



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 Town Hall
Thursday, October 08, 2026
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 September 24, 2026
6. Call to Public
7. Old and New Business
 - [a.](#) Site Plan Application #26-011 Proposed facade and site renovations at 10440 Highland Road
 - [b.](#) Comprehensive Development Plan 5 Year Review
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** MEETING MINUTES

SEPTEMBER 24, 2026– 7:00 PM

1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**
Present – Commissioners Eckman, Fox, Grissim, Mayer, McMullen, and Mitchell
Absent – Commissioner Murphy
4. **Approval of the Meeting Agenda:**
Commissioner Eckman offered a Motion to approve the September 24, 2026, Planning Commission Meeting Agenda. Seconded by Commissioner Grissim. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. Planning Commission Meeting Minutes of September 10, 2026. Commissioner Grissim offered a Motion to approve the Planning Commission Meeting Minutes of September 10, 2026. Seconded by Commissioner Mayer. Motion carried unanimously.
6. **Call to the Public:**
None
7. **Old and New Business**
 - a. Site Plan Application #26-009 – Amended and Restated Eighth Amendment to Hartland Towne Square Planned Development Agreement

Director Langer stated the following:
 - Gave an overview of the location and scope of the Hartland Towne Square Planned Development.
 - Developed as a PD Planned Development.
 - Pattern Book established specific regulations for this development which can vary from the Zoning Ordinance.
 - Amending those regulations involves a recommendation by the Planning Commission, and final approval from the Township Board.
 - This is the 8th Amendment restated; there was an 8th Amendment approved earlier by the Township and the HTS owners at that time, RAMCO, but Meijer would not sign the document.
 - This document includes those changes and some additional items.
The Applicant, Steve Samona, representing Hartland Towne Square LLC, introduced himself and stated the following:
 - Purchased the property at the end of 2025 trying to breathe new life into the development.
 - They view Hartland as a thriving community with momentum.

- Have a desire to see this development succeed; they felt the need to modernize the Pattern Book to draw more interest and remove some items that may have been hampering projects from achieving success in the past.
- Applicant submitted the following items:
 - Exhibit A: “Land”
 - Exhibit B: “Purchased Property”
 - Exhibit C: “Existing Development Sign Improvements”
 - Exhibit D: “New Ground Signs”
 - Exhibit E: “New Development Signs”
 - Exhibit F: “LED Lights”
 - Exhibit G: “Landscape Modifications”
 - Exhibit H: “Current Site Plan”
 - Exhibit I: “New Sign Map”

Chair Fox referred to the staff memorandum dated September 17, 2026.

Paragraph 6.2 of the Agreement (Internal Traffic Circulation) – (#2 and #3 on Page 2 of the Agreement)

Director Langer stated the following:

- Hartland Road was reconfigured when Hartland Towne Square was planned and bisects a portion of the development.
- Two private roads, Hartland Towne Square and Rovey Drive, are also part of the PD.
- Land divisions occurred, whereby the right-of-way area for Hartland Square Drive and Rovey Drive appeared to be exempted from the ownership of the adjacent parcel(s).
- This presented potential future concerns with the ownership and maintenance of both Hartland Square Drive and Rovey Drive and was discussed in 2019.
- The 8th Amendment of 2019 provided proposed language to address this concern and is included in this amendment.

Paragraph 3.1.16 of the Agreement (Drive Through Service) – (#4 on Page 2 & #5 on Page 3 of the Agreement)

Director Langer stated the following:

- Previously, there was a cap on the number of drive-throughs for businesses and restaurants.
- After COVID, the restaurant industry changed and more drive-throughs were desired.
- The 8th Amendment from 2019 provided language to eliminate the restrictions on the number of drive-through establishments and the new owners have carried this forward.

Sign Program Overview for Monument/Ground Signs

Chair Fox stated the following:

- Indicated on their plans the signs they would like to have with red circles and have stated the reasons for them.
- Exposure to Highland Road is limited; the Applicant feels additional signage would help drive customer traffic to those sites.
- Commented this development could be forty percent (40%) of the retail space in Hartland Township.

Commissioner Eckman stated he supports the additional signage given the size of the parcel(s). He appreciates signage when he is navigating in an unfamiliar area.

Commissioner Grissim asked about sign number four (4) listed as Exhibit C. Chair Fox reminded the Planning Commission of an earlier discussion about a sign near the Starbucks' multi-unit building. Director Langer stated that sixteen-foot sign was proposed in the original 8th Amendment and was never constructed; the Applicant is proposing a new sign with multiple panels.

LED Lights (Exhibit F) – (#9 on Page 4 of the Agreement)

Chair Fox stated this change updates the Pattern Book with the new LED lighting options that many projects have used recently.

Landscape Modifications (Exhibit G) – (#10 on Page 4 of the Agreement)

Commissioner Grissim stated she visited the site; the evergreen trees that will be replaced have grown into the other trees. They intend to replace the older evergreen trees with a different variety that will be six feet (6') in height and will screen the parking areas; all the Landscaping Modifications are acceptable.

Commissioner Eckman inquired if this type of evergreen will stop growing at six feet (6') to avoid this issue in the future. Commissioner Grissim confirmed it is a salt tolerant, shrub-type of evergreen.

Paragraph 3 of the Agreement (Permitted Uses, Limitations, and Prohibited Uses) – (#12-#16 on Pages 4 & 5 of the Agreement)

Director Langer stated they are modifying the original list of uses and limitations, in particular, a gas station. The original plan allowed for a gas station on the Meijer property but nowhere else. Meijer is interested in a different location for their gas station. This change would permit them to pursue another location within the development.

Chair Fox continued the original uses were proposed by the developer and accepted by the Township; the proposed uses seem reasonable. The Applicant stated they are trying to adapt to the ongoing changes in retail.

Modifications to the Façade Materials on Buildings – (#17 & #18 on Page 5 of the Agreement)

Director Langer stated the following:

- Larger uses have a quick brick component which has improved over the last twenty years.
- Allowing this component on buildings larger than 5,000 square feet.
- Those buildings still must come before the Planning Commission for Site Plan Approval.

Maximum Building Height – (#19 on Page 5 of the Agreement)

Director Langer stated the building height limitation was put in place due to the limitation of the fire fighting equipment at that time; that has changed so they are asking to increase the height limitation.

The Planning Commission briefly discussed the new height limitation and the process for approval.

Wall Signs

Director Langer stated the following:

- Not part of the PD Agreement.
- Asked the Applicant to provide a chart to aid the Planning Commission in understanding the changes.
- Requesting more signage, larger signs, and multiple signs for larger tenants.

