



# 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, February 09, 2023**  
**7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
  - a. Planning Commission Meeting Minutes of January 26, 2023
6. Call to Public
7. Public Hearing
  - a. Rezoning Application #23-001 (Bergin Road and Old US-23)
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** MEETING MINUTES

January 26, 2023– 7:00 PM

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1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**  
Present – Commissioners Eckman, Fox, Grissim, Mayer, McMullen, Mitchell, Murphy  
Absent – None
4. **Approval of the Meeting Agenda:**  
A Motion to approve the January 26, 2023 Planning Commission Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner McMullen. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
  - a. Planning Commission Meeting Minutes of January 12, 2023  
A Motion to approve the Planning Commission Meeting Minutes of January 12, 2023 was made by Commissioner Grissim and seconded by Commissioner Murphy. Motion carried unanimously.
6. **Call to the Public:**  
None
7. **Old and New Business:**
  - a. Site Plan #23-001 M-59 Properties Planned Development (PD) Concept Plan, a Concept Plan for a mixed use planned development with commercial and residential uses.  
  
Director Langer gave an overview of the location and scope of the request stating the following:
    - Located at the southwest corner of Old US 23 and M-59.
    - Approximately 30 acres.
    - Applying for a Planned Development (PD) which is a three step process: Conceptual, Preliminary and Final, all of which are heard at both the Planning Commission and Township Board.
    - Preliminary PD will include a Public Hearing with notices sent to property owners within 300 feet.
    - Northern portion is loosely planned to be commercial uses, possibly a gas station, apartments in the center, divided by a wetland area, and the southern portion could be a hotel or some other use.
    - Internal roundabout will serve as access to the community as well as a second access for the Charyl Stockwell Academy.

The Applicant, Brent LaVanway, P.E. President and CEO of Boss Engineering; Jeff Klatt, A.I.A. of Krieger Klatt Architects, Inc.; and Kevin Banham, Partner in M59 Property Ventures, LLC; introduced themselves to the Planning Commission.

The Applicant stated the following:

- Proposing Mixed Use Development with the northern and southeast portions being commercial, the remainder will be multi-family residential.
- Kevin is the owner of the USA to Go gas station brand, which is one of the partners of the project.
- Proposing a fuel station with a drive-through on the northeast portion of the site with eight (8) pump islands facing M-59,
- Remaining four (4) parcels to the west are conceptually commercial in use with no defined user at this time as is the southeastern portion.
- Proposing a private road that will connect with the Charyl Stockwell Academy; this proposal is designed to alleviate some of the congestion on M-59 from the peak hour school traffic. A significant amenity. A very important component of the project.
- Feel this layout is a good mix of commercial and residential opportunities.
- Included samples of what this project could look like.
- Modern transitional buildings, rooted with high-end materials such as brick and stone.
- Primary entry point for residential will be the private drive with the roundabout and boulevard, creating a large open green feature with a pond in the middle of the site. The seven buildings will radiate around that feature.
- Seven buildings are proposed allowing for green space between the buildings and breaking up the visual impact. Those spaces will include dog runs and picnic areas.
- Requesting 168 units which is allowable with the density bonus. Buildings will be no more than three (3) stories in height. Five of the buildings share the same footprint with twenty-two (22) units each and the ground floor offering some parking. Also planned is a perimeter drive to connect the units. The other building will also house some of the amenities planned and the longer building will have forty (40) units.
- Apartments will be luxury units with ample amenities, including a swimming pool, and ample green space around the site.  
[The Applicant referred to the sample floor plan information provided.]
- They are essentially three-story walk ups some with parking at ground level.
- The design and materials has not been determined but they anticipate meeting the ordinance standards.
- Amenities include a large clubhouse space with high end materials, fitness area/gymnasium with state of the art equipment, both open up to the pool deck area. All are well appointed spaces.
- This is the first step of the process, and they are interested in getting a feel and flavor of the Planning Commission's thoughts on the project.

Chair Fox referred to the staff memorandum dated January 19, 2023.

**Proposed Density Section 3.1.18.C**

Director Langer explained the following:

- Density is calculated using the density designation in the Township’s Comprehensive Plan; the subject property is designated Special Planning Area (SPA) on the recently adopted 2021 Comprehensive Plan and Future Land Use Map (FLUM) Amendment.
- Prior to the Amendment, this property was designated as Commercial which does not allow any residential at all.
- Special Planning Area (SPA) designation for this site envisions a base density of up to four (4) dwellings per acre or 120 dwelling units could be permitted.
- Per Section 3.1.18.C.iv., the Planning Commission may agree to recommend up to a forty percent (40%) increase in dwellings 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 percent (40%) subsequent to an affirmative recommendation from the Planning Commission.
- In this case the PD plan shows 168 dwelling units and thus aligns with the maximum density if the bonus is granted.
- Previous application in 2016 requested over 500 units and did not comply with the Comprehensive Plan at that time probably triggering the Retail Market Analysis which encouraged a SPA for Mixed Use at this location.
- Another application in 2021 requested a density of 15 units per acre that would have required an amendment to the PD standards or amend the FLUM. That project did not move forward.

Commissioner Mitchell stated he is comfortable with this density.

Commissioner Eckman stated he feels the private drive is a pretty significant amenity if it turns out it will alleviate traffic; this plan does not have a feel of being overcrowded. Chair Fox agreed.

Commissioner Grissim stated the two earlier projects also showed a road connection; is that one of their recognizable benefits? Director Langer stated they did, it was suggested in early meetings that is something the Township is very interested in, which may have been the case with this applicant as well. This one is different as the traffic circle proposed is almost a traffic calming device that will minimize speeds.

Chair Fox agreed and stated it has been highly encouraged. The Old US 23/M-59 intersection is quite congested at certain times of the day and the Township is very aware of the school time traffic issues. He would view this as a substantial community benefit. The connector road is not a requirement; they do not have to connect to neighboring properties, but anyone who lives here would know what a benefit that would be.

Commissioner Murphy agreed stating the road connection would be a major improvement and recognizable benefit for the Township, and the roundabout is a great way to slow traffic. It is well positioned and a nice centerpiece for this development.

Chair Fox also stated the boulevard enhances the project substantially, and the roundabout is much better than a service drive four-way stop with an expanse of asphalt. The entry and roundabout create a sense of being inside something.

Commissioner Mitchell inquired if the Applicant had spoken with Charyl Stockwell Academy to get their perspective. The Applicant stated they have not; the Planning Commission is their first stop. Commissioner Mitchell stated he is curious to know if Charyl Stockwell Academy has any concerns about the location of the connection.

Chair Fox redirected the discussion back to the density. He stated he would view this as going above and beyond the regular standard. There is no formal list with boxes to check that earn the density bonus; every development is different. They do look for superior building materials, attractive architecture that fits within the community, a balance between cutting edge and traditional, timeless community; something tastefully high class and well done.

Commissioner Mayer stated he is not opposed to the density bonus, he believes this community is in need of additional residents. He stated he does not feel the increase in density would be taxing to the community infrastructure at all as the Livingston County Road Commission recently shared they are planning road improvements for Old US 23 all the way past Bergin Road. He does not feel apartments would be taxing on the schools either. The rich looking materials give the development a great look and he likes the green space. Most of all, he likes that it is one developer doing the whole project rather than splitting it up into many portions; having one developer is beneficial. He likes the road not only for vehicular traffic but for pedestrians as well.

#### **Public Road Access**

Commissioner Grissim asked about the planned entries off Old US 23. The Applicant stated they tried to stay as far south of the M-59 intersection as they could while avoiding the wetland area which is what Michigan Department of Transportation (MDOT) would encourage. The Applicant also feels the spacing will satisfy the County Road Commission.

#### **Internal Vehicular/Pedestrian Circulation**

Commissioner Murphy stated he appreciates the attention to walkability in this plan, not only along the road, but also internally from the apartments to the shopping area. It is well thought out.

#### **Design Details**

Director Langer stated as part of the PD process, the Applicant will need to establish the requirements for the future buildings; that is accomplished with a Pattern Book listing what percent of the various materials on each elevation will be required. They will have to put together some standards that dictate what the residential buildings will be required to meet and what the commercial buildings will be required to meet. Typically, a Pattern Book has some examples or architectural drawings that will depict what that looks like. When it comes time to actually look at a proposal, not everything will match one-hundred percent the pictures in the Pattern Book so there has to be some standards that can be applied to ensure compliance with the PD requirements. They may follow the Zoning Ordinance, or they may go above and beyond. He would encourage the Applicant, if they decide to move forward with this project to the Preliminary phase, to have another informal meeting to discuss some of those details; when it comes back to the Planning Commission, all of those details will have been worked out.

Chair Fox stated items like superior landscaping and lighting fixtures are additional ways to add recognizable benefits to a project along with the connector road.

