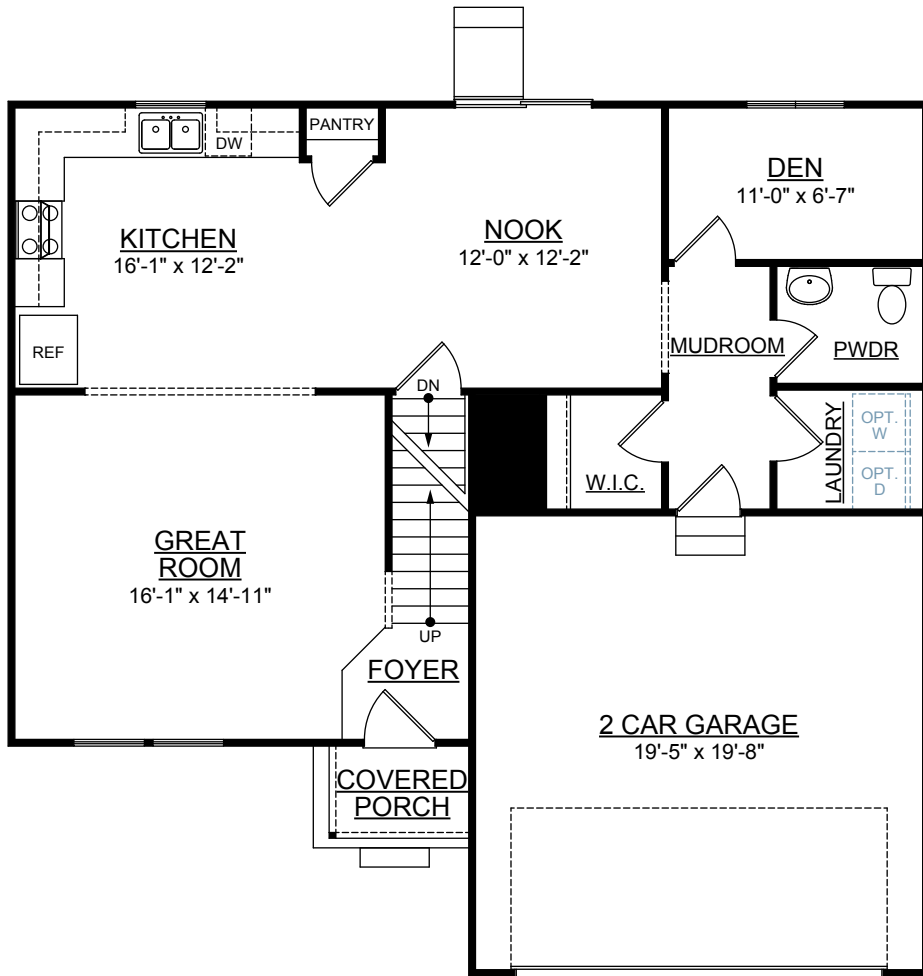


A2

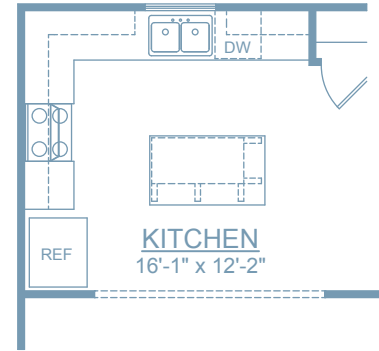


A3

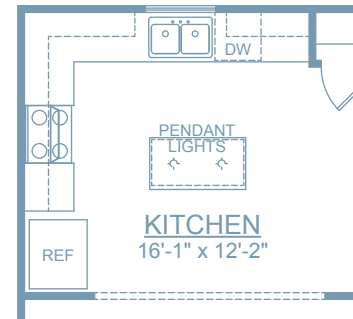
ELEVATION A



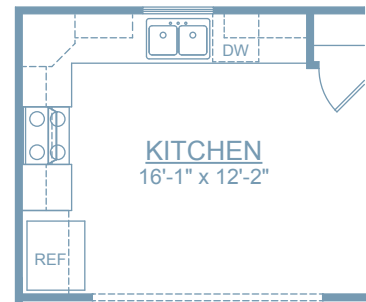
FIRST FLOOR



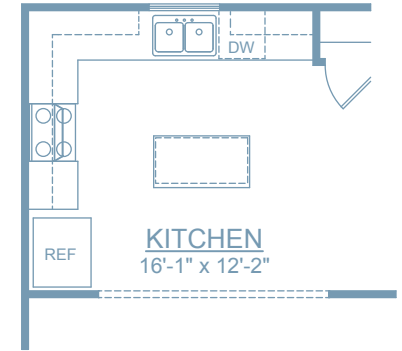
OPT. 48" KITCHEN ISLAND
W/2 EXTENDED SIDES



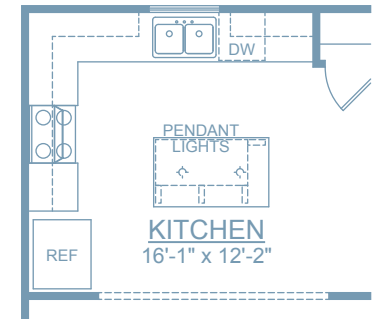
OPT. 2 PENDANT LIGHT
OVER ISLAND



OPT. DESIGNER KITCHEN

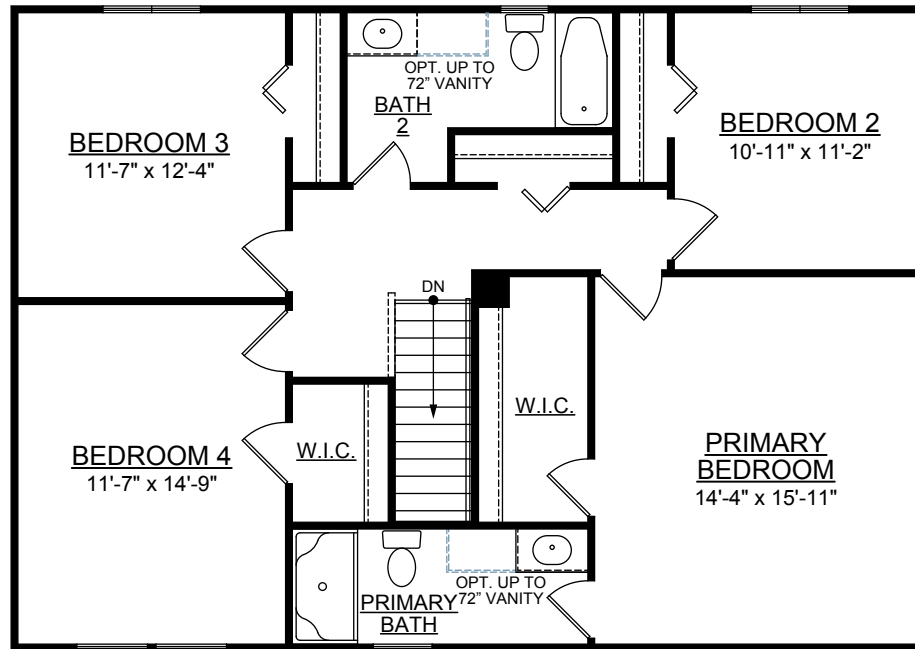


OPT. 48" PREP ISLAND



OPT. 2 PENDANT LIGHT
OVER EXTENDED ISLAND

FIRST FLOOR



SECOND FLOOR

SECOND FLOOR

PRELIMINARY SITE PLAN

HIGHLAND RESERVE

RESIDENTIAL HOUSING DEVELOPMENT

HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
SECTION 16, TOWN 4 SOUTH, RANGE 10 EAST

CONTACT INFORMATION

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HARTLAND DEERFIELD FIRE AUTHORITY
ADAM CARROLL, CHIEF
PHONE: (810) 632-7676
3205 HARTLAND ROAD
HARTLAND, MI 48353

NOT APPROVED—PERMIT LIST

TWP. PRELIMINARY SITE PLAN \ CLUSTER DEVELOPMENT APPROVAL
TOWNSHIP ZBA (NOT REQUIRED)
TOWNSHIP FINAL ENGINEERING PLAN APPROVAL
M.D.O.T. RIGHT-OF-WAY PERMIT
COUNTY SOIL EROSION PERMIT
EGLE NPDES NOTICE OF COVERAGE
EGLE PART 41 WASTEWATER PERMIT
EGLE ACT 399 WATER SYSTEM PERMIT
EGLE WETLAND PERMIT
TOWNSHIP WOODLAND PERMIT