Chair Fox stated the Applicant also provided examples of larger buildings with the requested signage, and they looked about right. The Applicant offered some additional explanation.

The Planning Commission discussed the changes.

Delivery of products, goods or merchandise – (#26 on Page 7 of the Agreement)

Chair Fox explained there were some limitations in the original PD, this change will open this up.

The Planning Commission discussed truck idling and a past concern at Meijer around Thanksgiving.

Amendment to Previously Approved Landscape Plans – Approval Procedure

Director Langer stated this is a separate request, a Site Plan Amendment. It consists of a revised landscape plan for the roundabout and clock tower, Exhibit L-1.C.

Commissioner Grissim asked about the purpose. The Applicant stated it looked a little neglected and they intend to beautify the area with fresh landscaping.

The Planning Commission discussed the timing, the process and what has already been done.

Commissioner Mitchell offered the following Motion:

Move to recommend approval of Site Plan Application #26-009, for the Amended and Restated Eighth Amendment to Hartland Towne Square Planned Development Agreement, as outlined in the staff memorandum dated September 17, 2026.

The recommendation for approval is based on the following findings:

- 1. The Planning Commission has determined the proposed amendment provides clarification for the on-going maintenance of the private roads in the development.**
- 2. The Planning Commission has determined the proposed amendment to remove the limitation on the number of drive-through establishments, provides flexibility for existing and future businesses in the development.**
- 3. The Planning Commission has determined the proposed amendments to allow additional ground signs, make improvements to existing ground signs, and amend the wall sign standards improves the visibility for existing and future businesses in the development.**
- 4. The Planning Commission has determined the amendment to update the lighting standards to add LED light pole heads will be a benefit to the PD and the Township.**

5. The Planning Commission has determined the proposed landscape modifications and enhancements to certain landscaping areas will be a benefit to the development as well as for existing and future businesses.
6. The Planning Commission has determined the proposed amendment to allow for additional permitted uses by right provides flexibility for existing and future businesses in the development.
7. The Planning Commission has determined the proposed modifications in the façade material products for the buildings will allow for flexibility for future businesses.
8. The Planning Commission has determined the proposed modifications to the building height limitations will allow for flexibility for future businesses.
9. The Planning Commission has determined the proposal to modify the hours of delivery in the development will be of benefit to the businesses and the community.

Approval of the PD amendment language shall be subject to approval of the Township Attorney.

Approval is subject to the following conditions:

1. The proposed Amended and Restated Eighth Amendment to Hartland Towne Square Planned Development Agreement is subject to approval by the Township Board.
2. The proposed landscape plan for the roundabout and clock tower areas (Sheet L-C.1) shall be considered a site plan amendment to the previously approved landscape plans for the entire Planned Development and shall not be part of the Amended and Restated Eighth Amendment to Hartland Towne Square Planned Development Agreement.
3. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, September 17, 2026, prior to recording the Planned Development documents.
4. The proposed Amended and Restated Eighth Amendment to Hartland Towne Square Planned Development Agreement shall be in a recordable format and shall comply with the requirements of the Township Attorney.

Seconded by Commissioner Mayer. Motion carried unanimously.

8. **Call to the Public:**

None

9. **Planner Report:**

Director Langer shared the language in the zoning ordinance regarding tall grass is ambiguous and needs clarification. He asked if the Ordinance Review Committee could look at this issue and add some language to make it easier to apply.

10. Committee Reports:

None

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Eckman. Motion carried unanimously. The meeting was adjourned at approximately 7:39 PM.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan Application #26-011 Proposed facade and site renovations at 10440 Highland Road

Date: October 1, 2026

Recommended Action

Move to approve Site Plan Application #26-011, a request to renovate the exterior façade of the multi-tenant commercial building and update selective site elements at 10440 Highland Road, as outlined in the staff memorandum dated October 1, 2026.

Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated October 1, 2026, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
2. A land use permit is required prior to the commencement of the exterior façade renovations and/or applicable site improvements as shown on the site plans.
3. Signs are not approved as part of this request. The blue accent stripe on each of the four (4) sides of the fueling station canopy is not approved as part of this request. Signs and the blue accent stripes require separate sign permits which are subject to an administrative review by the Planning staff.
4. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, the Fire Code requirements, and all applicable government agencies as applicable.
5. (Any other conditions the Planning Commission deems necessary)

Discussion

Applicant: James Perry (Meijer)

Site Description

The subject site is located east of Old US-23 and south of M-59 in Section 28 of Hartland Township. The site, addressed as 10440 Highland Road, is developed with a multi-tenant retail/commercial building that currently houses a convenience store (Quench) in the west tenant space (4,091 square feet per Township Assessing records). Smoothie King occupies the east tenant space (1,878 square feet per Township Assessing records). The site also includes a BP fueling station. The applicant intends to convert the BP fueling station to a Meijer fueling station and occupy the convenience store tenant space as a Meijer Express store.

Overview and Background Information

ZBA Application #174

On February 8, 1984, the Zoning Board of Appeals (ZBA) approved an 8-foot variance for the front setback (along Highland Road) for the dispensing units and support canopy associated with an automobile service station, to be located within the front yard.

Site Plan Application #40

This was a request to establish an automobile service station and convenience store in an existing building and add a fuel island canopy. The request was approved by the Township Board on May 15, 1984.

ZBA Application #408

On June 4, 1998, the Zoning Board of Appeals approved a 36-foot variance for the front setback (along Highland Road) for the new dispensing units and support canopy associated with a new gas station, to be located within the front yard.

Special Land Use Application #183 (fueling station); Special Land Use Application #184 (drive-through restaurant) and Site Plan Application #259

The project reviewed under these applications was a request to demolish the existing commercial building and gas station and construct a new gas station with canopy and dispensing units; a new multi-tenant retail building with retail store and carry-out restaurant (Subway); and fast-food restaurant with drive-through service (Taco Bell). The project was approved by the Township Board on June 6, 1999.

Site Plan Application #276

On November 16, 1999, the Township Board approved a minor amendment to Site Plan Application #259 to allow for a temporary building on the subject site to house remediation equipment from the former Sunoco gas station.

Site Plan Application #18-003

On April 26, 2018, the Township Planning Commission approved SP #18-003, for Rally's/Checkers to occupy the vacant tenant space formerly occupied by Taco Bell. The request was to renovate the existing building.

Land Use Permit #18-224

On November 1, 2018, the Township Planning Department issued a land use permit for a temporary walk-in freezer, in the same general location as the proposed walk-in freezer. In the event that the Planning Commission does not approve the request for a walk-in freezer, the temporary walk-in freezer will need to be removed from the site.