Chair Fox asked for the Planning Commission's thoughts on this Concept Plan.

Commissioner Grissim stated the following:

- Thinks it is well laid out, everything is following the Ordinance.
- Set up to continue to the next level.
- Loving the quality, all of it; this proposal is exciting.

Commissioner Mayer stated the following:

- Little to add other than the community could use the additional residents to support the local business community.
- Hartland needs to move forward not backward.
- This is a good addition.

Commissioner Mitchell stated the following:

- The Township had held on to this corner hoping a large-scale retail business would move in.
- As mentioned earlier, the days of large-scale retail business has gone beyond us.
- Parcel was proposed to be a PD.
- Applicant has done a terrific job with this proposal.
- Planning Commission has seen others with much higher density than what is here, which he respects.
- Encouraged by this development and is looking forward to the next step.

Commissioner Murphy stated the following:

- Agrees with what has been said.
- Thinks this is an important piece of property at this corner.
- This is so well thought out with the retail, multi-family, the road, and open space; lots of benefits the community will see.
- Looking forward to seeing what comes next and is excited about the plan.

Commissioner Eckman stated the following:

- Sad to see the last corner going away but believes this project is one any community would be proud of.
- Good use of space.
- Likes that the buildings are three stories and not two which accomplishes the density in a reasonable manner.
- It is a very nice looking development, and he concurs it is going in the right direction.

Commissioner McMullen stated the following:

- Agrees with most of the comments.
- It does look nice.

Chair Fox stated he agrees with the other members of the Planning Commission. It is a pretty impressive Concept Plan.. It will be exciting to see, after the meeting with the Township Board, how this moves forward. He would look for it to be equally as great or greater when we finally get into the details, that is the exciting part as it would truly be an asset to the community.

The Applicant stated they appreciate the comments and look forward to moving the project ahead.

- b. Site Plan with Special Land Use Application #22-007 (Automobile wash within completely enclosed building at 10382 Highland Road) – REVISED PLANS dated November 9, 2022 (Architectural plans) and December 20, 2022 (Site and Landscape plans).

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

- Located east of US 23/Blaine Road and south of M-59.
- Formerly a Burger King restaurant.
- Public Hearing was in 2022.
- Revised layout, originally 160 foot tunnel, now 130 feet; also, the vacuums have been relocated to the rear of the site with a different traffic flow pattern that complies with the Zoning Ordinance.

The Applicant, Evanthia Bardwell, Project Manager with Mister Car Wash; Arik Lokensgard with the Engineering firm Kimley-Horn and Frank Jarbou, property owner and developer, introduced themselves.

Chair Fox touched on items that were covered in previous meetings such as Special Land Use Review – General Standards and Special Land Use Review – Applicable Site Standards noting that the site plan has been revised and now meets the Ordinance.

The Planning Commission briefly discussed the term Truck Wash.

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

##### **Traffic Generation**

Commissioner Mitchell stated when Walmart established this development, they did an overall traffic impact, and the Planning Commission feels that traffic generation would be applicable to a car wash; no other traffic study is required.

Chair Fox added that this development was zoned GC General Commercial and car washes are permitted in GC.

Director Langer stated since the previous use of this property was a fast food restaurant with a drive-through, staff asked the Applicant to put together data from the Institute of Traffic Engineer's Manual (ITE) to compare the previous use with the proposed use of a car wash. The data showed the car wash use would generate less traffic during peak hours than a fast food restaurant.

The Planning Commission briefly discussed the ITE Manual, how trip numbers are calculated, and confirmed the curb cuts are in the same locations.

##### **Off-Street Parking (Sec. 5.8.4.H – Auto Wash – fully automatic car wash)**

Director Langer stated the following:

- Previously discussed whether the vacuum spaces could count as part of the required employee parking.
- The Applicant has added parking spaces for employees.



**Landscaping and Screening (Sec. 5.11)**

Commissioner Grissim stated the following:

- Requested one of the canopy trees on the west side of the driveway be moved closer to keep it out of the clear sight triangle area.
- Shrubs used for required screening must be a minimum height of 30 inches to properly screen the cars.
- Employee parking area trees are too close, one could be eliminated.

**Detention/Retention Area Landscaping (Sec. 5.11.2.H.)**

Director Langer stated the following:

- Per older plans for this site, a detention area exists in the open area between Blaine Road and the western edge of the proposed parking lot.
- Additional details on the stormwater plans may be forthcoming on the Construction Plan set.

Commissioner Grissim commented that the three White Pine trees shown may need to be switched out with a tree variety that does better in wetter conditions such as a Spruce. Also, the minimum caliper size for a deciduous tree is three (3) inches and the listed size for the Imperial Honeylocust is 2.5 inches.

**Sidewalks and Pathways (Sec. 5.12)**

Director Langer noted a gap in the pedestrian sidewalk along Blaine Road stating he does not know the full history; however, the Applicants have stated they will add the missing sidewalk to fill the gap.

Commissioner Grissim commented where the barrier-free parking stall is located, the portion of the internal sidewalk where a car would overhang, seems narrower, maybe five (5) feet wide. Anyone needing barrier-free parking may have a difficult time getting past the overhanging car. The Planning Commission would request that the sidewalk be wider to match everywhere else, at least six (6) feet to allow people to get by.

**Architecture / Building Materials (Sec. 5.24)**

Director Langer displayed the façade drawings and highlighted the location of the proposed Attendant Shelter and Canopy. He stated staff is looking for direction. Currently they are treating this much like a gas station canopy over the fuel pumps. In this case, cars would pass under the canopy to pay or show membership to access the car wash.

Chair Fox asked if these elements are necessary. The Applicant stated they are as the intent is to provide shelter for the employee in inclement weather and where the car washes are purchased.

The Planning Commission briefly discussed how these should be treated, the materials intended to be used, and the purpose. The Planning Commission agreed it is much like a fuel station canopy and will be allowed.

**Commissioner Eckman offered the following Motion:**

**Move to recommend approval of Special Land Use Permit and approve Site Plan Application #22-007, a request to redevelop a commercial site and construct an approximate 5,425 square**



foot automobile wash, within a completely enclosed building, at 10382 Highland Road, in Section 28 of the Township (Tax Parcel ID #4708-28-201-061). The recommendation for approval is based on the following findings:

1. The proposed special land use, automobile wash within a completely enclosed building, meets the intent and purposes of the Ordinance as well as the specific standards outlined in Section 6.6 (Special Uses).
2. The proposed special land use is permitted in the GC (General Commercial), as outlined in Section 3.1.14.D.iii, and the proposed use is compatible with the existing uses in the vicinity.
3. The proposed use will be served by public water and sanitary sewer, by existing essential facilities and public services, and the Fire Department has no objection.
4. The proposed use will be served by public roads with direct access to Highland Road and Blaine Road.
5. The proposed use will not create additional requirements at public cost for public facilities as the proposed site will be served by public water and sanitary sewer.

Approval is subject to the following conditions:

1. The proposed special land use, automobile wash within a completely enclosed building, is subject to approval by the Township Board.
2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandums, dated September 1, 2022, October 13, 2022, and January 19, 2023 on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
3. A land use permit is required after approval of the Site Plan and Special Use Permit and prior to construction.
4. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (SDA), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.

Seconded by Commissioner Murphy. Motion carried unanimously.

**8. Call to the Public:**

Tawny Hall, with M59 Car Wash; still thinks there should be a traffic study, there will be too much traffic, it will spill out onto Blaine Road and create a mess. Also believes the Township will have to build a new well to provide the amount of water needed.

**9. Planner Report:**

Director Langer reported the following:

January 26, 2023 – 7:00 PM

- Trying to get both items onto the Township Board agenda for their first meeting in February.
- Planning Commissioners who attended the Citizen Planner training requested Hartland Township look at our Ordinance regarding Solar and Wind Power projects as there is currently a controversial proposal in other Livingston County Townships. He has spoken with the Township Attorney who happens to be the attorney for two of the Townships involved and he has shared some information as well as a draft ordinance. One of the things shared was that originally the solar companies were looking at 20 or 40 acre parcels to develop but determined that was not feasible, they are now looking at 1400 or 2000 acres parcels. He stated in Hartland Township, it would be difficult for anyone to amass that much land for a proposal of that nature.