APPROVED-PERMIT LIST

ENGINEER/SURVEYOR

DIFFIN Engineering & Surveying

Matthew A Diffin, P.E.
Principal

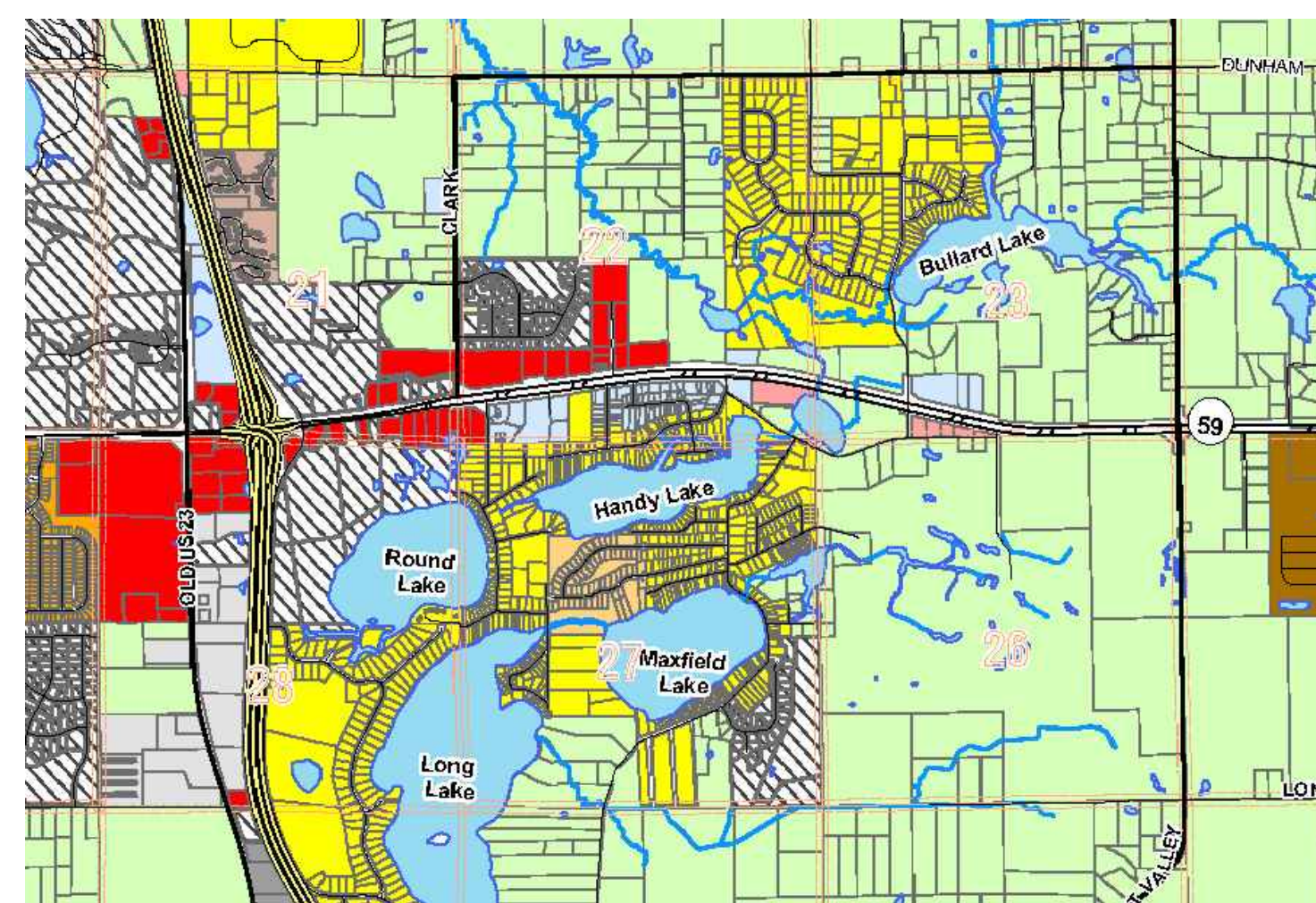
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South Lyon, MI 48178
Phone: (248) 943-8244
Fax: (248) 378-2564
E-mail: mdiffin@diffin-eng.com
Web: www.diffin-eng.com

OWNER \ DEVELOPER

CONTACT: MIKE WEST
GREEN DEVELOPMENT VENTURES, LLC
ALLEN EDWIN HOMES
2186 E. CENTRE STREET
PORTAGE, MI 49002
Ph: (269) 365-8548
Email: mwest@allenedwin.com



AERIAL MAP
1" = 200'



ZONING MAP
NOT TO SCALE

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BIB	Boyer-Oshiteno loamy sands, 2 to 6 percent slopes	2.4	4.9%
BuA	Brady loamy sand, 0 to 2 percent slopes	21.0	42.3%
BwA	Bronson loamy sand, 0 to 2 percent slopes	7.7	15.5%
CarabA	Carlisle muck, 0 to 2 percent slopes	1.9	3.9%
FoA	Fox sandy loam, 0 to 2 percent slopes	7.9	16.0%
FoB	Fox sandy loam, 2 to 6 percent slopes	6.8	13.6%
Gd	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	1.9	3.8%
Totals for Area of Interest		49.7	100.0%



SOILS MAP

NOT TO SCALE

SOILS LEGEND

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	ALTA \ NSPS LAND TITLE SURVEY
3	SITE PLAN
4	SITE GRADING & UTILITY PLAN

CITY \ COUNTY STANDARD DETAILS

COUNTY STORM SEWER STANDARD DETAILS
CITY SANITARY SEWER STANDARD DETAILS
CITY WATER MAIN STANDARD DETAILS
COUNTY SESC STANDARD DETAILS

REVISIONS

ALLEN EDWIN HOMES
2186 E. CENTRE STREET
PORTAGE, MICHIGAN 49002

HARTLAND RESERVE

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SECTION 26

TOWN 3 NORTH, RANGE 6 EAST

INGHAM COUNTY, MICHIGAN

DATE: 2-24-23
Drawn By: XX
P.E.: MD

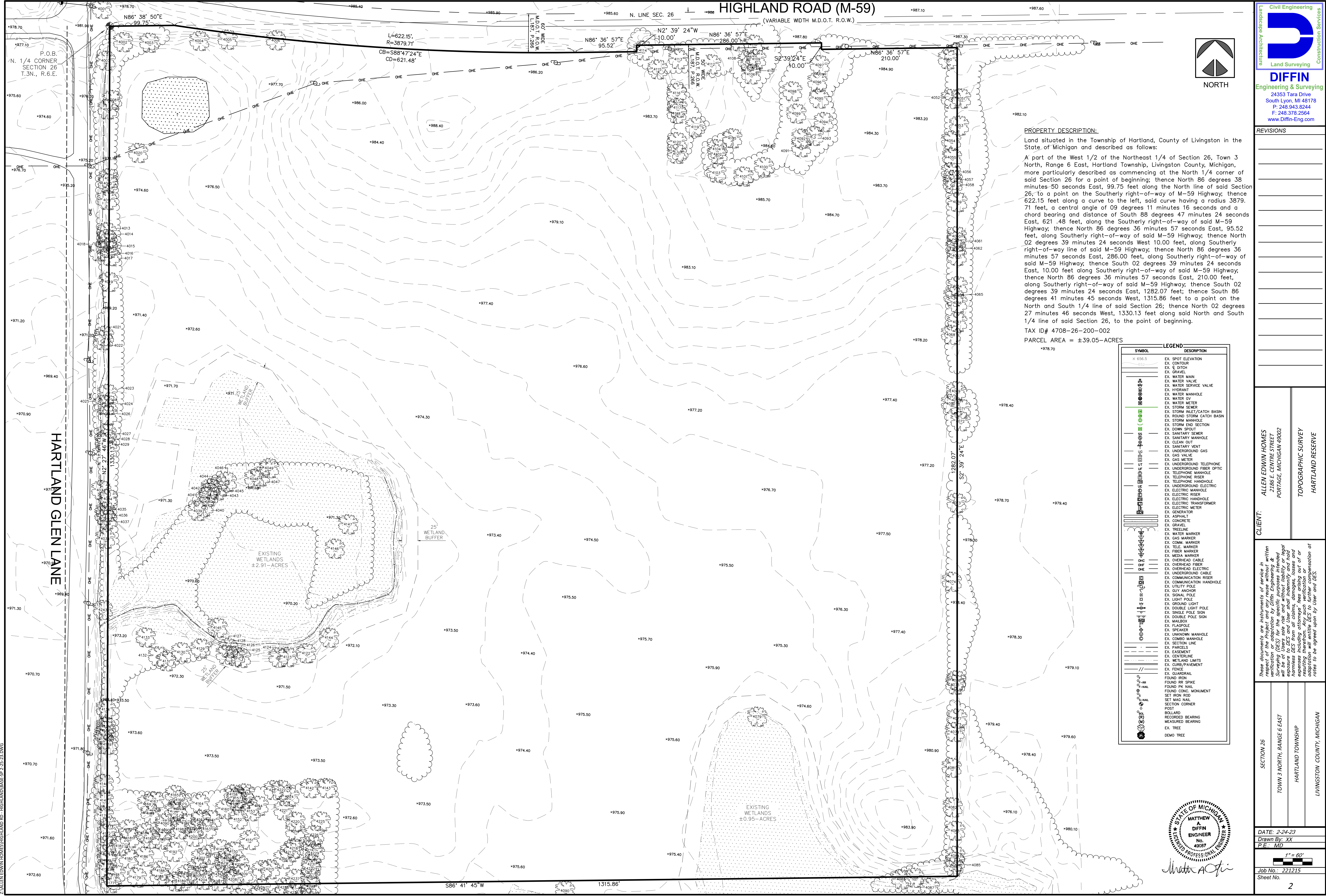
Job No.: 230213
Sheet No.