Site Plan Application #18-005

On December 20, 2018, the Planning Commission approved SP #18-005, a request to amend the site plan and add a walk-in freezer and screen walls to rear of the building (south elevation), for use by Rally's/Checkers.

Land Use Permit #19-014

Land Use Permit #19-014 was approved on August 13, 2019, for the installation (permanent) of a walk-in freezer and screen walls on the rear side of the building, for Rally's/Checkers.

Land Use Permit #22-269

On October 12, 2022, Land Use Permit #22-269 was approved for Smoothie King to occupy the tenant space formerly occupied by Rally's/Checkers.

Land Use Permit #23-299

This land use permit is a request to remodel the interior layout of the BP convenience store space, reface the building with new façade materials, and change the roofline. The scope of the project for the exterior renovations required a site plan application, to be reviewed by the Planning Commission, prior to the approval of the land use permit request. The site plan for this project was approved by the Planning Commission on February 22, 2024, under SP #24-002. Land Use Permit #23-299 was approved on March 6, 2024. The approved land use permit included exterior and interior renovations.

Site Plan Application #24-002

On February 22, 2024, the Planning Commission approved Site Plan Application #24-002, which was a request to renovate the exterior façade of the convenience store portion of the multi-tenant commercial building at 10440 Highland Road.

Sign Permit #24-022

On December 2, 2024, Sign Permit #24-022 was approved for new (BP) signage on the fueling station canopy.

Sign Permit #24-026

On December 19, 2024, Sign Permit #24-026 was approved for a new wall sign for the convenience store tenant space (Quench).

Land Use Permit #25-019

Land Use Permit #25-019 was approved on February 5, 2025, as an amendment to the interior renovations plans for the convenience store that were previously approved under Land Use Permit #23-299.

Request and Summary of Project

The new property owner of 10440 Highland Road (Meijer) is proposing to transition the existing British Petroleum (BP) fueling station to a Meijer fueling station with a convenience store. The fueling station canopy will also be rebranded as a Meijer gas station.

The existing multi-tenant building currently has two (2) tenants: Quench convenience store (west portion of the building) and Smoothie King (east portion of the building). The existing convenience store will be re-occupied by Meijer Express using the same square footage as currently configured. The Smoothie King tenant space and façade will not be modified as part of this request.

The proposed project includes exterior renovations to the existing building façade of convenience store portion of the multi-tenant building. New finishes and colors are also proposed for the fueling station canopy. Minor interior renovations of the convenience store are proposed.

Most of the proposed exterior renovations for the convenience store portion include painting over the existing façade materials on the north, south, and west elevations. The paint colors include black, dark bronze, and two (2) tones of grey. The existing feature element on the north elevation, over the building entrance doors, currently is comprised of a siding/shake product, as approved under SP #24-002. A new tinted, spandrel panel system is proposed to go in this area, which is taller than the existing feature element.

A new screen wall is proposed at the west end of the north (front) elevation. The screen wall is comprised of split face block as the base and topped with brick, both of which will be painted to match the building's colors. The overall wall height is 4'-6". The intent is to provide a dedicated area for outdoor storage along the west side of the building. A new ten (10) foot wide sidewalk is also proposed along the length of the west elevation.

Renovations to the fueling station canopy include repainting and rebranding the canopy fascia and wrapping the fueling station canopy columns with a CMU Concrete Masonry Unit) base and topped with brick, both of which will be painted to match the building.

New landscaping, site lighting, and dumpster gates are proposed. The parking areas will remain as currently configured.

Approval Procedure

Due to the proposed exterior renovations to the existing building and fueling station canopy, the proposed project requires a site plan application, as an amendment to a previously approved site plan (SP #259). The site plan application will be reviewed by the Planning Commission, who will make a final decision on the site plan. Changes to the landscaping, new site lighting, new dumpster gates, outdoor storage area with screen wall, and new sidewalk will also be reviewed by the Planning Commission as part of this application.

Since the exterior modifications, landscaping, and lighting are the only items to be reviewed as part of this request, the site plan review will be limited in scope in this memorandum. Applicable zoning standards in the Zoning Ordinance will be reviewed for the proposed project.

SITE PLAN REVIEW – Applicable Site Standards

Landscaping and Screening

The submitted landscape plan shows existing and proposed landscaping on the site. As noted previously, the proposed project is a re-branding of the fueling station and convenience store from BP to Meijer, that includes façade renovations to the convenience store elevations and fueling station canopy. Similar to the façade renovations in 2024 for the convenience store under SP #24-002, landscaping was not reviewed as part of that project. As part of the proposed improvements, the applicant has proposed to install additional landscape plant materials on the site. Staff is working with the applicant on some of the details of the proposed landscape plan and will continue to work with the applicant during construction review.

Lighting (Section 5.13 of Zoning Ordinance)

New light poles are proposed in the parking areas as well as new exterior lighting on the building. Lighting under the fueling station canopy will remain as currently configured. The current lighting standards are applied for the proposed lighting.

A. Intensity – Overall site

- Required – Light intensity to be measured at 5ft. above ground level on a vertical plane. Max. 0.5 fc along property line adjacent to residential, or 1.0 fc along property line adjacent to non-residential. Average footcandles between 2.4 and 3.6 fc (average) within main parking area, and up to 5.0 fc (average) at main building entrance(s) and exit/entry drive. Lighting level may not exceed 10 fc in any location.
- Proposed – Plan does not state the footcandles values being measured at 5 ft. above grade. Max. 1.0 fc along west property line; Max. 2.0 fc along south property line; Max. 1.5 fc along east property line; Max. 1.8 fc along north property line (at ROW). These do not comply.
- Proposed – Average footcandle value in the main parking area is 0.7 fc and complies. Average

footcandle value at main building entrance is 3.56 fc and complies. Average footcandle values at exit/entry are not stated. Highest lighting level is 10.8 fc (under wall sconce on front of building) and does not comply.

- Meets Requirement? –Some values exceed the maximum footcandles permitted and some information is missing. The lighting under the awnings (north side of the building) should be included in the footcandle values/intensity calculations on the photometric plan.
- The fuel canopy eyebrow lighting shown on the photometric plan is not permitted and details should be removed from the photometric plan (Luminaire schedule and detail A1).
- Comments – The photometric plan shall be revised to address comments in this section on the Construction Plan set.