**10. Committee Reports:**

None

**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 8:27 PM.**

# Hartland Township Planning Commission Meeting Agenda Memorandum

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

**Subject:** Rezoning Application #23-001 (Bergin Road and Old US-23)

**Date:** February 2, 2023

## Recommended Action

**The Planning Commission Recommends Denial of Rezoning Application #23-001** based on the following findings:

1. The requested rezoning of the subject property from CA (Conservation Agricultural) to the LI (Light Industrial) zoning classification is not consistent with the Township's Comprehensive Development Plan, which indicates the property should be developed as Medium Urban Density Residential.
2. The requested rezoning of the subject property from CA to the LI zoning classification would further extend the Township's intended Light Industrial development farther into existing and future residentially developed areas.
3. The site is not adequately serviced by services such as water and sanitary sewer which would better suit the uses permitted in the LI (Light Industrial) zoning district.
4. The requested rezoning of the subject property to LI (Light Industrial) will decrease the amount of land designated as Medium Urban Density Residential on the 2020-2021 Amendment to the Hartland Township Future Land Use Map (FLUM), by approximately seventeen percent (17%).

## Discussion

**Applicant:** Szerene Land, LLC

### Rezoning Request

The applicant is requesting to rezone one (1) parcel from CA (Conservation Agricultural) to LI (Light Industrial). The subject property is approximately 158.8 acres in size (Parcel ID #4708-33-100-020).

### Site Description

The subject property, an approximate 158.8-acre undeveloped parcel, is west of Old US-23 and south of Bergin Road in Section 33 of the Township (Parcel ID #4708-33-100-020). The property has approximately 1,941 feet of frontage on Bergin Road and approximately 3,342.85 feet of frontage along Old US-23, which are both public roads. On the south, a portion of the property abuts Lenny Neuman Drive, which is a private drive.

### Background Information

The Township Planning Department does not have information on how the property has been used in the past. However, it is assumed the property has been used for agricultural purposes.

### Approval Procedure

Section 7.4 of the Hartland Township Zoning Ordinance outlines the process for a Zoning Map Amendment, or more commonly a "rezoning" of property. Essentially, the Township Board is the body that makes the final decision regarding a rezoning; however, the Planning Commission shall forward a recommendation to the Township Board. The Township Board may adopt the proposed rezoning, with or

without modifications, or refer it back to the Planning Commission for further study and report. As a result, upon a recommendation from the Planning Commission, this request will be forwarded to the Township Board for a determination.

Although the process as noted above states the Planning Commission reviews the amendment request and makes a recommendation to the Township Board and the Township Board makes a decision, past practices for rezoning requests has included an interim step between the Planning Commission's recommendation and the Township Board's decision. In the alternate process the Planning Commission holds a public hearing and may recommend approval, disapproval, or approval with conditions. A copy of the Planning Commission minutes, and evidence of the public hearing is then sent to the Livingston County Planning Commission for review and action. After the Livingston County Planning Commission has made a recommendation, the request is then forwarded to the Township Board for a final decision.

Per the Hartland Township Zoning Ordinance (Section 7.4) and the State Enabling Act, a public hearing is required for a rezoning request. Given the requirements for publishing a notice for the rezoning request, the public hearing has been scheduled for the February 9, 2023, Planning Commission meeting.

The rezoning request will be reviewed using the criteria outlined in Section 7.4.3 (Zoning Map Amendment Criteria). A review of the Comprehensive Plan and Future Land Use Map will also be presented in this memorandum as it relates to the rezoning request.

### **Zoning Districts**

Following is a discussion of the current and proposed zoning categories. Currently the subject property is zoned CA (Conservation Agricultural; Section 3.1.1). The request is to rezone the property to LI (Light Industrial; Section 3.1.16). The 2020-2021 Amendment to the Hartland Township Future Land Use Map designates this property as Medium Urban Density Residential.

Zoning regulations are provided as attachments for the zoning districts as noted above, specifically regarding the permitted principal and special land uses for each district.

### **Current Zoning**

The subject property is currently zoned CA (Conservation Agricultural). The Hartland Township Zoning Ordinance under Section 3.1.1, Intent of the CA District, states:

*The intent of the "CA" Conservation Agricultural District is broad in scope but specific in purpose: to protect vital natural resources (for example, high water quality supplies, flood-prone areas, stable soils, significant stands of vegetative cover, substantial wetlands) and to protect lands best suited for agricultural use from the encroachment of incompatible uses which would cause such land to be taken out of production prematurely, while designating an area appropriate to low density single family residential development that does not alter the general rural character of the District.*

*The standards in this district are intended to assure that permitted uses peacefully coexist in a low density setting, while preserving the rural-like features and character of certain portions of the Township. Low density residential development is further intended to protect public health in areas where it is not likely public water and sewer services will be provided.*

*It is further the intent of this District to permit a limited range of residentially-related uses, and to prohibit multiple family, office, business, commercial, industrial and other uses that would interfere with the quality of residential life in this district. This District is intended to correspond to the Estate Residential future land use category of the Comprehensive Plan.*

Proposed Zoning

The proposed zoning is LI (Light Industrial). The Hartland Township Zoning Ordinance under Section 3.1.16, Intent of the SR District, states:

*The LI, Light Industrial District is designed so as to primarily accommodate industrial parks, wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. The LI District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an operation at another location is not to be permitted.*

Following is a chart listing the lot requirements for CA and LI zoning districts and lot information for the subject parcel:

<b>Zoning District</b>	<b>Lot Area</b>	<b>Lot Width</b>
CA	10 acres (farm dwelling)	300 feet
CA	2 acres (Single-family detached dwelling)	200 feet
LI	40,000 sq. ft.	120 feet
Subject parcel	158.8 acres	1,941 feet on Bergin Road 3,342.85 feet on Old US-23

Land uses and zoning districts for properties adjacent to the subject parcel for the rezoning request are as follows:

North: LI (Light Industrial)  
Hartland Commerce Center – north of Bergin Road

South: CA (Conservation Agricultural)  
Single-family residences

East: LI (Light Industrial); I (Industrial); and CA (Conservation Agricultural)  
East of Old US-23 – Mix of LI and I businesses, and one vacant CA parcel

West: CA (Conservation Agricultural)  
Single-family residences

Comprehensive Plan

The 2020-2021 Amendment to the Hartland Township Future Land Use Map (FLUM) designates the subject property as Medium Urban Density Residential. The 2020-2021 Comprehensive Plan Amendment document has the following comments regarding this category:

Medium Urban Density Residential

*General Location.* The areas adjacent to Round, Handy, and Maxfield Lakes, Millpointe subdivision, and Cobblestone Preserve site condominiums, are all located in the Medium Urban Density Residential designation. The undeveloped land northwest of the Clark and Dunham intersection, as well as southwest of the Old US-23 and Bergin Road interchange, is part of this designation which when combined totals approximately 935.13 acres.

*Intended Land Uses.* The Medium Urban Density Residential designation is intended to reflect the existing densities and character of the identified areas and to provide opportunities for new development that is consistent with the referenced neighborhood patterns.

*Characteristics.* In the Medium Urban Density Residential areas, land can be developed at a density of approximately two (2) or three (3) dwelling units per acre. Lot sizes are anticipated to be 8,000 to 20,000 square feet per dwelling.

The 2020-2021 Amendment to the Future Land Use Map designations for properties adjacent to the subject site for the rezoning request are as follows:

North: Planned Industrial Research and Development (PIRD) – north of Bergin Road

South: Medium Suburban Density Residential

East: Planned Industrial Research and Development (PIRD) – east of Old US-23

West: Medium Suburban Density Residential

### **Zoning Map Amendment Criteria (Section 7.4.3)**

The Hartland Township Zoning Ordinance, under Section 7.4.3, provides the Planning Commission and Township Board with the following criteria to consider in making its findings and recommendation and decision:

#### **Section 7.4.3.A. Consistency with the adopted Comprehensive Plan (2020-2021 Comprehensive Plan Amendment).**

This criterion requires examination of not only the Future Land Use Map, but the language in the Comprehensive Development Plan.

The 2020-2021 Amendment to the Hartland Township Future Land Use Map designates the subject property as Medium Urban Density Residential. Per the 2020-2021 Comprehensive Plan Amendment, this zoning designation includes somewhat older, single-family subdivisions around Round, Handy and Maxfield Lakes. Generally speaking, the predominant zoning category for each of these subdivisions is SR (Suburban Residential). Cobblestone Preserve Planned Development (PDSR) was approved as a single-family residential Planned Development using SR (Suburban Residential) as the underlying zoning district regarding lot size and lot width. The development was approved in 1999 under SP #269. The zoning category designation for Cobblestone Preserve PD is PDSR (Planned Development Suburban Residential).

In referring to the Comprehensive Development Plan, the subject property is to be developed as single-family residential neighborhoods, using the density allowed for the Medium Urban Density Residential designation. The proposed rezoning request, to rezone the property to LI (Light Industrial), is not consistent with the FLUM and Comprehensive Plan. In order to facilitate the proposed rezoning, the FLUM and Comprehensive Plan should be amended to accommodate the LI district.