7

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Land Surveying
Construction Services

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REVISIONS

CLIENT:

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PORTAGE, MICHIGAN 49002

TOPOGRAPHIC SURVEY
HARTLAND RESERVE

SECTION 26

TOWN 3 NORTH, RANGE 6 EAST

HARTLAND TOWNSHIP

LIVINGSTON COUNTY, MICHIGAN

DATE: 2-24-23

Drawn By: XX

P.E.: MD

1" = 60'

Job No.: 221215

Sheet No.

2

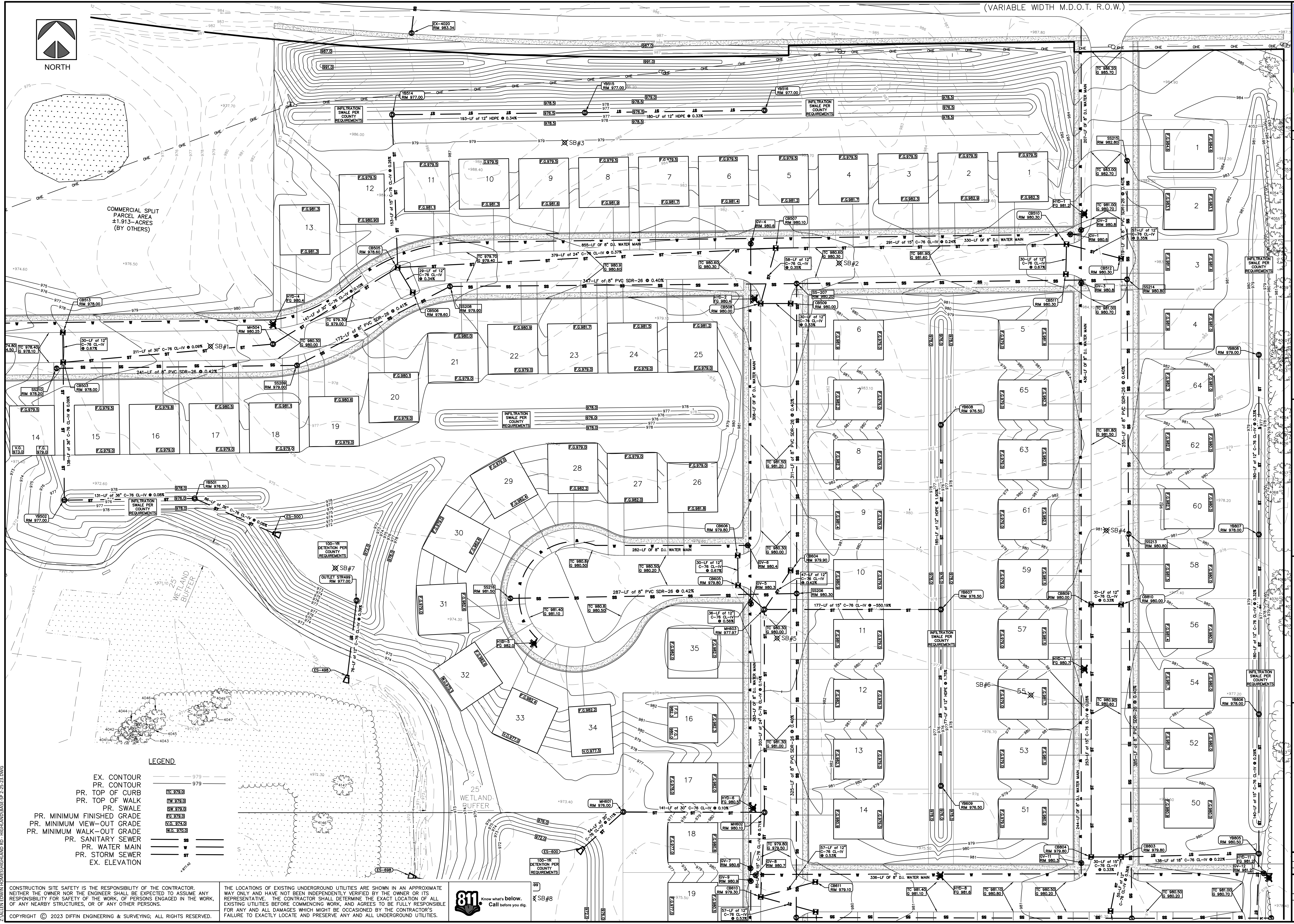
PROPERTY DESCRIPTION:

Land situated in the Township of Hartland, County of Livingston in the State of Michigan and described as follows:

A part of the West 1/2 of the Northeast 1/4 of Section 26, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan, more particularly described as commencing at the North 1/4 corner of said Section 26 for a point of beginning; thence North 86 degrees 38 minutes 50 seconds East, 99.75 feet along the North line of said Section 26, to a point on the Southerly right-of-way of M-59 Highway; thence 622.15 feet along a curve to the left, said curve having a radius 3879.71 feet, a central angle of 09 degrees 11 minutes 16 seconds and a chord bearing and distance of South 88 degrees 47 minutes 24 seconds East, 621.48 feet, along the Southerly right-of-way of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 95.52 feet, along Southerly right-of-way of said M-59 Highway; thence North 02 degrees 39 minutes 24 seconds West 10.00 feet, along Southerly right-of-way line of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 286.00 feet, along Southerly right-of-way of said M-59 Highway; thence South 02 degrees 39 minutes 24 seconds East, 10.00 feet along Southerly right-of-way of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 210.00 feet, along Southerly right-of-way of said M-59 Highway; thence South 02 degrees 39 minutes 24 seconds East, 1282.07 feet; thence South 86 degrees 41 minutes 45 seconds West, 1315.86 feet to a point on the North and South 1/4 line of said Section 26; thence North 02 degrees 27 minutes 46 seconds West, 1330.13 feet along said North and South 1/4 line of said Section 26, to the point of beginning.

TAX ID# 4708-26-200-002
PARCEL AREA = ±39.05-ACRES

SYMBOL	DESCRIPTION
×	EX. SPOT ELEVATION
—	EX. CONTOUR
—	EX. S DITCH
—	EX. GRAVEL
—	EX. WATER MAIN
—	EX. WATER VALVE
—	EX. WATER SERVICE VALVE
—	EX. HYDRANT
—	EX. WATER MANHOLE
—	EX. WATER GV
—	EX. WATER METER
—	EX. STORM INLET/CATCH BASIN
—	EX. STORM END SECTION
—	EX. DOWN SPOUT
—	EX. SANITARY SEWER
—	EX. SANITARY MANHOLE
—	EX. CLEAN OUT
—	EX. SANITARY VENT
—	EX. UNDERGROUND GAS
—	EX. GAS VALVE
—	EX. GAS METER
—	EX. UNDERGROUND TELEPHONE
—	EX. UNDERGROUND FIBER OPTIC
—	EX. TELEPHONE MANHOLE
—	EX. TELEPHONE RISER
—	EX. TELEPHONE HANDHOLE
—	EX. UNDERGROUND ELECTRIC
—	EX. ELECTRIC MANHOLE
—	EX. ELECTRIC RISER
—	EX. ELECTRIC HANDHOLE
—	EX. ELECTRIC TRANSFORMER
—	EX. ELECTRIC METER
—	EX. GENERATOR
—	EX. ASPHALT
—	EX. CONCRETE
—	EX. GRAVEL
—	EX. TIE LINE
—	EX. WATER MARKER
—	EX. GAS MARKER
—	EX. COMM. MARKER
—	EX. TELE. MARKER
—	EX. FIBER MARKER
—	EX. MEDIA MARKER
—	EX. OVERHEAD CABLE
—	EX. OVERHEAD FIBER
—	EX. OVERHEAD ELECTRIC
—	EX. UNDERGROUND CABLE
—	EX. COMMUNICATION RISER
—	EX. COMMUNICATION HANDHOLE
—	EX. UTILITY POLE
—	EX. GUY ANCHOR
—	EX. SIGNAL POLE
—	EX. LIGHT POLE
—	EX. GROUND LIGHT
—	EX. DOUBLE LIGHT POLE
—	EX. SINGLE POLE SIGN
—	EX. DOUBLE POLE SIGN
—	EX. MAILBOX
—	EX. FLAGPOLE
—	EX. SPEAKER
—	EX. UNKNOWN MANHOLE
—	EX. COMBO MANHOLE
—	EX. SECTION LINE
—	EX. PARCELS
—	EX. EASEMENT
—	EX. CENTERLINE
—	EX. WETLAND LIMITS
—	EX. CURB/PAVEMENT
—	EX. FENCE
—	EX. GUARDRAIL
—	FOUND IRON
—	FOUND RR SPIKE
—	FOUND PK NAIL
—	FOUND CONC. MONUMENT
—	SET IRON ROD
—	SET MAG NAIL
—	SECTION CORNER
—	POST
—	BOLLARD
—	RECORDED BEARING
—	MEASURED BEARING
—	EX. TREE
—	DEMO TREE