B. Fixture Height

- Required – Max. 28 feet (25-foot fixture on 3-foot base)
- Proposed – Overall height of pole and base is 25 ft.
- Meets Requirements? – Yes
- Comments – (none)

C. Fixture Type

- Required – Details of all lighting fixtures needed including specifications for shielding, wattage, and illumination.
- Proposed – Technical information for the light poles and wall packs are provided. Lighting under the awning (north side of building) was not provided.
- Meets Requirement? – No
- Comment – The specification sheet for the awning lights shall be submitted as part of the Construction Plan set.

Architecture / Building Materials

The applicant submitted color renderings of the proposed exterior renovations to the convenience store portion of the building and the fueling station canopy. The renovations are discussed below by topic. A detailed façade materials review of the proposed renovations to the three (3) elevations, per Section 5.24, is not warranted at this time.

Convenience store renovations

As background information, the exterior walls of the convenience store portion of the building were renovated in 2024 and were based on the plans approved under SP #22-004. The renovations included refacing the top portion of each exterior wall with thin face brick and capped with a decorative band of EIFS (Exterior Insulation Finishing System), on the north, south, and west elevations.

The current exterior finishes include a contrasting feature element in the central area over the entrance door on the north elevation; in the center of the west elevation; and at the southwest end of the south elevation. The north and west feature element are comprised of siding/shakes, charcoal in color, which are a fiber cement product. The south feature element is comprised of thin brick and painted light grey. The decorative band and feature walls screen the existing roofline and rooftop HVAC units.

The applicant intends to refresh the look of the convenience store by applying paint over the existing façade materials in various paint colors, on the north, south, and west elevations. The roofing element on the south elevation will not be painted. The proposed paint colors include black, dark bronze, and two (2) tones of grey. A metal awning is proposed on the north elevation, in a dark bronze color, and which is illuminated from the underside.

The existing feature element on the north elevation, over the entrance doors, will be replaced or covered with a tinted spandrel panel system with a grid pattern (labeled as faux tower on the architectural plans). The panel system is dark bronze in color with matching metal trim accents. The proposed panel system with trim on top cap extends approximately five (5) feet above the top of the parapet wall. The total height of the building is 23'-10" from the ground to the top of the trim cap on the proposed panel system.

New storefront windows are proposed on the north and west elevations, utilizing the existing window openings.

The north elevation shows a new "Meijer" wall sign. The wall sign will not be reviewed or approved as part of this application. The wall sign will be reviewed under a separate sign permit application which is to be reviewed administratively.

Fueling Station Canopy Renovations

The plans show that the existing BP fueling station canopy will also be refreshed by wrapping the existing support columns of the canopy. Each column will be wrapped with a CMU block base with brick above the base, to the top of the column. Both products will be painted "Dovetail Grey" to match the convenience store colors.

The canopy fascia will be painted a light gray color. A blue stripe decal (graphic film) is shown on each side of the canopy. An accent color may be used as a stripe on a fueling station canopy, which is outlined in the sign ordinance (Section 5.26 – Signs). The accent color stripe on each canopy fascia is considered a sign and as shown on the elevations, may not comply with the sign ordinance standards. The blue stripe decal is not approved as part of this application (SP #26-011). The blue stripe decal on the fueling station canopy will require a separate sign permit application, which is to be reviewed administratively.

The north elevation of the fuel canopy shows a "Meijer" sign. The sign will not be reviewed or approved as part of this application. The sign will be reviewed under a separate wall sign permit to be reviewed administratively.

The plans show a fuel canopy eyebrow lighting detail that shows a LED light strip that is shielded but the LED strip lighting would illuminate the canopy fascia (Sheet C801). Illumination of the canopy is not permitted and therefore is not approved as part of this request. The fuel canopy eyebrow lighting detail should not be included in the Construction Plan set.

Other Requirements-Zoning Ordinance Standards

Outdoor storage area and screen wall

The plans show a proposed outdoor storage area on the west side of the building. This area is screened by a masonry screen wall at the northwest edge of the building. The wall is comprised of a CMU/block base and topped with brick, painted in two (2) tones of grey to match the north elevation colors and design. The overall screen wall height is 4'-6".

Dumpster gates

New dumpster gates are proposed for the existing dumpster enclosure which is located at the southeast portion of the site. Four (4) wood gates are to be added to the existing dumpster enclosure. The gates are comprised of wood slats that are to be stained clear. The gates are six (6) feet in height.

Hartland Township DPW Review

The request does not require review by the Township DPW as the use is not changing.

Hartland Township Engineer's Review (SDA)

The request does not require review by the Township's Engineer (SDA).

Hartland Deerfield Fire Authority Review

The request does not require review by the Fire Authority.

Attachments:

1. Meijer email dated 9.29.2026 – PDF
2. Meijer Elevation Board– PDF
3. Meijer Material Board – PDF
4. Wall pack cut sheet – PDF
5. Light pole fixture cut sheet – PDF
6. Dumpster enclosure gate details – PDF
7. Civil site plans dated 09.28.2026 – PDF
8. Updated landscape plan RLA stamped 09.23.2026 – PDF
9. Floor plan & elevations dated 09.28.2026 – PDF

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2026 Planning Commission Activity\Site Plan Applications\SP #26-011 Meijer gas at former BP\Staff reports\SP #26-011 Meijer gas at BP staff report PC 10.01.2026.docx

Martha Wyatt

To: Martha Wyatt
Subject: FW: Proposed mExpress - 10440 Highland Road

Subject: RE: Proposed mExpress - 10440 Highland Road

Martha: The dumpster enclosure details are attached for your review.

Regarding the canopy: If you would allow, Meijer would like to leave the canopy drawings as they were submitted. They feel that their prototypical canopy face with the blue band is important for their branding and would like an opportunity to discuss it further at the Planning Commission meeting.

The measurements and percentages you requested are shown on the elevation sheets. To summarize them:

Canopy length: 112'-0"; Fuel canopy accent color area = 50.8%
Canopy width: 49'-7"; Fuel canopy accent color area = 55.5%
Canopy depth: 4'-6"
Height of blue band: 2'-6"

Total square footage north canopy face: 504 sf
Total square footage east canopy face: 222.8 sf
Total square footage south canopy face: 504 sf
Total square footage west canopy face: 222.8 sf

Total square footage of blue band on north canopy face: 280 sf
Total square footage of blue band on east canopy face: 123.8 sf
Total square footage of blue band on south canopy face: 280 sf
Total square footage of blue band on west canopy face: 123.8 sf

Please let me know if you need any additional information.