#### **Section 7.4.3.B. Compatibility with the site's physical, geological, hydrological and other environmental features.**

Currently the property is undeveloped, and the assumption is that the property or portion thereof has been farmed in the past. Based on aerial photography imagery, the property consists of wetland areas, open fields, and wooded areas. A natural features inventory has not been completed at this point to verify wetland areas on the site. A wetland map created by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) indicates potential wetland areas exist in several locations on the property. Future development of the property may require verification of wetland areas to determine their regulatory status.

The Planning Commission may request the applicant to provide a natural features inventory to adequately identify the size and location of any/all regulated wetland areas, as well as any other significant natural features, prior to making a decision on the rezoning request. Any wetland delineation should be verified and accepted by EGLE.

Section 7.4.3.C. Reasonable return on investment with current classification of CA

The applicant has not indicated what the future development plans are for the subject property if rezoned to LI (Light Industrial). Per the applicant's summary, properties to the north and east are zoned LI (Light Industrial), and the subject property is not marketable or economically feasible to develop and use as currently zoned (CA-Conservation Agricultural). Supporting documentation regarding this claim has not been provided by the applicant. The applicant further states that property is sizable and needs to be developed and used for more marketable uses such as self-storage, and other uses permitted in the LI district.

The applicant has not provided detailed information on how the property cannot be utilized under the current zoning classification. The applicant has provided a letter, dated December 1, 2022, which indicates the property is not marketable or economically feasible to develop under the current zoning. However, no additional documentation was submitted to support this statement. In addition, the Township Assessing Department has real estate listing information from several prior years that the subject property has been marketed for both industrial, as well as residential, uses in the past.

Section 7.4.3.D. Compatibility of all potential uses allowed in the proposed LI District with surrounding uses and zoning.

The subject property is a corner lot and is bounded by Bergin Road on the north and Old US-23 on the east. Essentially each road acts as a boundary between industrial-oriented uses and single-family residential uses. Industrial zoned parcels (LI or I) are on the opposite side of the road from the subject property, and parcels zoned as single-family residential (CA) are directly abutting the subject property. The FLUM supports this development pattern as well, with single-family residential designations for areas south of Bergin Road and west of Old-US 23. Industrial designations (PIRD) are shown on the FLUM for areas north of Bergin Road and east of Old US-23.

Properties on the east side of Old US-23 are zoned LI, I, and CA. The properties zoned LI and I include Carleton Equipment Dealership (Bobcat/Kubota dealership -zoned LI), Livingston County Concrete (zoned LI and I), self-storage facility (zoned I), Stone Pro Landscape supply (zoned I), and Beauchamp Water Treatment (zoned I). One vacant CA parcel is found at the southern end of those businesses.

North of Bergin Road the properties are zoned LI and include Hartland Commerce Center and Beacon Building Products.

Properties that are directly adjacent to the subject property (west and south), are zoned CA, and are currently used as single-family residences. Further to the west and south, and to the limits of Hartland Township, the current zoning is CA and SR (Meadowview Estates).

The Planning Commission will need to determine if the permitted uses in the LI zoning district are compatible with the existing and potential surrounding uses. The intent of the LI district indicates the "district is designed so as to primarily accommodate industrial parks, wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts." However, this is primarily based on the existing zoning and future land use map designated areas. The proposed rezoning would further extend a light industrial development into existing and future residential areas. The subject property would be surrounded by residential properties on the south and west. The Planning Commission will have to determine if this proposed rezoning would be compatible with the surrounding uses and zoning.



Section 7.4.3.E. Capacity of infrastructure and other public services and street system.

Municipal water and sanitary sewer are not available at this time. The Township DPW Director has provided his comments in the letter dated January 31, 2023.

The street system currently consists of Old US-23 and Bergin Road. Both roads are under the jurisdiction of the Livingston County Road Commission (LCRC). There has not been a traffic impact study indicating that these roads could adequately support permitted uses in the LI (Light Industrial) zoning category. Stormwater management is under the jurisdiction of the Livingston County Drain Commission (LCDC).

Section 7.4.3.F. Capability of the street system to accommodate the expected traffic generated by uses allowed in the requested zoning district.

Road access to the subject site could be provided via Bergin Road and Old US-23. Old US-23 is classified as a Major Collector route in the Comprehensive Plan and serves as a major north-south road in the Township. Bergin Road may be considered a Minor Collector based on the definition in the Comprehensive Plan.

A traffic impact study was not submitted as part of this request. Future development of the property could require an analysis of traffic impacts. Road improvements are under the jurisdiction of the Livingston County Road Commission. The applicant has not provided any information on whether the existing street system could adequately accommodate development in the proposed LI district. There is no information on how this may impact surrounding properties. The Planning Commission may consider the applicant provide a detailed traffic impact study and that study be reviewed by the Livingston County Road Commission.

Section 7.4.3.G. Apparent demand for uses permitted in the requested zoning district.

The applicant has mentioned that the property could be used for self-storage establishments and other uses permitted in the LI district; however, the applicant has not provided information regarding the demand for uses in the LI zoning district. Rezoning the subject property from CA to LI would essentially remove 158.8 acres of land from the Medium Urban Density Resident designation on the FLUM, thus reducing the area allotted to single-family residential developments. The FLUM shows a combined total of approximately 935.13 acres with the Medium Urban Density Residential designation.

On the Future Land Use Map, approximately 627.3 acres of the Township are designated as Planned Industrial Research and Development (PIRD), for light industrial and industrial uses. Generally, those areas are at the Clyde Road and US-23 interchange, and the Old US-23 area (near Bergin Road and Old US-23). The areas shown proximate to Old US-23 are east of Old US-23 and north of Bergin Road, similar to the current zoning patterns. The Planning Commission may need to consider if additional land is needed for current and future light industrial uses in this area of the Township, versus current and future demands for single-family residential uses. The applicant has not provided any information on the apparent demand for uses in the requested zoning district. The Planning Commission can certainly request additional information that show such demand.

Section 7.4.3.H. Ability to comply with zoning regulations.

Any future development of the property will require compliance with the current Zoning Ordinance standards and requirements. The site may contain potentially State-regulated wetlands. Without further information the Township cannot determine if the property is sufficiently large enough to accommodate light industrial development outside of any regulated wetlands on the property.

Section 7.4.3.I. Appropriateness of the requested zoning district.

The proposed LI zoning classification does not align with the 2020-2021 Amendment to the Hartland Township Future Land Use Map designation of Medium Urban Density Residential for the subject property.

The FLUM shows the PIRD designation for properties east of Old US-23 and north of Bergin Road, and single-family residential designations for the subject site and areas adjacent to the site. This is similar to the current development patterns, with a separation of industrial-oriented uses and single-family residential uses, via the existing road system (Bergin Road and Old US-23). Uses permitted in LI seem to be incompatible with the existing and future residential developments adjacent to the subject site. LI uses could detrimentally affect the surrounding residential properties.

This standard requires the Planning Commission, and ultimately, the Township Board, to determine that the proposed zoning classification is considered to be more appropriate than any other zoning classification.

Section 7.4.3.J. Amendment of permitted or special uses versus rezoning.

The applicant has not identified a specific use that would be part of this rezoning request, other than the potential of a self-storage facility. Generally, it is not advisable for the Township to only consider one of the permitted uses that are permitted in a proposed rezoning request.

As a result, the Planning Commission should consider all permitted uses in the proposed rezoning request and determine if the subject property is appropriate for those uses.

Section 7.4.3.K. Exclusionary and Spot Zoning Issues.

The term exclusionary zoning is generally referred to a zoning ordinance or a zoning decision that would exclude an otherwise lawful use of land. Michigan Compiled Laws (MCL) Section 125.297a of Township Zoning Act (Sec. 27a) states “[a] zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a township in the presence of a demonstrated need for that land use within either the township or surrounding area within the state, unless there is no location within the township where the use may be appropriately located, or the use is unlawful.”

The Michigan State University Extension on Land Use Planning (posed on June 17, 2016 by Brad Neumann, MSU Extension) has defined “spot zoning” as: “one illegal form of rezoning is spot zoning. This practice gets its name from the appearance of small spots of different zoning districts on a zoning map that otherwise has large contiguous areas in the same zoning district around the spots.

To be considered a spot zone, the property, in most cases, must meet the following four criteria:

- The area is small compared to districts surrounding the parcel in question.
- The new district allows land uses inconsistent with those allowed in the vicinity.
- The spot zone would confer a special benefit on the individual property owner not commonly enjoyed by the owners of similar property.
- The existence of the spot zone conflicts with the policies in the text of the master plan and the future land use map.

Section 7.4.3.L. Submittal of similar request within one year.

A similar rezoning request has not been submitted within one year.

Section 7.4.3.M. Other Factors.

The Planning Commission and/or the Township Board may consider other factors that it deems appropriate.