Z:\ALLEN EDWIN HOMES\HIGHLAND RD - HIGHLAND BASE\SP 2-23.DWG

LEGEND

- EX. CONTOUR
- PR. CONTOUR
- PR. TOP OF CURB
- PR. TOP OF WALK
- PR. SWALE
- PR. MINIMUM FINISHED GRADE
- PR. MINIMUM VIEW-OUT GRADE
- PR. MINIMUM WALK-OUT GRADE
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- EX. ELEVATION

- TC 979.0
- TW 979.0
- SW 979.0
- FG 979.0
- VO 974.0
- VO 970.0
- SS
- W
- ST

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SB#8

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Landscape Architecture
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CLIENT:
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PORTAGE, MICHIGAN 49002

SECTION 26
TOWN 3 NORTH, RANGE 6 EAST
HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

DATE: 2-24-23
Drawn By: XX
P.E.: MD

Job No.: 221215
Sheet No.: 4

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Grading & Utility Plan No. 1
Hartland Reserve

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Zoning Amendment #22-001 – Ordinance Amendment to Landscape Requirements to Section 5.7 (Dumpster Enclosure); Section 5.11 (landscaping and Screening); and Section 5.26 (Signs)

Date: March 16, 2023

Recommended Action

Move to recommend approval of Zoning Amendment #22-001, Ordinance Amendment to Landscape Requirements in Section 5.7 (Dumpster Enclosure); Section 5.11 (Landscaping and Screening); and Section 5.26 (Signs)

Discussion

On March 9, 2023, the Planning Commission held a public hearing for ZA #22-001, an ordinance amendment to landscape requirements in several sections of the Township Zoning Ordinance. Although the Planning Commission recommended approval of ZA #22-001, it was discovered later by staff that the draft version of the ordinance that was reviewed by the Planning Commission on March 9, 2023, did not include several additional edits. Those edits were generated by the Planning Commission during their review of the draft ordinance at their work sessions held on June 9, 2022 and June 23, 2022.

The updated version of the draft ordinance is attached and includes the edits suggested by the Planning Commission from their June 2022 work sessions. Those edits are underlined and highlighted in yellow in the document. Additionally, language regarding Cart Corrals has been updated to eliminate the word “additionally”, shown as a strikeout (not highlighted), on page 10 of the document. This change was recommended by the Planning Commission at the public hearing on March 9, 2023.

A motion to recommend approval of Zoning Amendment #22-001 is provided in this memorandum.

Attachments:

1. Landscape Ordinance 03.13.2023 with strikeouts highlighted– *PDF version*

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2022 Planning Commission Activity\Zoning Amendments\ZA 22-001 Amend Landscape Requirements\Staff reports\Planning Commission\ZA 22-001 PC staff report 03.16.2023.docx

5.7 DUMPSTER ENCLOSURE

All dumpster enclosures shall comply with the following requirements:

1. Dumpsters shall be completely enclosed and secured by a decorative masonry screen wall on three sides, and steel reinforced, opaque and lockable wooden gates.
2. The type, color, and pattern of the enclosure materials shall match or complement the exterior façade materials of the building and meet the architectural standards in Section 5.24 if applicable.
3. The height of the enclosure shall be sufficient to completely screen all dumpsters and materials, a minimum of six (6) feet in height.
4. The bottom surface within the enclosure shall be constructed of **eight (8) inch thick, reinforced** concrete and shall extend a minimum of ten (10) feet in front of the enclosure.
- ~~5. The enclosure shall be screened with plant materials to the satisfaction of the Planning Commission. Such screening shall also meet the requirements of Section 5.11.1., Section 5.11.3., and Section 5.11.4. contained herein unless superseded by the Planning Commission.~~

5.11 LANDSCAPING AND SCREENING

1. Intent and Scope of Requirements

A. Intent. Landscaping enhances the visual image of the Township, preserving natural features, improving property values, and alleviating the impact of noise, traffic, and visual distraction associated with certain uses. Screening is important to protect less intensive uses from the noise, light, traffic, litter and other impacts of more intensive, nonresidential uses. Lighting and sidewalks create, where appropriate, an important part of the Township's visual image. These provisions are intended to set minimum standards for the design and use of landscaping, greenbelts, screening, lighting, and walkways, and for the protection and enhancement of the Township's environment. More specifically, the intent of these provisions is to:

- i. Improve the appearance of off-street parking areas, vehicular use areas, and property abutting public rights-of-way,
- ii. Protect and preserve the appearance, character, and value of the neighborhoods that abut non-residential areas, parking areas, and other intensive use areas, thereby protecting the public health, safety and welfare,
- iii. Create a safe and efficient means of pedestrian circulation,
- iv. Reduce soil erosion and depletion, and v. Increase soil water retention, thereby helping to prevent flooding.

B. Scope of Requirements. A detailed landscape plan shall be submitted as part of the site plan review process in accordance with the provisions set forth in Section 6.1, Site Plan Review. No site plan shall be approved unless it shows landscaping, screening, buffering, berming grading, walls, fencing, lighting and

sidewalks consistent with the requirements of this Ordinance. Landscaping shall include plant materials such as trees, shrubs, ground covers, perennial and annual plants; landscape elements such as rocks, water features, fences, walls, paving materials, and site lighting; and site furnishings such as benches, drinking fountains, trash receptacles, and planters. All graphics, contained in this Section, are for illustrative purposes only. The requirements in this Section shall not apply to single family detached homes, unless otherwise specifically noted.

C. Minimum Requirements. The requirements in this Section are minimum requirements, and under no circumstances shall they preclude the developer and the Township from agreeing to more extensive standards.

D. Design Creativity for Landscaping. Creativity in landscape design is encouraged. Accordingly, required trees and shrubs may be planted at uniform intervals, at random, or in groupings, depending on the designer's desired visual effect. The developer and landscape professional shall work with the Township to ensure consistency with the character of the area, providing the massing and visual interest to enhance the architecture and ensure coordination of the proposed landscaping with adjoining properties and throughout the community.

~~A landscape professional shall be professionally trained and have expertise in the area of landscape architecture, horticulture, landscape design or a similar field. Expertise in types of plant material, growth patterns, durability, installation and maintenance is required. The Planning Commission may require sealed plans from a Licensed Landscape Architect when the project is over five (5) acres in size, part of a Planned Development or contains unique or natural features that would benefit from that level of design expertise.~~

Whenever a landscape plan is required under the provisions of the Ordinance a detailed planting plan of said improvements shall be submitted and approved with the site plan prior to the issuance of a **land use permit**. Unless waived by the Planning Commission, or the Planning Department reviewing the plan, the plan shall be prepared by a landscape architect, registered in the State of Michigan. A waiver could include the following:

i. Minor site plan amendment as **outlined** in Section 6.1.10 of the Zoning Ordinance.

ii. Agricultural operation

iii. Adding a drive-through window in an existing building.

iv. Building addition less than ten percent (10%) of the overall existing building size.

v. Addition of parking spaces that include screening consistent with previously approved landscape plan.

vi. Any other site improvement where the Planning Commission deems such improvements does not require a plan prepared by a registered landscape architect.