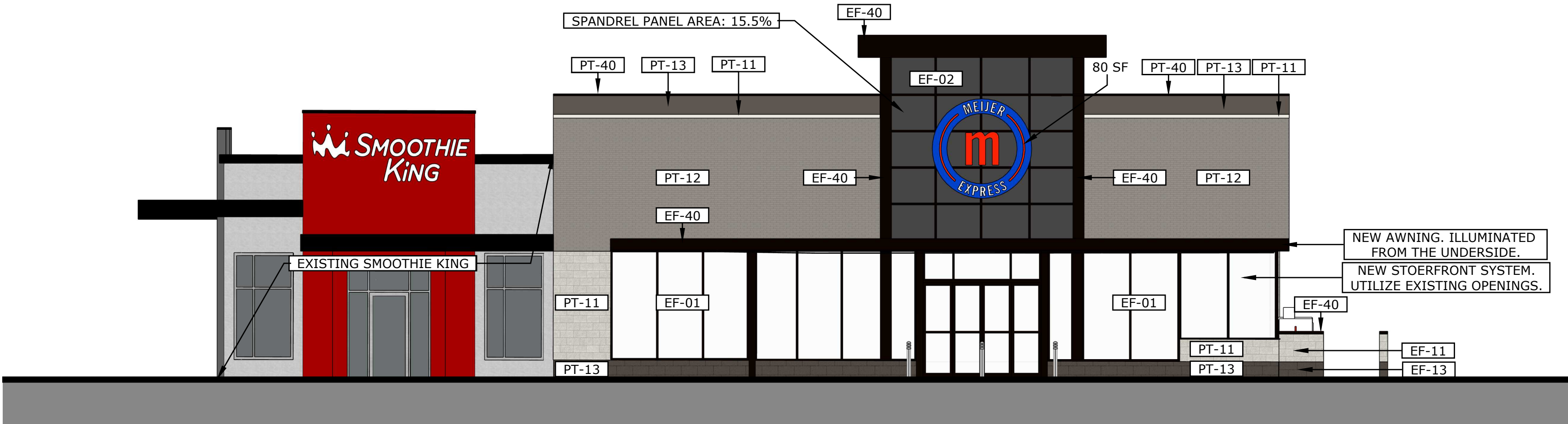
Regards,



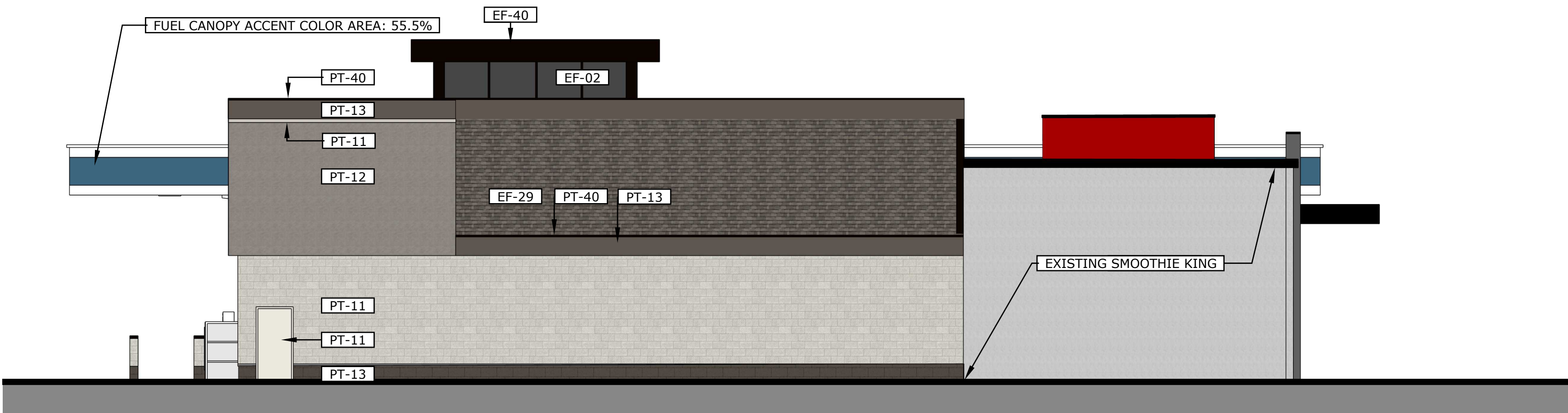
Joe Wright, PLA
Senior Landscape Architect – Land Development



ELEVATION - NORTH WITH CANOPY
SCALE: 1/8" = 1'-0"