**Hartland Township DPW Review**

Comments from the Hartland Township DPW Director are summarized in the letter dated January 31, 2023.

**Hartland Township’s Engineer’s Review**

No comments.

**Hartland Deerfield Fire Authority Review**

No comments.

**Attachments**

1. Hartland Township DPW letter dated 01.31.2023 – *PDF version*
2. REZ #23-001 Attorney letter dated December 1, 2022 – *PDF version*
3. Land Survey – *PDF version*
4. Aerial Photo of Subject Site – *PDF version*
5. CA Zoning District Uses – *PDF version*
6. CA Zoning District Standards – *PDF version*
7. LI Zoning District Uses – *PDF version*
8. LI Zoning District Standards – *PDF version*
9. Hartland Township Zoning Map 12.12.2012 – *PDF version*
10. 2022-2021 Future Land Use Map Amendment 04.22.2021 – *PDF version*

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2023 Planning Commission Activity\Site Plan Applications\REZ #23-001 Szerene Land LLC Old Us 23\Staff reports\Planning Commission\REZ #23-001 PH staff report PC 02.02.2023.docx



**DEPARTMENT OF PUBLIC WORKS**

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

TO: Planning Department  
DATE: 01/31/2023  
DEVELOPMENT NAME: Old US23 and Bergin Rd  
PIN#: 4708-33-100-020  
REVIEW TYPE: Rezoning #23-001

---

Public Works reviewed the rezoning request, RZ #23-001. This proposed development will require private water source as municipal facilities are not available in this area. Sanitary is available on Burgin Rd however no REUs are assigned to this parcel and the parcel is not located in the current Sewer district. Therefore, prior to committing to the availability or the feasibility of connecting, a capacity study would need to be performed by the Livingston County Drain commission to verify if the capacity would be available for any potential development on this parcel.

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

Michael Luce  
Public Works Director

**KALAS KADIAN, PLC**  
**Attorneys and Counselors**

31350 TELEGRAPH ROAD, SUITE 201  
BINGHAM FARMS, MI 48025

**TOM KALAS**  
TELEPHONE: (248) 731-7243  
FACSIMILE: (248) 792-6379  
Email: [tom@kalkad.com](mailto:tom@kalkad.com)

December 1, 2022

**Via First Class Mail and**  
**E-Mail: [tlanger@harlandtwp.com](mailto:tlanger@harlandtwp.com)**

Hartland Township  
Office of the Planning Director  
2655 Clark Road  
Harland, MI 48353

Attention: Troy Langer

**Re: Szerene Land LLC, Rezoning**  
**Property Address: Vacant Old US 23; Parcels 08-33-100-002, 003 and 010; and**  
**08-33-300-006**

Dear Mr. Langer:

As you know, I represent Szerene Land, LLC, the owner of the above referenced property, consisting of approximately 158 acres. The property is currently zoned conservation agricultural (CA), and master planned for medium urban density residential. The property to the north and east is zoned light industrial (LI). The property is not marketable or economically feasible to develop and use as currently zoned. In light of its size, and other applicable reasons to be discussed, it needs to be developed and used for more marketable uses, such as self-storage, and other uses permitted in the LI zoning district.

Enclosed herewith you will find the completed Application for Planned Developments and Zoning Amendments, property legal descriptions from the Hartland Township Assessor's Office, and a check from my client in the amount of \$1,500, representing the rezoning filing fee in this matter. Please file the Application in your usual manner, and let me know if you should need anything further. Also, please let me know when this matter will be placed on the Planning Commission Agenda for a public hearing.

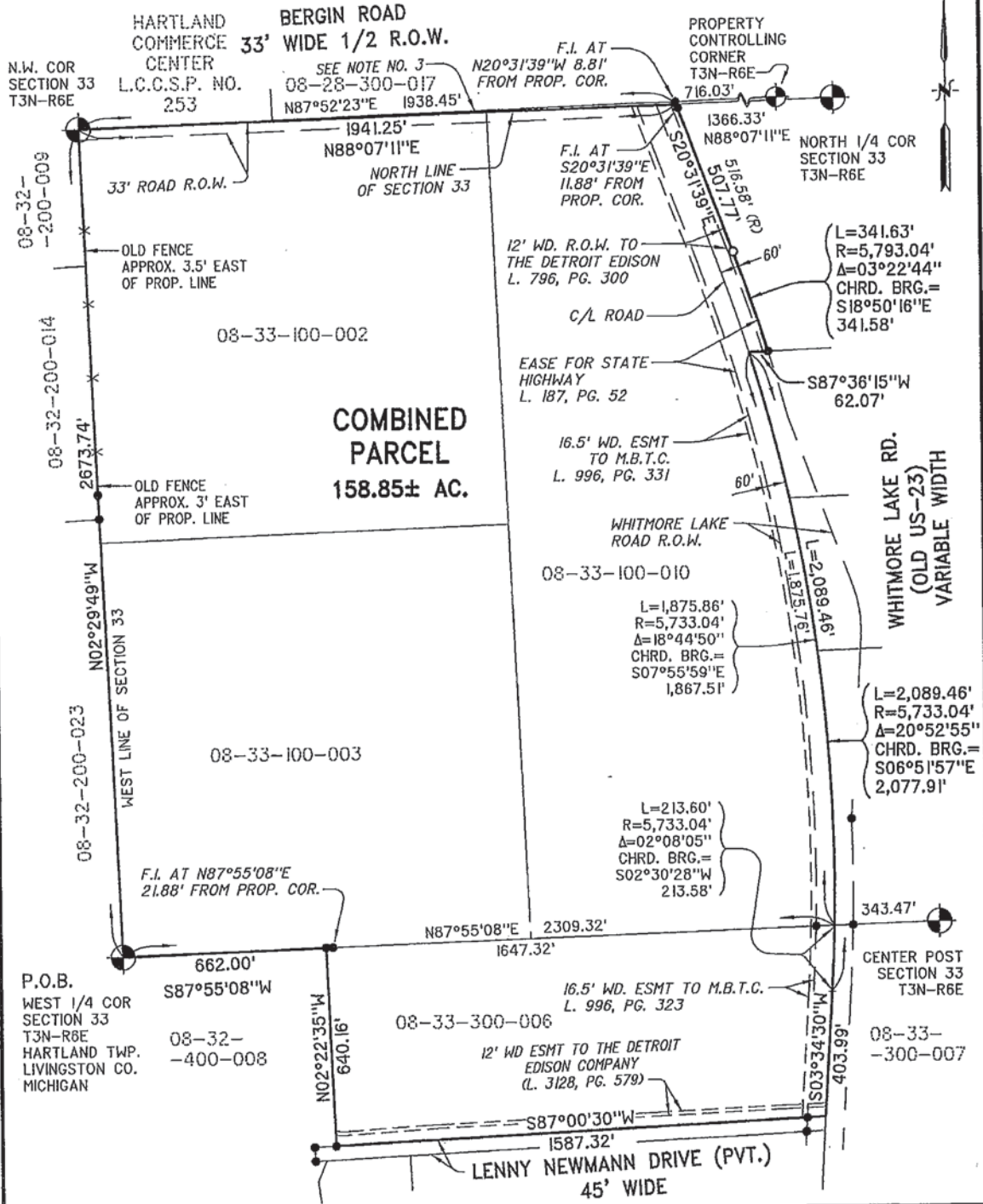
Your attention to this matter is appreciated.

Very truly yours,

  
KALAS KADIAN, P.L.C.  
Tom Kalas  
[tom@kalkad.com](mailto:tom@kalkad.com)

TK:vb  
Enclosures  
cc w/encl: Client (via e-mail)

**CERTIFIED LAND SURVEY**



**LEGEND**

○ = SET M.A.G. NAIL  
 ● = FOUND IRON  
 ■ = FOUND MONUMENT  
 -x-x- = FENCE LINE

L. = LIBER  
 PG. = PAGE  
 (R) = MEASUREMENT OF RECORD

SCALE: 1 INCH = 400 FEET ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF

CIVIL ENGINEERS  
 LAND SURVEYORS

**DESINE INC**

(810) 227-9533  
 FAX (810) 227-9460  
 EMAIL: [desine@desineinc.com](mailto:desine@desineinc.com)  
 2183 PLESS DRIVE  
 BRIGHTON, MICHIGAN 48114

PREPARED FOR  
**SZERENE LAND L.L.C.**

SECTION 33, TOWN 3 NORTH, RANGE 6 EAST  
 HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

JOB NO. 1-8-33-101657    DATE 02/19/10

DWG NO. 101657-132    DRAWN MLL    SHEET 1 OF 5

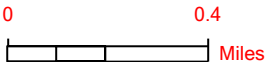
*Mariusz L. Lukowicz*  
 MARIUSZ L. LUKOWICZ  
 PROFESSIONAL SURVEYOR NO. 38119

STATE OF MICHIGAN

MARIUSZ L. LUKOWICZ  
 PROFESSIONAL SURVEYOR  
 No. 38119  
 LICENSED PROFESSIONAL SURVEYOR



# HARTLAND TWP





1	Purpose and Introduction
2	Definitions
3	Zoning Districts
4	Use Standards
5	Site Standards
6	Development Procedures
7	Admin and Enforcement

3.1.1

# CA Conservation Agriculture

## A. INTENT

The intent of the "CA" Conservation Agricultural District is broad in scope but specific in purpose: to protect vital natural resources (for example, high quality water supplies, flood-prone areas, stable soils, significant stands of vegetative cover, substantial wetlands) and to protect lands best suited to agricultural use from the encroachment of incompatible uses which would cause such land to be taken out of production prematurely, while designating an area appropriate to low density single family residential development that does not alter the general rural character of the District.