2. General Landscaping Requirements

A. General Requirements

i. Standards. All developed portions of the site shall conform to the following general landscaping standards, except where specific landscape elements, such as a greenbelt, berm, or screening are required. All unpaved portions of the site shall be planted with grass, ground cover, shrubbery, or other suitable live plant material, which shall extend to any abutting street pavement edge, unless an alternate material is approved by the Planning Commission.

ii. All planting beds with shrub or groundcover requirements shall provide a minimum eighty percent (80%) ground coverage within two (2) years of planting.

iii. Units of Measurement. For purposes of determining the minimum number of live plant materials required for a site, when the calculation results in a fractional number, any fraction of less than one-half (1/2) may be disregarded, while a fraction of one-half (1/2) or more shall be counted as a requirement for one plant.

iv. Lot Frontage Measurement. For purposes of determining the minimum number of live plant materials required for a site, lot frontage shall mean the distance between the two side lot lines of a lot or parcel of land as measured at the road and shall include any openings for driveways, sidewalk, or easements.

~~iv. Lawn Areas. Grass areas in the front yard of all non-residential uses shall be planted with sod or hydro-seeded.~~

v. Maintenance of Unobstructed Visibility. No landscaping shall be established or maintained on any parcel or in any parking lot that will obstruct the view of drivers. Accordingly, all landscaping shall comply with the provisions concerning clear vision area set forth in Section 5.1, Clear Vision Area.

vi. Utility Clearance. In no case shall landscaping material be planted in a way that will interfere with or cause damage to underground utility lines, public roads, or other public facilities. Species of trees whose roots are known to cause damage to public roadways, sewers, or other utilities shall not be planted closer than fifteen (15) feet from any such roadways, sewers, or utilities. Trees shall be setback from overhead utility lines as indicated in Table 5.11.2.A.vi, Utility Clearance.

vii. Landscaping of Divider Medians. Where traffic on driveways, maneuvering lanes, private roads, or similar vehicle access ways are separated by a divider median, the median shall be curbed and have a minimum width of ten (10) feet. A minimum of one (1) canopy or evergreen tree ~~and six (6) medium shrubs~~ shall be planted for the initial twenty five (25) lineal feet or portion thereof plus one (1) additional canopy or evergreen tree ~~and four (4) additional medium shrubs~~ for every increment of twenty five (25) lineal feet. Trees may be planted at uniform intervals, at random, or in groupings, but in no instance shall the center-to-center distance between trees exceed sixty (60) feet. The ground surface

shall be covered with grass, groundcover, shrubbery or other live plant material to meet ground coverage in Section 5.11.2.A.ii.

~~viii. Irrigation. The site plan shall indicate the proposed method of watering landscaped areas. For all new developments, requiring site plan approval, an in-ground irrigation/ sprinkler system is required. The Planning Commission may permit an alternate method of irrigation in accordance with Section 5.11.7, Modification to Landscape Requirements. To assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic, underground, or drip irrigation system, subject to the following:~~

~~a. All automatic irrigation systems shall be designed to minimize water usage, have rain sensors, and shall be shut off during water emergencies, periods of protracted rainfall, or water rationing periods.~~

~~b. The irrigation requirement may be waived by the reviewing authority if the project incorporates landscaping that will contribute points towards LEED certification or an equivalent rating system.~~

~~ix. Landscaping around the base of monument signs. Landscaping shall be provided at the base of the monument sign. The landscape area shall be a minimum width of five (5) feet on each of the longest sign faces and be defined by a landscape edge to maintain a finished appearance. Plantings shall include a mix of evergreen/deciduous shrubs or ornamental trees. Landscaping should provide year-round interest. Perennials, annuals and mulch may be used as in-fill but shall not exceed thirty percent 30% of the planting area. Landscaping should be in scale with the sign height and length to create a substantial base.~~

B. General Site Landscaping

i. Site landscaping is required by this Section in ~~six-five~~ general areas: greenbelt; foundation; parking lot interior and perimeter; retention/detention facilities; ~~monument signs~~; and, screening and buffering. As part of site plan review, the applicant shall identify the minimum number of trees and shrubs required to meet the general areas described in this Section. ~~In addition to these minimum requirements, the applicant shall provide additional trees and shrubs comprising twenty-five percent 25% of the minimum required for each Plant Material Category. Additional plantings shall be used to further enhance the site's overall landscape plan and may be used in existing planting beds or to provide continuity between landscape areas.~~

The Planning Commission may allow substitutions to Section 5.11.3.C, Plant Material Specifications when it finds that the intent of this Ordinance would be met, and the landscape plan enhanced through the modification.

ii. Landscaping may include the preservation of existing trees and shrubs along with new trees, shrubs, grass, ground cover, and other living plant material. ~~No more than one-third (33%) of the area being comprised of grass or ground covers. The one-third (33%) shall be calculated within each required~~

~~landscape area, i.e. greenbelt, screening, foundation, etc.~~ Preserved landscaping shall meet the intent and quality as required by this Section.

[TEXT MOVED FROM SEC 5.11. ~~4.E.5~~]

5.iii. Treatment of Existing Plant Material. The following regulations shall apply to existing plant material:

Aa. Consideration of Existing Elements in the Landscape Design.

i.(1) In instances where healthy plant material exists on a site prior to its development, the Planning Commission may permit substitution of such plant material in place of the requirements set forth ~~previously~~ in this Section, provided such substitution is in keeping with the spirit and intent of this Ordinance. In order to satisfy the landscape requirements the preserved trees shall be of high quality and a minimum of four (4) inch caliper measured twelve (12) inches above grade and located within the developed portion of the site.

ii.(2) In no case shall the minimum number of required trees be reduced by more than fifty percent (50%) through the use of the preserved trees.

iii.(3) Existing trees, berms, walls, or other landscape elements may be used to satisfy the requirements set forth ~~previously~~, provided that such landscaping is in conformance with the requirements of this Section.

Bb. Preservation of Existing Plant Material

(1) Trees

i.(a) ~~Site~~ The plans shall show all existing trees which are located in the portions of the site that will be built upon or otherwise altered, and are ~~eight (8)~~ four (4) inches or greater in caliper, ~~measured four and one-half (4.5) feet above grade.~~

(b) If existing trees are proposed to remain and be used to meet tree requirements a tree survey, prepared by a professional land surveyor, shall be submitted showing all trees to be preserved. Tree size (height or trunk diameter), species and condition of the tree shall be provided on the survey.

(2) Trees and Other Plantings

ii.(a) Trees and plantings shall be labeled "To Be Removed" or "To Be Saved" on the site plan. If existing plant material is labeled "To Be Saved" on the site plan, protective measures should be implemented, such as the placement of fencing ~~or stakes~~ at the drip line around each tree or planting bed. Protective fencing shall be installed prior to the commencement of any construction activities. No vehicle or other construction equipment or materials shall be parked or stored within the drip line of any tree or other plant material intended to be saved. Refer to Figure _____.

(b) If existing tree(s) and plant material to be saved are not being watered by an irrigation system currently, they are not required to received irrigation.

.iii.(b) In the event that healthy plant materials which are intended to meet the requirements of the Ordinance are cut down, damaged or destroyed during construction, said plant material shall be replaced with the same species as the damaged or removed tree plantings to meet all other requirements. A modified landscape plan shall be submitted to the Township showing the replacement of the damaged or removed tree plantings and the proposed replacement to the Zoning Administrator for review and approval. The Zoning Administrator, at his/her discretion, may require Planning Commission review and approval.

C. Greenbelt

i. A greenbelt shall be planted along any public or private road right-of-way within the first thirty (30) feet of the property, see 5.11.2.B.i, General Site Landscaping. Plantings may occur within the right-of-way, private property or a combination of both. If the plantings are not permitted within the first thirty (30) feet of the property, due to conflicts with utilities, sight lines or other right-of-way encumbrances, the Planning Commission may allow the planting elsewhere within the required front yard setback if it finds the intent of the greenbelt is still met. The greenbelt shall meet the following standards:

a. The greenbelt shall be a minimum of twenty (20) feet wide and shall generally run parallel to the public or private right-of-way, excluding regulated wetlands. The greenbelt should be arranged to simulate a natural setting with staggered or clustered plantings, except where a more traditional or formal design is appropriate for the development and surrounding area and will meet the intent of this Section.

b. The greenbelt shall include one (1) canopy tree for every thirty (30) linear feet or portion thereof of lot frontage. For example, eighty (80) feet of frontage shall require three (3) canopy trees. The Planning Commission may approve a substitution of evergreen trees for up to fifty percent (50%) ~~percent~~ of the canopy trees.

c. The greenbelt shall include three (3) small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial forty (40) linear feet or portion thereof of lot frontage. Thereafter, one (1) additional small deciduous ornamental tree or large deciduous or evergreen shrub shall be required for every twenty (20) feet or portion thereof of lot frontage. For example, eighty (80) feet of frontage shall require five (5) ornamental trees or large shrubs.

d. The greenbelt shall be planted with grass, groundcover, shrubbery or other live plant material, other than those areas used as drives, sidewalks or other approved structures and areas where live plant material would not survive.

e. Public rights-of-way located adjacent to required landscaped areas and greenbelts shall be maintained by the owner or occupant of the adjacent property as if the rights-of-way were part of the

required landscaped areas or greenbelts. No plantings except grass or ground cover shall be permitted closer than three (3) feet from the edge of the road pavement.

f. The Planning Commission may determine that existing trees which are preserved within the road right-of-way, easement or determined greenbelt area may meet all or part of the requirement based on their location, species, size and integration into the overall landscape plan. Preservation of the trees located within the right-of-way must be confirmed in writing by all agencies having an easement over said right-of-way prior to site plan review.

g. In instances where the greenbelt is adjacent to a parking area, the greenbelt shrubs may be used to provide the required screening as outlined in Section 5.11.2.E. Perimeter Parking Lot Landscaping.

ii. A minimum fifteen (15) foot wide landscape area shall be provided along the length of internal roadways providing shared public access to the site. The landscape area shall be planted with a minimum of one (1) canopy or evergreen tree for every thirty (30) feet or portion thereof. Where an internal roadway abuts a parking area, screening shall be provided per Section 5.11.2.E.ii.