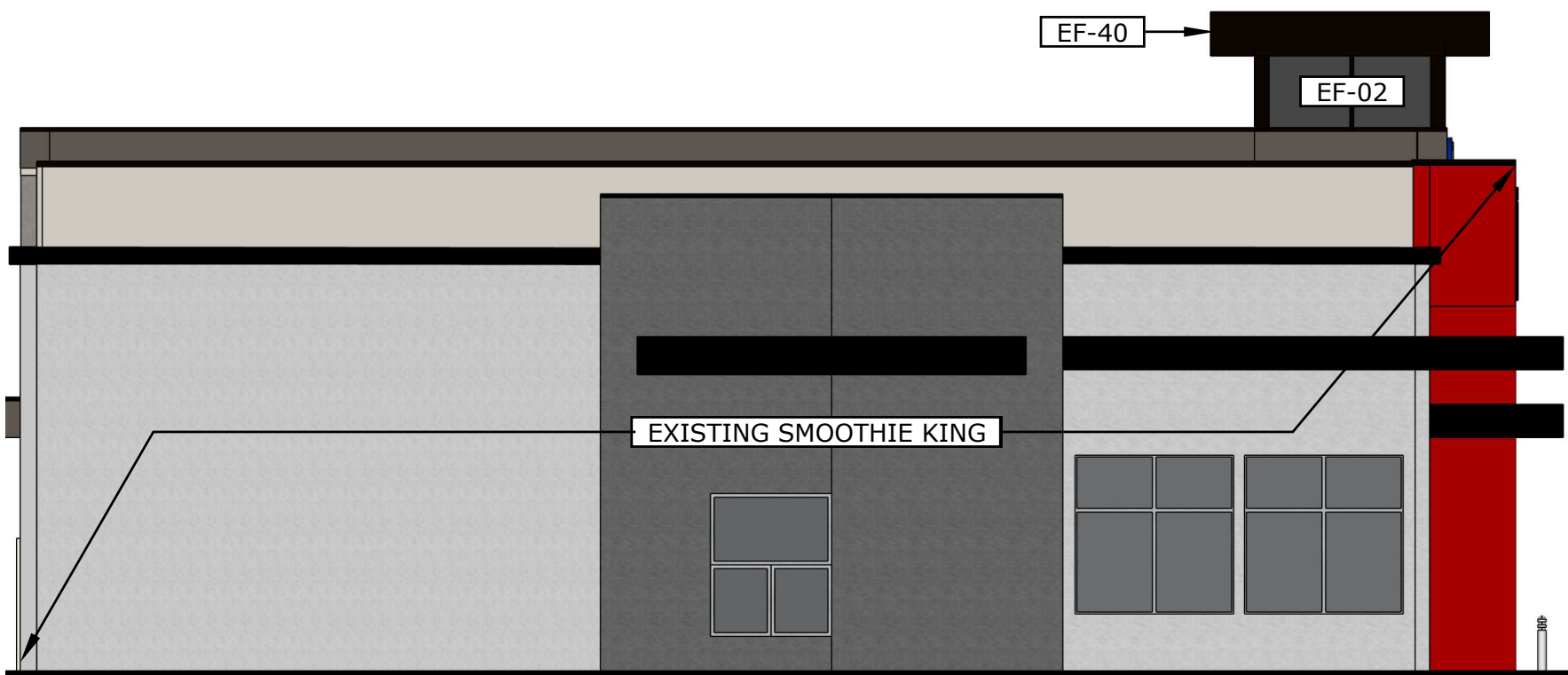


ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

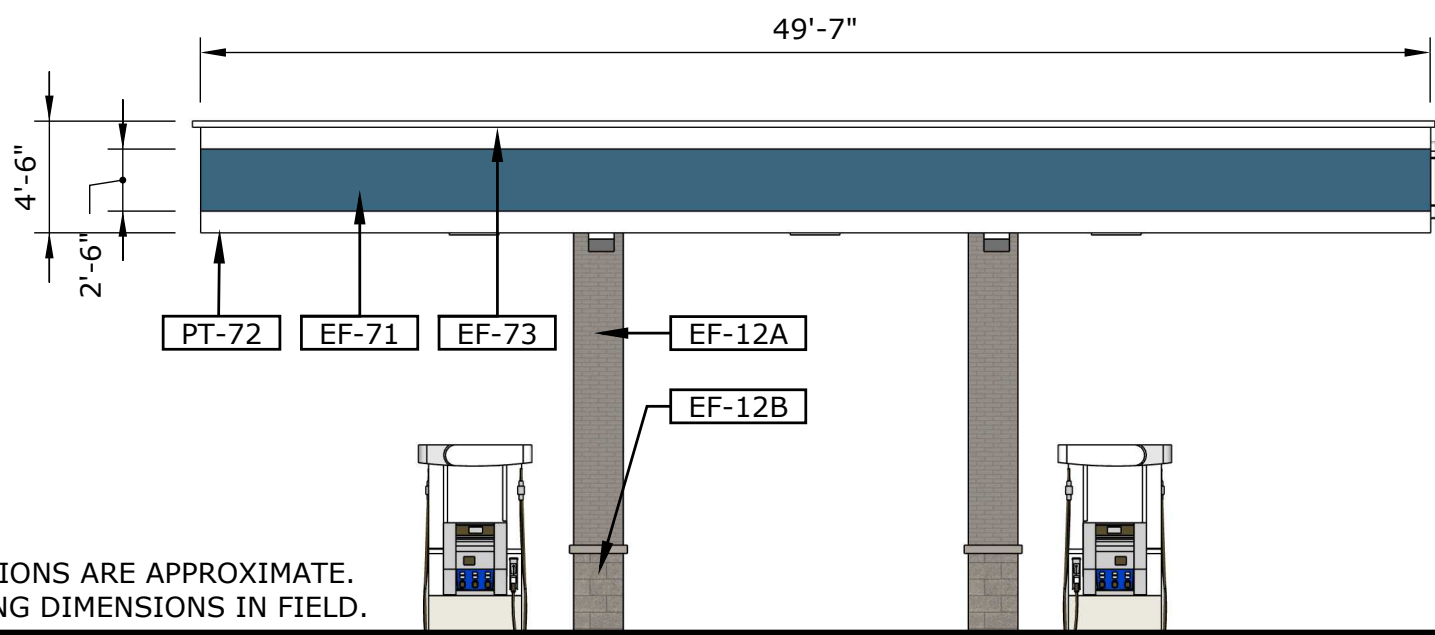


ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

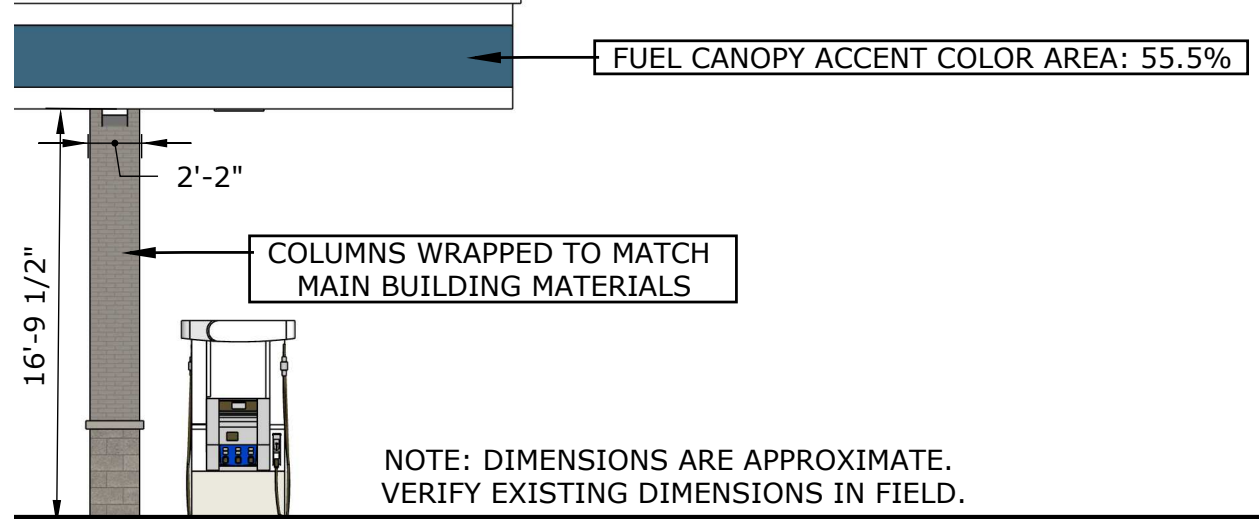
RENDERING FINISH LEGEND			
CODE	FINISH	COLOR	MANUFACTURER/NOTES
EF-01	ENTRANCE DOORS, STOREFRONTS	SN68 CRYSTAL GRAY GLAZING 48% VISIBLE LIGHT TRANSMITTANCE	GUARDIAN GLASS GLAZING
EF-02	TINTED SPANDREL PANEL	DARK BRONZE ANODIZED ALUMINUM FRAME SN68 CRYSTAL GRAY GLAZING WITH MEDIUM GRAY CERAMIC SPANDREL #4	GUARDIAN GLASS GLAZING
EF-11	NEW EXTERIOR SURFACE, PAINTED CMU	SW 7015 REPOSE GRAY	SHERWIN WILLIAMS
EF-12A	NEW EXTERIOR SURFACE, PAINTED "BRICK"	SW 7018 DOVETAIL GRAY	SHERWIN WILLIAMS
EF-12B	NEW EXTERIOR SURFACE, PAINTED CMU	SW 7018 DOVETAIL GRAY	SHERWIN WILLIAMS
EF-13	NEW EXTERIOR SURFACE, PAINTED "ROOFING"	SW 7020 BLACK FOX	SHERWIN WILLIAMS
EF-29	EXISTING ELEMENT WITHOUT CHANGE "ROOFING"	-	-