The standards in this district are intended to assure that permitted uses peacefully coexist in a low density setting, while preserving the rural-like features and character of certain portions of the Township. Low density residential development is further intended to protect the public health in areas where it is not likely that public water and sewer services will be provided.

It is further the intent of this District to permit a limited range of residentially-related uses, and to prohibit multiple family, office, business, commercial, industrial and other uses that would interfere with the quality of residential life in this district. This District is intended to correspond to the Estate Residential future land use category of the Comprehensive Plan

**i User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

- i. Agriculture<sup>■</sup> and farming
- ii. **Essential public services, provided there is no building or outdoor storage yard** §4.26
- iii. **Forests, forestry** §5.17
- iv. **Single family detached dwellings**<sup>■</sup> §4.1
- v. Township owned and operated water, sewer and storm drain systems
- vi. **Public park and recreation areas**<sup>■</sup> §4.40
- vii. State licensed residential facilities that provide care for up to six (6) individuals, including child day care and adult foster care<sup>■</sup>
- viii. **Private stables**<sup>■</sup> **when located on a site of not less than five (5) acres** §4.43

## C. ACCESSORY USES

- i. **Accessory uses, buildings and structures customarily incidental to any of the above-named permitted uses** §5.14
- ii. **Home occupations**<sup>■</sup> §4.2
- iii. Living quarters for persons employed on the premises and not rented or used for some other purpose
- iv. **Temporary or seasonal roadside stand**<sup>■</sup> §4.41
- v. Seed and feed dealership provided there is no showroom or other commercial activities included
- vi. Land extensive recreation activities

## D. SPECIAL LAND USES

- i. **Cemeteries** §4.19
- ii. **Adult care**<sup>■</sup> **and child care facilities**<sup>■</sup> **that provide care for seven (7) to twelve (12) individuals** §4.12
- iii. **Churches and religious institutions**<sup>■</sup> §4.20
- iv. **Nursing or convalescent homes,**<sup>■</sup> **or child caring institution** §4.23
- v. Duplex or two dwelling<sup>■</sup> for farm family only, in conjunction with a farm operation.
- vi. **Essential public service buildings, structures and equipment, excluding storage yards** §4.26
- vii. Forestry clearcut operation which encompasses thirty (30) or more acres over a three (3) year period or ten (10) or more acres during one year.
- viii. **Golf courses**<sup>■</sup> **and country clubs**<sup>■</sup> §4.30
- ix. **Kennels**<sup>■</sup> §4.33
- x. **Sand, gravel or mineral extraction** §4.5
- xi. **Public & private elementary, intermediate or high schools** §4.42
- xii. **Specialized animal raising and care**<sup>■</sup>, **when located on at least five (5) acres** §4.10
- xiii. **Public stables**<sup>■</sup> **or riding arenas** §4.43
- xiv. **Radio, telephone and television transmitting and receiving towers**<sup>■</sup> §4.39
- xv. **Landscape nursery**<sup>■</sup>, **if located on at least ten (10) acres** §4.38
- xvi. **Veterinary offices/clinics (large animal)**<sup>■</sup> §4.45
- xvii. **Private recreation areas**<sup>■</sup> §4.40
- xviii. **Bed and breakfast facilities**<sup>■</sup> §4.18
- xix. Farm markets, cider mills, and you-pick operations on a farm
- xx. Wildlife refuges
- xxi. Game preserves



## E. DEVELOPMENT STANDARDS

### Lot Size

Minimum lot area <sup>Ⓜ</sup> :	
Farm dwelling	10 Acres
Single-family detached dwelling	2 Acres
Minimum lot width <sup>Ⓜ</sup> :	
Farm dwelling	300 ft
Single-family detached dwelling	200 ft

### Maximum Lot Coverage<sup>Ⓜ</sup>

Farm dwelling	5%
Single-family detached dwelling	15%

### Setbacks<sup>Ⓜ</sup>

Minimum front yard setback:	50ft
Minimum rear yard setback:	50ft
Minimum side yard setback:	15 ft

### Building Height<sup>Ⓜ</sup>

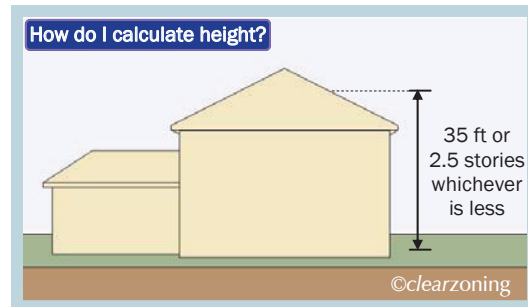
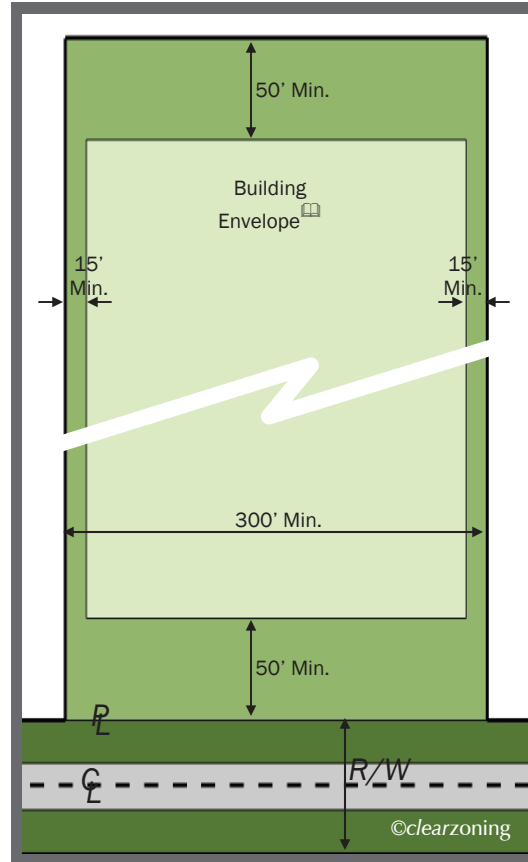
Maximum building height:	35 ft or 2.5 stories whichever is less
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### Floor Area<sup>Ⓜ</sup>

Minimum floor area per one-family dwelling <sup>Ⓜ</sup> :	
1 story	1,200 sq ft
1+ stories	960 sq ft (first floor) 1,200 sq ft (total)

### NOTES

- For additions to the above requirements, refer to Section 3.24: 1, 2, 5, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28.
- See *Suggested References* below for applicability



The above drawings are not to scale.

## SELECTED REFERENCES

### 3. Zoning Districts

- **General Exemptions for Essential Services** §3.8
- **Single Family Lot Coverage Exemption** §3.25

### 4. Use Standards

- **Farms** §4.27
- **Keeping of Animals** §4.10
- **Residential Open Space Development** §4.48

- **Stables and Riding Arenas** §4.43
- **Residential Design Standards** §4.1

### 5. Site Standards

- **Sidewalks & Pathways** §5.12
- **Paved Access** §5.22
- **Off-Street Parking and Loading** §5.8
- **Access Management and Driveways** §5.10
- **Landscaping** §5.11
- **Lighting** §5.13
- **Walls and Fences** §5.20

- **Performance Standards** §5.19
- **Architectural Standards** §5.24
- **Accessory Buildings and Uses** §5.14
- **Specific Landscaping Requirements** §5.11.6

### 6. Development Procedures

- **Site Plan Review** §6.1
- **Traffic Impact** §6.5
- **Special Use Review** §6.6

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



### 3.1.16

# LI Light Industrial

## A. INTENT

The LI, Light Industrial District is designed so as to primarily accommodate industrial parks, wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. The LI District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location is not to be permitted.