D. Foundation Landscaping

i. Foundation ~~plantings-landscaping~~ shall be required to visually break up the mass of buildings ~~and enhance the traffic flow~~ in accordance with the following requirements and as illustrated in Figure 5.11.2.B.i., General Site Landscaping. Foundation landscape areas can be a combination of lawn and plantings.

a. The length of this planting area must equal at least sixty percent (60%) of front and sides of the building length along the front and sides of buildings which face a public or private road, is adjacent to a parking lot or other areas which provide access to the building(s) or adjacent to a developable site or area.

b. Planting Landscape areas shall be a minimum of eight (8) feet in width ~~when and be~~ located adjacent to the building ~~or ten (10) feet in width when located between the building and a parking area or drive aisle to prevent vehicle encroachment.~~

c. Plantings shall contain a minimum of one (1) deciduous ornamental tree or columnar tree and six (6) ~~medium-large~~ shrubs or eight (8) small shrubs for every thirty (30) lineal feet of building length or portion thereof. ~~The Planning Commission may permit a mixture of small and medium size shrubs when the ratio of plantings is consistent with the intent of this Section.~~ Landscape areas shall meet minimum coverage per Section 5.11.2.A.ii.

~~d. Planting areas shall be integral with the pedestrian walkways and parking areas and associated driveways.~~

ed. Permanent raised landscape planters which are designed as an integral part of the pedestrian walkway may be used to satisfy the foundation landscape requirement. ~~A minimum of one (1)~~

~~ornamental tree and eight (8) small shrubs per thirty (30) lineal feet of building frontage or portion thereof is required for raised planters as long as all plant material coverage requirements are met, and planter dimensions provide appropriate growing conditions.~~

~~fe.~~ Where arcades are used across a building's façade, trees may be used in lieu of shrub plantings and satisfy the requirements for foundation plantings. A minimum of one (1) canopy or evergreen tree per thirty (30) lineal feet of building frontage is required

~~gf.~~ Buildings ~~with a greater mass in length or height that are taller than~~ **one story, or building height is twenty (20) feet or greater, or are longer than seventy (70) feet** shall be required to increase the massing of the foundation landscaping proportionately through modification in the required number of plants, size of the plants at time of planting and/or a change to a larger tree or shrub species.

E. Parking Lot Landscaping. Off-street parking areas containing ten (10) or more parking spaces shall provide landscaping in accordance with the following requirements and as illustrated in Figure 5.11.2.B.i., General Site Landscaping:

i. Interior Areas. Each separate landscape area within a parking lot shall be adequately planted and maintained and shall be located in such a manner as to divide and breakup the expanse of pavement and define parking areas and circulation paths. The following specific standards apply:

~~a. Where a row of parking spaces exceed ten (10) parking spaces, a~~ Unless otherwise approved by the Planning Commission, landscaped endcaps shall be installed at each terminus of the row of parking. Endcaps shall also be used to direct vehicles into the drive aisle and further define the designated parking area.

~~b. Where a parking row contains twenty (20) or more continuous spaces, one landscape island shall be required at or about the midpoint of the row or as determined by the Planning Commission as part of the overall design.~~ A landscape island shall be required at intervals, not to exceed, fifteen (15) continuous parking spaces.

c. Landscaped areas in parking lots shall be no less than ten (10) feet in any single dimension and no less than one hundred eighty (180) square feet. To improve visibility and maneuvering, the length of the landscaped areas shall be two (2) feet less than the adjacent parking stalls. Landscaped areas in or adjacent to parking lots shall be protected with curbing or other means to prevent encroachment of vehicles.

d. Requirements for plant material shall be based on the location, size, and shape of the parking lot landscaped area. ~~A minimum of one (1) canopy tree shall be planted per one hundred eighty (180) square feet or fraction thereof of interior landscaped endcaps, islands or medians. A minimum of fifty (50) percent of each interior landscaped area shall be covered with a combination of small and medium evergreen and deciduous shrubs. The remaining landscape area may include a combination of groundcover, perennials, annuals and mulch.~~ to achieve the following goals:

(1) Mitigate heat from parking lot pavement:

(a) All parking lot islands shall be planted with canopy trees at a minimum rate of one (1) tree per one hundred eighty (180) square feet or a fraction thereof.

(b) All parking lot islands shall be crowned and covered with lawn or live plant material to meet minimum ground coverage requirements per Section 5.11.2.A.i.

(2) Screening large expanses of parking lot pavement. Islands located on the perimeter of parking areas shall be planted to provide a twenty four (24) to thirty (30) inch in height screen to meet minimum ground coverage requirements per Section 5.11.2.A.i.

Refer to figures 5.11.2.B.i and 5.11.2.E.i for additional clarification.

e. Plantings within parking lots shall comply with the requirements for clear vision set forth in Section 5.1, Clear Vision Area. The landscape plan shall indicate the type, size, and quantity of plant material proposed for such areas.

f. Where the installation of interior parking lot landscaping would impede circulation or prevent routine maintenance, the Planning Commission may approve alternative landscaping ~~along the perimeter of the parking lot.~~

g. The Planning Commission may require evergreen trees where visibility is not an issue and screening or buffering would be beneficial.

ii. Perimeter Areas. For purposes of this ~~S~~section the perimeter area measures fifteen (15) feet in width from the edge of the parking lot or drive aisle measured from the back of curb and the length of the abutting parking aisle. To minimize the conflict between parking lots and public or private roads and neighboring uses, the perimeter of the parking lot shall be screened in accordance with the following standards:

a. Parking lots shall be effectively screened or buffered from the public right of way, ~~or a private road,~~ or internal roadway with one or more of the following landscaping designs:

(1) Landscape berm ~~between a minimum of~~ two (2) ~~and three (3)~~ feet in height and planted with a combination of evergreen and deciduous shrubs to effectively screen vehicles and associated headlights all year long.

(2) Evergreen hedge row a minimum of three (3) feet in height within two (2) years of planting, planted in a row or staggered to create continuous screening. In no case shall an evergreen hedge be less than thirty (30) inches at the time of planting.

(3) A decorative screening wall a minimum of three (3) feet in height located adjacent to the parking lot ~~with a combination of evergreen and deciduous shrubs planted between the parking area and roadway.~~

~~The Planning Commission may require similar planting materials on the development/building side of the screening wall.~~

(4) The Planning Commission may permit modifications to the screening requirement including the use of ~~metal ornamental~~ fencing or other decorative elements where a greater setback, natural landscaping or topography, or unique site layout would allow for a lesser or modified screening requirement.

b. Perimeter areas not visible from a public road ~~that do not have other screening requirements such as screening between properties,~~ shall be landscaped with a minimum of one (1) canopy ~~tree with four (4) large shrubs or one (1) or~~ evergreen tree for every thirty (30) lineal feet or portion thereof. ~~When canopy trees are used, understory shrubs are required to buffer/screen the parking lot.~~ The Planning Commission may require additional plantings where the proposed intensity of land uses deviate from the existing adjacent land uses or zoning district.

iii. Cart Corrals. Shopping cart corrals provided in parking areas shall be designed as an integral part of a parking lot landscape island(s). The cart corral area shall be a maximum of ten (10) feet in width and ~~up to forty (40) feet in depth (standard island width for back-to-back parking stalls)~~ two (2) feet less in depth than the adjacent parking stalls. The cart corral area shall be flanked on each side by a crowned landscape area a minimum of eight (8) feet in width and extending the full depth of the cart corral, and have a minimum six (6) inch concrete curb to contain the carts between the landscape areas. ~~Raised or depressed pavement may be used at the openings of the cart corral and at the center to contain the carts within.~~ Plantings shall be provided within the landscape areas ~~and shall include canopy trees and medium evergreen or deciduous shrubs~~ sufficient to obscure view of stored carts all year long to a height of three (3) feet. The landscape areas may count towards the interior parking lot landscape requirements. No ~~additional~~ structures shall be permitted for storage of shopping carts in parking areas.