EF-40	SHEET METAL FLASHING AND TRIM, COPING AND EDGE FLASHING CANOPIES, PARAPET AND ROOF	DARK BRONZE	-
EF-71	FUEL ISLAND CANOPY WITH NEW GRAPHIC FILM	SHADOW BLUE 177	3M
EF-73	EYEBROW LIGHTING	SOG GREY	ALPOLIC
PT-11	EXISTING EXTERIOR SURFACE WITH NEW PAINT "BRICK" "SIDING" "CMU" "CONCRETE" "CORNICHE"	SW 7015 REPOSE GRAY	SHERWIN WILLIAMS
PT-12	EXISTING EXTERIOR SURFACE WITH NEW PAINT "BRICK" "SIDING" "CMU" "CONCRETE" "CORNICHE"	SW 7018 DOVETAIL GRAY	SHERWIN WILLIAMS
PT-13	EXISTING EXTERIOR SURFACE WITH NEW PAINT "BRICK" "SIDING" "CMU" "CONCRETE" "CORNICHE"	SW 7020 BLACK FOX	SHERWIN WILLIAMS
PT-40	EXISTING FRAMING WITH NEW PAINT "STOREFRONT" "COPING" "DOOR SYSTEMS"	DARK BRONZE	SHERWIN WILLIAMS
PT-72	EXISTING FUEL CANOPY WITH NEW PAINT	PAINT TO MATCH ALPOLIC SOG GREY	SHERWIN WILLIAMS



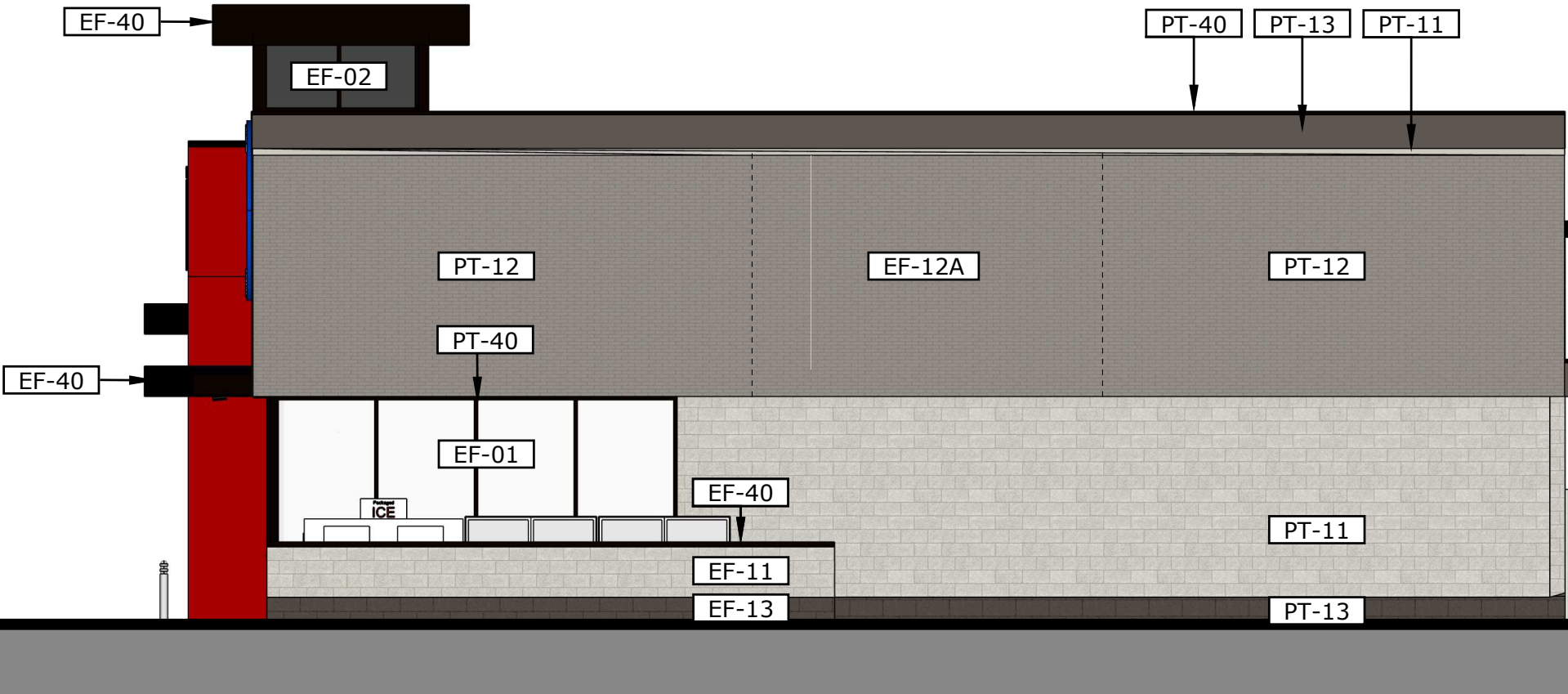
ELEVATION - EAST
SCALE: 1/8" = 1'-0"



NOTE: DIMENSIONS ARE APPROXIMATE. VERIFY EXISTING DIMENSIONS IN FIELD.