**i** **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

- i. Any use with the principal function of conducting research, design, testing and pilot or experimental product development.
- ii. Vocational schools and other types of technical training facilities.
- iii. Computer programming, data processing and other computer related services.
- iv. Professional & medical offices
- v. (Reserved)
- vi. **Financial institutions with drive-through service** §4.57
- vii. Publicly owned and operated facilities
- viii. **Essential services, buildings and storage yards** §4.26
- ix. Public or private parks and open space
- x. **Outdoor seating and dining areas** §4.47
- xi. Light industrial uses<sup>m</sup>
- xii. Business services
- xiii. **Mini warehouses** §4.35
- xiv. Commercial greenhouses
- xv. Lumber yards and millworks, provided any mills are completely enclosed
- xvi. Public buildings, post offices, libraries, libraries, community centers, including outdoor storage.
- xvii. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations.

## D. SPECIAL LAND USES

- i. **Child day care<sup>m</sup> and adult day care centers<sup>m</sup>** §4.12
- ii. **Indoor tennis facilities, fitness and recreation centers** §4.40
- iii. Urgent care facilities
- iv. **Motels<sup>m</sup> and hotels** §4.36
- v. Standard restaurants<sup>m</sup>
- vi. Freezer locker plants and cold storage
- vii. **Heliports** §4.13
- viii. **Radio, television and other communication towers<sup>m</sup>** §4.39
- ix. **Outdoor storage accessory to a permitted use** §3.27
- x. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- xi. **Automobile repair - major<sup>m</sup>** §4.59

## C. ACCESSORY USES

- i. **Sales at a commercial greenhouse** §3.22.1
- ii. **Personal fitness centers<sup>m</sup> accessory to industrial use** §3.22.2
- iii. **Caretaker living quarters** §4.51
- iv. **Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14



## E. DEVELOPMENT STANDARDS

### Lot Size

Minimum lot area<sup>Ⓜ</sup>: 40,000 sq ft  
 Minimum lot width<sup>Ⓜ</sup>: 120 ft

### Maximum Lot Coverage<sup>Ⓜ</sup>

Principal structure 75%

### Setbacks<sup>Ⓜ</sup>

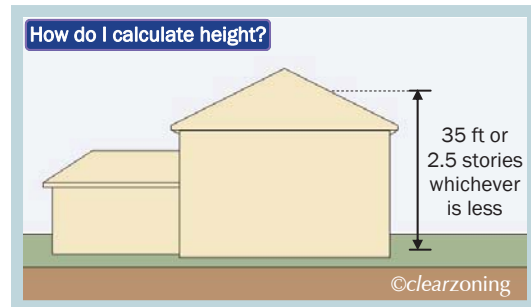
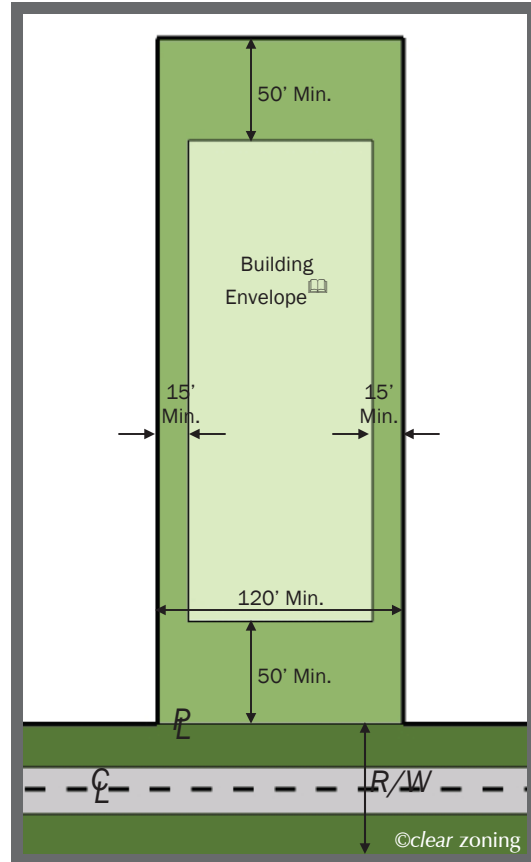
Minimum front yard setback: 50 ft  
 Minimum rear yard setback: 50 ft  
 Minimum side yard setback: 15 ft

### Building Height<sup>Ⓜ</sup>

Maximum building height: 35 ft or 2.5 stories whichever is less

### NOTES

- For additions to the above requirements, refer to Section 3.24: 2, 5, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28.
- See *Suggested References* below for applicability



The above drawings are not to scale.

## SELECTED REFERENCES

### 3. Zoning Districts

- **Planned Development** §3.1.18
- **Light Industrial District** §3.22
- **Commercial Greenhouse** §3.22.1

### 5. Site Standards

- **Paved Access** §5.22.3
- **Off-Street Parking and Loading Requirements** §5.8
- **Access Management and Driveways** §5.10
- **Sidewalks & Pathways** §5.12
- **Landscaping** §5.11
- **Lighting** §5.13
- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24

### 6. Development Procedures

- **Site Plan Review** §6.1
- **Traffic Impact** §6.5
- **Special Use Review** §6.6