F. Berms. Where berms are used they shall conform to the following standards:

i. General Requirements. Berms used for screening between land uses shall be landscaped in accordance with Section 5.11.2.G, Buffering or Screening Requirements.

Berms used for screening between parking lots and access rights-of-way shall be landscaped in accordance with the Section 5.11.2.E.ii, Perimeter Parking. The height of berms used to screen off-street parking shall be measured from the adjacent parking lot or right-of-way whichever is higher.

Berms shall be integrated into the site's overall landscape design to provide a natural rhythm and flow between all landscape areas and improvements. The Township encourages berms to undulate in height and vary in contours to create a more natural appearance.

ii. Dimensions. Unless otherwise indicated or appropriate, required berms shall be measured from the grade of the parking lot or flat ground adjacent to the berm, and shall be constructed with slopes no steeper than one (1) foot vertical for each ~~four (4)~~ three (3) feet horizontal (~~25 percent slope~~ thirty-three percent (33%) slope), with at least a four (4) foot wide flatter crest area on top. ~~The exterior face of the berm shall be constructed as an earthen slope. The interior face may be constructed as an earthen slope~~

~~or retained by means of a wall or terrace. A berm shall run the length of the developed site area and shall be a minimum width of twenty (20) feet wide with an average berm height of three (3) feet and a minimum berm height of two (2) feet. When additional screening is required, the Planning Commission may require a minimum berm height of four (4) feet.~~

iii. Protection from Erosion. Any required berm shall be planted with ~~sod~~ lawn, ground cover, or other suitable live plant material to protect it from erosion so that it retains its height and shape. The Planning Commission may allow the use of hardscape material, including masonry landscape blocks, stones, and other natural and decorative materials to retain the shape and height of a berm.

G. Buffering or Screening Requirements

i. Screening between Land Uses. Upon any improvement or change in use for which a site plan is required, a landscape buffer shall be provided to create a visual screen at least eight (8) feet in height along all adjoining boundaries of a non-residential use or a residential use of higher density and an abutting single family residential zoned property. At the discretion of the Planning Commission, modifications to the required screening may be permitted when alternative screening methods, existing site conditions and/or use of the properties would meet the intent of this Section. The overall height of the visual screen may include the combination of landscape berm and plant material and/or decorative screening walls.

a. When using evergreen trees to meet the screening requirements, plantings shall be spaced no more than twelve (12) feet apart measured on center ~~(depending on their planting size)~~ and shall be planted in a minimum of two (2) rows in a staggered or a clustered pattern with varying tree heights to provide for optimal screening and create a natural looking buffer, see Figure 5.11.2.B.i and 5.11.2.G.i.a. When using a staggered pattern, the minimum spacing between rows shall be ~~six (6)~~ ten (10) feet. When using evergreen trees solely to meet screening requirements and to provide an eight (8) foot in height minimum natural looking buffer, evergreen tree heights shall range from a minimum of eight (8) feet to twelve (12) feet in height or taller. Up to sixty percent (60%) of trees can be eight (8) feet in height, thirty percent (30%) shall be at least ten (10) feet in height and the remaining ten percent (10%) shall be twelve (12) feet in height or taller. In no case shall the trees be less than eight (8) feet in height. Additional deciduous plant materials may be used provided that a complete minimum eight (8) feet in height visual barrier is maintained throughout the year.

b. At the discretion of the Planning Commission, a berm ~~greater than five (5) feet in height may be required and/or decorative fencing may be required to supplement the plantings.~~ If a decorative wall or fencing is used, landscaping shall be required on the side(s) of the wall facing the residential or agricultural zoned district, visible to the public from the site or adjacent to a developable property. The Planning Commission may require additional plantings adjacent to the wall and development site.

ii. Screening Parking Lots from Public Roads. Parking lots shall be screened from the public roads in accordance with Section 5.11.2.E Perimeter Parking Lot Landscaping.

iii. Screening of Ground Mounted Equipment. Mechanical equipment, such as utility cabinets, transformers, satellite dish antennae a minimum of thirty (30) inches in height, and similar equipment shall be screened on at least three (3) sides using evergreen plantings. Insofar as practical, said screening shall exceed the vertical height of the equipment being screened by at least six (6) inches within two (2) years of planting. Screening of mechanical equipment may also be provided using decorative fences or walls when landscaping is not permitted due to equipment clearance and easement restrictions.

H. Landscaping Requirements for Detention/ Retention Areas. Detention/retention ponds shall be integrated into the overall design of the property and landscaped to provide a natural setting. The design and construction of the detention/retention systems shall be in accordance with Hartland Township Engineering Design Standards. When the detention/retention area is in the form of a basin, the following requirements shall apply:

i. Basins shall have a natural, free-form shape, following existing natural topography to the greatest extent possible. If the site is generally flat, the basin shall be shaped to emulate a naturally formed depression. The basin should be a natural shape, and not square, rectangle or other geometric shape. Side slopes should be varied and undulating, rather than having a uniform grade.

~~ii. Basins with side slopes that require fencing are prohibited in front and side yards. When a rear yard basin requires a fence, the fence shall be a decorative style. Chain link fence is prohibited in any circumstance. Side slopes shall not exceed one (1) foot vertical for every five (5) feet horizontal. Side slopes of basins shall not exceed one (1) foot vertical for every four (4) feet horizontal. The Planning Commission shall approve perimeter fencing if deemed necessary.~~

~~iii. A combination of natural stone and~~ Landscape materials shall be used to ~~replicate the natural environment and~~ integrate the area with the overall landscape design. Where a basin is designed to have permanent water, a fountain or other water feature may be used.

~~iv. A mixture of landscape materials, including evergreen and canopy/ deciduous trees, shrubs and other substantial plant material shall be planted in a random pattern or groupings. At a minimum one (1) canopy or evergreen tree and ten (10) medium deciduous or evergreen shrubs or six (6) large deciduous or evergreen shrubs or ornamental deciduous trees shall be planted for every fifty (50) linear feet of pond perimeter as measured along the top of the bank elevation. Plantings shall be integrated into the overall site design and may be surrounding and within the basin(s). At a minimum, one (1) canopy tree or evergreen tree shall be planted for every fifty (50) lineal feet of basin perimeter as measured along the top of the bank elevation. The required trees shall be planted in a random pattern or in groupings.~~

v. Basins shall be planted with seed mix or other plantings appropriate to site conditions. All areas to meet vegetation coverage per Section 2.A.ii.

vi. If the detention/retention area is located within the greenbelt, the overall number of plantings required for the greenbelt and detention/retention area may be reduced, at the discretion of the Planning Commission. Refer to Figure 5.11.2.H.1.

vii. Where appropriate, the stormwater collection system may include bioswales, rain gardens and other features that allow run-off water to flow through vegetation prior to entering the stormwater management system. Oil and sediment filters, and other best management practices to control the quality of water entering the system are encouraged. If such systems are employed for the stormwater collection system, landscaping requirements around the detention/retention area may be modified at the discretion of the Planning Commission.

3. Standards for Landscape Materials

Unless otherwise specified, all landscape materials shall comply with the following standards:

A. Plant Quality. Plant materials used in compliance with the provisions of this Ordinance shall be nursery grown, free of pests and diseases, hardy in southeastern Michigan, in conformance with the standards of the American Association of Nurserymen, and shall have passed inspections required under state regulations. Plants shall be No. 1 grade with straight unscarred trunk and well developed uniform crown (park grade trees will not be accepted). Plant materials installed in locations in close proximity to areas exhibiting environmental impacts (for example, exhaust fumes, salt runoff) commonly associated with motorized vehicles shall be hardy under such conditions.

B. Non-Living Plant Material. Plastic and other non living plant materials shall not be considered acceptable to meet the landscaping requirements of this Section.