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

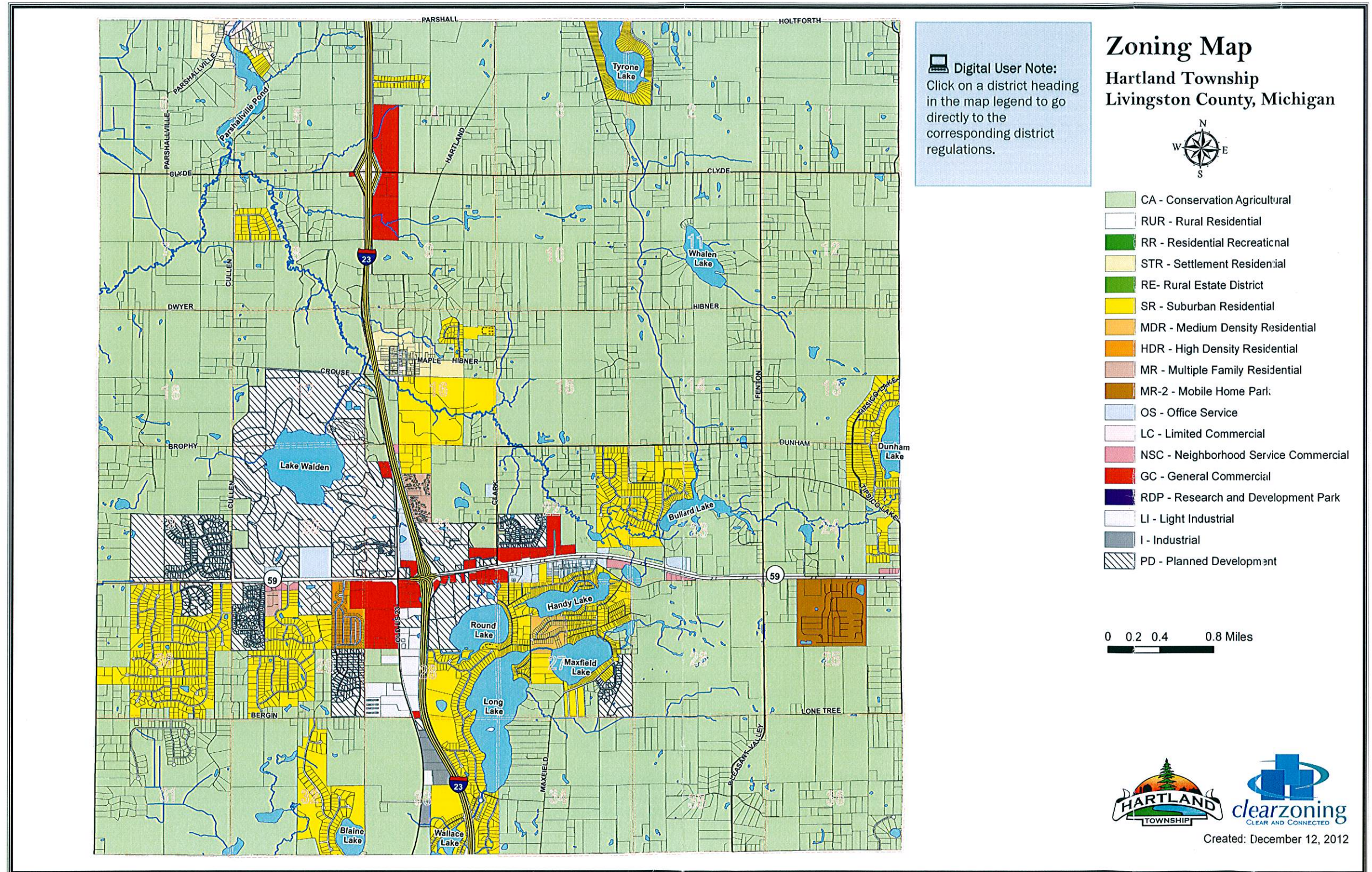
5 Site Standards

6 Development Procedures

7 Admin and Enforcement











# Hartland Township

Livingston County, MI

## FUTURE LAND USE MAP

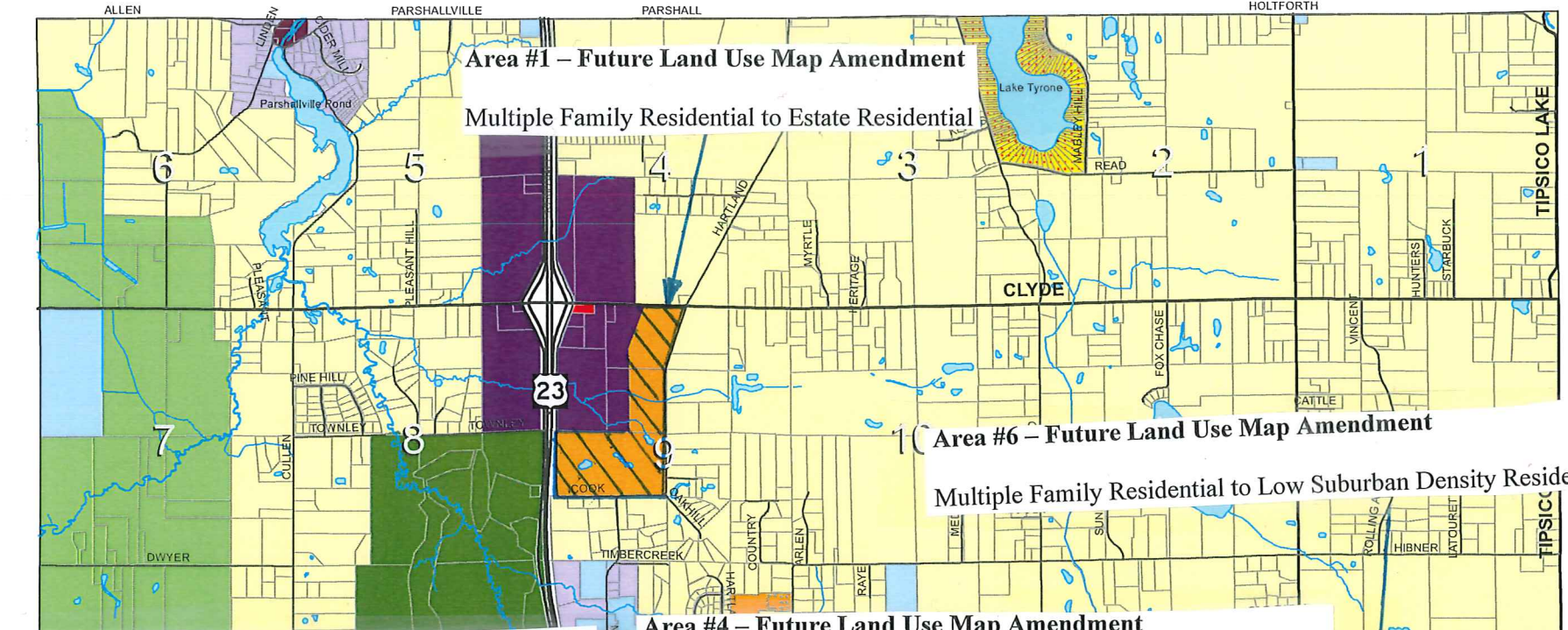
Adopted September 1, 2015

### Future Land Use Categories

- Commercial
- Estate Residential
- High Density Residential
- Low Suburban Density Residential
- Multiple Family Residential
- Medium Suburban Density Residential
- Medium Urban Density Residential
- Office
- Planned Industrial / R & D
- Public / Quasi-Public
- Residential Recreation
- Rural Residential
- Special Planning Area
- Village Commercial
- Village Residential

Area #3 – Future Land Use Map Amendment

Multiple Family Residential to Medium Suburban Density Residential



Area #1 – Future Land Use Map Amendment

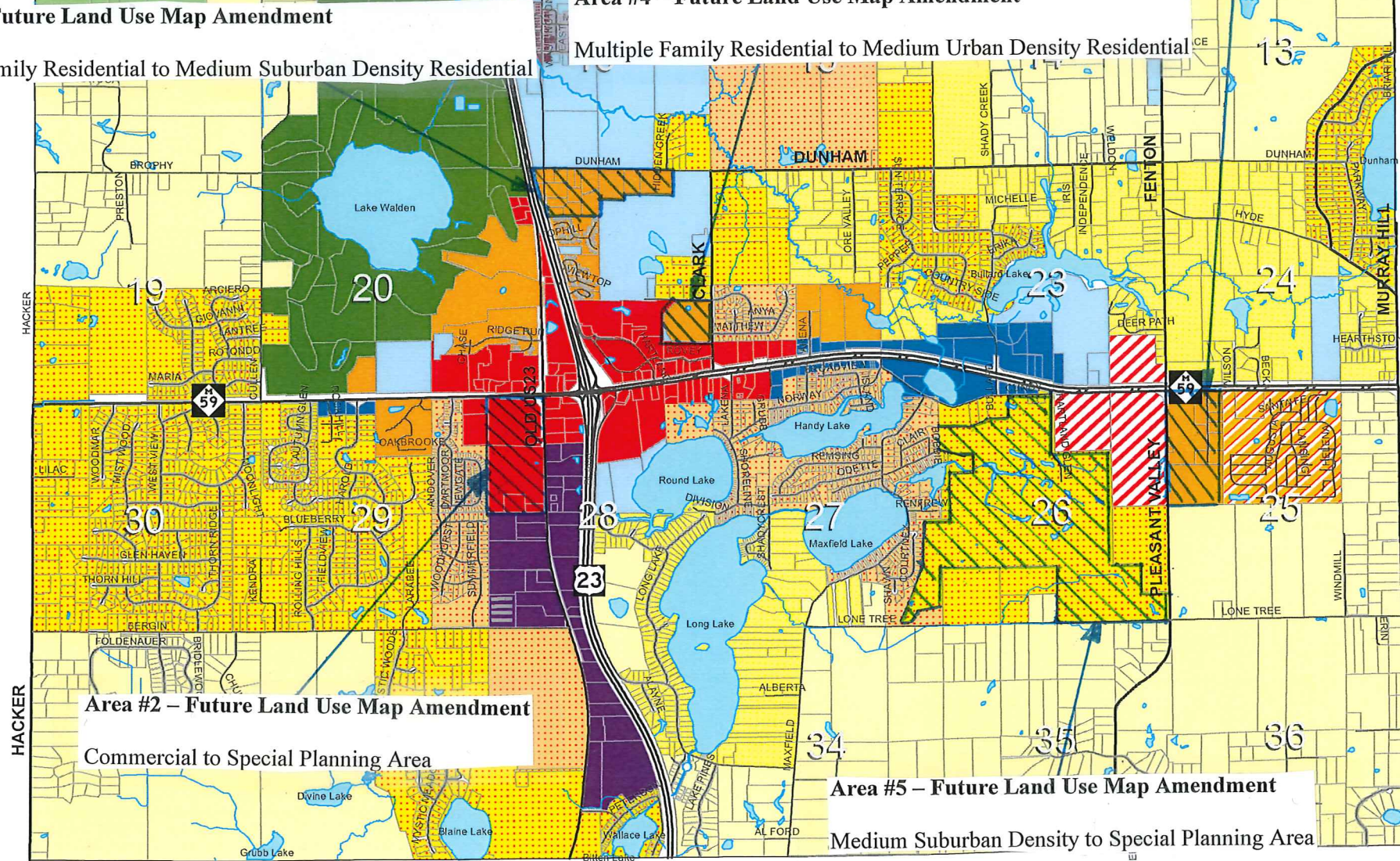
Multiple Family Residential to Estate Residential

Area #6 – Future Land Use Map Amendment

Multiple Family Residential to Low Suburban Density Residential

Area #4 – Future Land Use Map Amendment

Multiple Family Residential to Medium Urban Density Residential

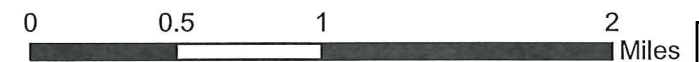


Area #2 – Future Land Use Map Amendment

Commercial to Special Planning Area

Area #5 – Future Land Use Map Amendment

Medium Suburban Density to Special Planning Area



Map Created By: Hartland Township Planning Department  
 Basemap Source: Livingston County

Recommended for Approval by the Hartland Township Planning Commission on July 30, 2015  
 Adopted by the Hartland Township Board of Trustees on September 1, 2015