C. Plant Material Specifications

i. Landscaping shall be varied to enhance design creativity and minimize possible landscape loss caused by specie specific disease. Variations to the species shall continue to provide unity in the overall site design. Tree species shall be required to meet the level of diversity noted in the table that follows.

ii. The use of native plant materials to the area and Southeast Michigan and mixture of trees from the same species association is encouraged. Following is a list of suggested plant materials by category:

iii. Use of plant materials that cause disruption to storm drainage or that are susceptible to pests or disease are not encouraged. The following plant materials exhibit such characteristics, and therefore their use is not encouraged in the Township:

- a. Ashes
- b. Elm (American and Siberian)
- c. Box Elder
- d. Tree of Heaven
- e. European Barberry

- f. Northern Catalpa
- g. Poplar
- h. Willow
- i. Maple (Amur, Norway & Silver)
- j. Ginkgo (Female)
- k. Goldenraintree
- l. Black Locust
- m. Honey Locust (with thorns)
- n. Horse Chestnut (Nut Bearing)
- o. Cottonwood
- p. Mulberry
- q. Amur Cork Tree

iv. The following specifications shall apply to all plant material proposed in accordance with the landscaping requirements of this Ordinance:

a. Canopy Trees. Deciduous canopy trees shall be a minimum of three (3) inches in caliper measured six (6) inches above grade with the first branch a minimum of four (4) feet above grade when planted and not to exceed seven (7) feet above grade when screening is desired.

~~b. Other Deciduous and Columnar Trees. These may be included as part of the overall landscape site design but are generally not considered. At time of planting, the tree height shall be a minimum of twelve (12) feet in height.~~

~~b.~~ Small Deciduous Ornamental Trees and Large Shrubs. Small deciduous ornamental trees/ shrubs shall be a minimum of two (2) inches in caliper measured six (6) inches above grade ~~with a minimum height of four (4) feet above grade when planted~~ or six (6) feet in height ~~from for~~ clump varieties.

~~d.~~ Evergreen Trees. Evergreen trees shall be a minimum of eight (8) feet in height when planted, except as otherwise specified in this Ordinance. Furthermore, evergreen trees used for screening shall have a minimum spread of five (5) feet at time of planting. Columnar evergreen trees may be included as part of the overall landscape site design.

~~ed. Deciduous and Evergreen Large~~ Shrubs. Large shrubs shall be a minimum of thirty (30) inches in height and twenty-four (24) inches in spread when planted when used to screen or buffer, unless otherwise specified in this Ordinance.

~~fe. Deciduous and Evergreen Small~~ Shrubs Small ~~deciduous and evergreen~~ shrubs shall be a minimum of eighteen (18) inches in height when planted and shall not be used for screening purposes. Low growing shrubs shall have a minimum spread of twenty-four (24) inches when planted.

gf. Ground Cover. Ground cover used in lieu of turf grasses in whole or in part shall be planted in such a manner as to ~~present a finished appearance and reasonably complete coverage after one (1) complete growing season~~ meet coverage requirements per Section 5.11.2.A.ii.

hg. Perennials/Annuals/Ornamental Grass. Perennials/Annuals/ Ornamental Grass are to be used as accent plantings in addition to the required trees and shrubs.

ih. Grass. Grass area shall be planted using species normally grown as permanent lawns in southeast Michigan. Grass, sod, and seed shall be clean and free of weeds, pests, and diseases. Grass may be sodded, ~~plugged, sprigged~~ or seeded. When grass is to be established by a method other than complete sodding or seeding, nurse grass seed shall be sown for immediate effect and protection until complete coverage is otherwise achieved. Straw or other mulch shall be used to protect newly seeded areas.

ji. Mulch. Planting beds shall present a finished appearance with shredded hardwood bark mulch or similar natural material ~~at a minimum depth of three (3) inches~~. Mulch used around trees, ~~and~~ shrubs, ~~and vines~~ shall be ~~a maximum of four (4) three (3) inches in depth deep~~ and shall be pulled three (3) inches away from the trunk. Mulch shall be ~~contained within its respective planting areas through the installation of edging material or curbing two (2) inches in depth around perennials, groundcover and ornamental grasses~~. Rock, stone, or gravel is not allowed as mulch in planting beds but could be used for a narrow maintenance strip along a building foundation, with the maintenance strip a maximum of two (2) feet in width.

4. Installation, Irrigation and Maintenance. The following standards shall be observed where installation and maintenance of landscape materials are required:

A. Minimum Standards

i. Time of planting. Landscaping shall be installed in a sound, workmanlike manner to ensure the continued growth of healthy plant material. Trees, shrubs, and planting beds shall be generously mulched at the time of planting.

ii. Irrigation. All landscaped areas shall be provided with an irrigation system in accordance with Section 5.11.2.A.viii, Irrigation.

iii. Support Material Removal. Where required, tree stakes, guy wires and tree wraps are to be removed after one year.

B. Off-Season Planting Requirements. If development is completed during the off season when plants cannot be installed, the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season, in accordance with Section 6.4, Performance Guarantees.

C. Phased Projects. Projects that are developed in phases may construct and install landscaping to coordinate with the development schedule. A phasing landscape plan shall be submitted at time of site plan review. Prior to beginning the initial or any subsequent phase, all screening required along the

property boundaries adjacent to residentially zoned or used property shall be installed. Where screening material would be destroyed during construction, interim planting materials may be required.

D. Maintenance. Landscaping required by this Ordinance shall be maintained in a healthy, neat, and orderly appearance, free from refuse, debris and weeds. All unhealthy and dead plant material shall be replaced immediately, unless the season is not appropriate for planting, in which case such plant material shall be replaced at the beginning of the next planting season. The developer or owner(s) shall insure perpetual and mandatory maintenance and/or replacement of vegetative plantings pursuant to the approved landscape plan.

E. All constructed or manufactured landscape elements, such as but not limited to benches, retaining walls, edging, and so forth, shall be maintained in good condition and neat appearance. Elements approved as part of Site Plan approval shall, when necessary, be replaced pursuant to the approved plan.

[TEXT MOVED TO SEC 5.11.2.B.iii]

65. Specific Landscaping Requirements

A. Requirements for LC, Limited Commercial and STR, Settlement Residential Districts. Because of the typical small lot size and compact character of the settlements in which these two zoning districts are located, site landscaping requirements shall be as follows for non-residential uses:

i. General Site Landscaping. All developed portions of the site shall conform to Section 5.11.2, General Requirements.

ii. Landscaping Adjacent to Road. Street trees shall be provided and maintained ~~where feasible at one (1) tree per thirty-five (35) feet of frontage. Street trees shall be located in four (4) foot minimum width lawn strip between the road and sidewalk. When this is not feasible, trees shall be planted no further than fifteen (15) feet from the edge of pavement or back of curb unless otherwise approved by the Planning Commission.~~ Landscaping shall be consistent with the streetscape design as provided by the Township, if applicable.

iii. Screening. Upon any improvement or change in use for which a site plan is required, a landscape buffer shall be provided to create a visual screen at least eight (8) feet in height along all adjoining boundaries of a nonresidential use or a residential use of higher density than an abutting single family residential zoned property. At the discretion of the Planning Commission, modification for screening may be allowed pursuant to Section 5.11.7, Modification to Landscape Requirements.

iv. Utility Clearance. See Section 5.11.2.A.vi.

B. Requirements for Single Family Residential Districts. Single Family Residential properties are encouraged to plant and maintain landscaping which provides a good street side appearance, is a mixture of deciduous and evergreen plantings and is in-keeping with the character of the surrounding area. The following requirements are required for all single family detached residential properties and is

in addition to the requirements for residential developments that are approved through the Site Plan Review process.

i. General Site Landscaping. All unpaved portions of the front yard shall be planted with grass, ground cover, shrubbery, or other suitable live plant and landscape bed material, which shall extend to any abutting street pavement edge.

ii. Maintenance of Unobstructed Visibility. No landscaping shall be established or maintained on any parcel that will obstruct the view of drivers. Accordingly, all landscaping shall comply with the provisions set forth in Section 5.1, Clear Vision Area.

iii. Utility Clearance. See Section 5.11.2.A.vi.

C. Subdivision Planting Requirements. In single family platted subdivisions, residential site condominiums or non-residential subdivisions (example: interior streets in industrial subdivisions) street trees, medium or large canopy deciduous trees, shall be planted in front of each lot as follows: one (1) tree shall be planted for every thirty-five (35) feet of frontage between the sidewalk and curb. The width of the area between the sidewalk and back of curb shall be a minimum of four (4) feet.

76. Modifications to Landscape Requirements

In consideration of the overall design and impact of a specific landscape plan, and in consideration of the amount of existing plant material to be retained on the site, the Planning Commission may modify the specific requirements outlined herein, provided that any such adjustment is in keeping with the intent of this Ordinance. In determining whether a modification is appropriate, the Planning Commission shall consider whether the following conditions exist:

A. Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design.

B. Parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect.

C. The public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of this Ordinance.

5.26.8.M.ii.b. SIGNS

~~b. All monument signs shall include adequate landscaping in size and quantity of plant material around the base of the sign so as to create a unified and aesthetic appearance with the structure or development in which the sign is promoting.~~

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