ELEVATION - WEST
SCALE: 1/8" = 1'-0"



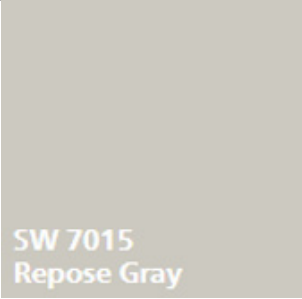
MEIJER HLTX - mEXPRESS

10440 Highland Rd.
Hartland, Michigan

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIATIONS, BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING AND TO THEN REFER TO FINISH LEGEND.

DATE:9/28/2026



TAG	FINISHES	COLORS	MANUFACTURER	SAMPLE
EF-01	ENTRANCE DOORS, STOREFRONTS	SN68 CRYSTAL GRAY GLAZING	GUARDIAN GLASS GLAZING 48% VISIBLE LIGHT TRANSMITTANCE	
EF-02	ENTRANCE DOORS, STOREFRONTS	SN68 CRYSTAL GRAY GLAZING WITH MEDIUM GRAY CERAMIC SPANDREL #4	GUARDIAN GLASS GLAZING	
PT-11	EXISTING EXTERIOR SURFACE WITH NEW PAINT: *BRICK *SIDING *CMU *CONCRETE	SW 7015 REPOSE GRAY	SHERWIN WILLIAMS	
PT-12 EF-12A EF-12B	EXISTING / NEW EXTERIOR SURFACE WITH NEW PAINT: *BRICK *SIDING *CMU *CONCRETE *CORNICE	SW 7018 DOVETAIL GRAY	SHERWIN WILLIAMS	
PT-13 EF-13	EXISTING / NEW EXTERIOR SURFACE WITH NEW PAINT: *BRICK *SIDING *CMU *CONCRETE *CORNICE	SW 7020 BLACK FOX	SHERWIN WILLIAMS	

TAG	FINISHES	COLORS	MANUFACTURER	SAMPLE	
PT-40 EF-40	EXISTING / NEW FRAMING WITH NEW PAINT & FIELD PAINTED METAL AND STEEL	MEIJER BRONZE, MULTI SURFACE ACRYLIC	SHERWIN WILLIAMS		
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	SHADOW BLUE 177	3M		
PT-72	EXISTING FUEL ISLAND CANOPY WITH NEW PAINT	TO MATCH SOG GREY - ALPOLIC	SHERWIN WILLIAMS		



ARC2 LED

Architectural Wall Luminaire



Catalog
Number

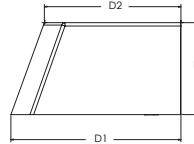
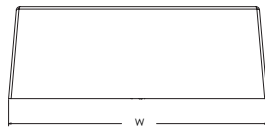
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: 11 lbs
(without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347 ¹	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ¹	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K		E8WC Emergency battery backup, CEC compliant (8W, -20°C min) ¹	DBLXD Black
	P3 3,000 Lumens	50K 5000K		PE Button type photocell for dusk-to-dawn operation	DNAXD Natural aluminum
	P4 4,000 Lumens			DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ²	DWHXD White
	P5 6,500 Lumens			SPD6KV 6kV surge protection ¹	DSSXD Sandstone
				FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% ²	DDBTXD Textured dark bronze
				LDS18 18" Fixture leads	DBLBXD Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white
					DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U

Surface - mounted back box (specify finish)

NOTES

- 347V not available with E4WH, E8WC and SPD6KV.
- FAO not available with DMG.



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Rev. 19

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,502	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

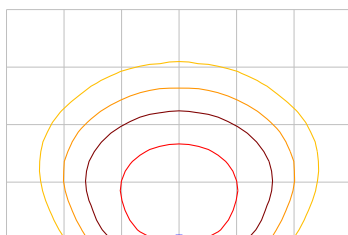
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

	0.25 fc
	0.5 fc
	1.0 fc
	3.0 fc

MH = 15ft
Grid = 15ft x 15ft



ARC2 LED P3 40K



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Rev. 1

Emergency Egress Options

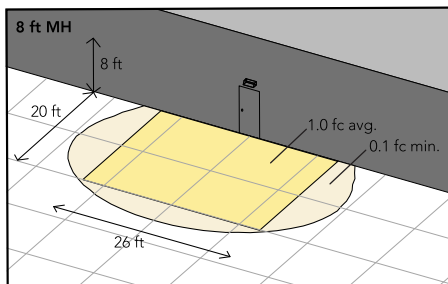
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

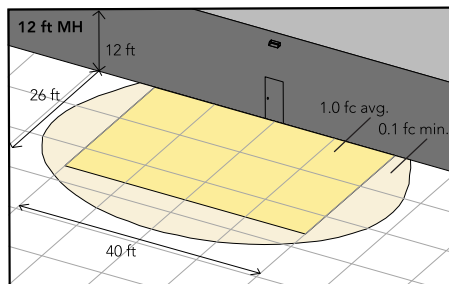
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

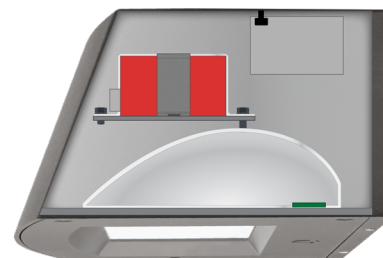
Grid = 10ft x 10ft



ARC2 LED 40K MVOLT E4WH



ARC2 LED 40K MVOLT E8WC



Self-contained solution for clean aesthetic

Mounting, Options & Accessories

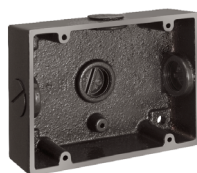


E4WH and E8WC – Emergency Battery Backup

D = 6.5"

H = 5"

W = 11"



BBW – Standard Back Box

D = 1.5"

H = 4"

W = 5.5"

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE

The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L88/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION

The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports it during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for applications with no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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Rev. 21



RSX3 LED Area Luminaire

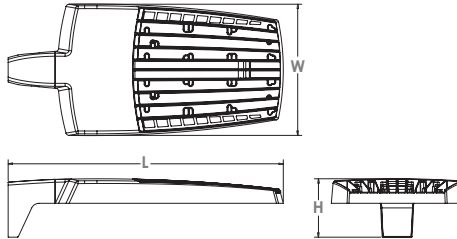


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft ² @0°):	0.70 ft ² (0.07 m ²)
Length:	33.8" (85.9 cm) (SPA mount)
Width:	16.1" (40.9 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight (max):	48.0 lbs (21.8 kg)



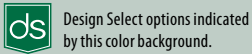
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX3 delivers 25,000 to 41,000 lumens allowing it to replace 400W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details



Ordering Information

EXAMPLE: RSX3 LED P4 40K R3 MVOLT SPA DDBXD

RSX3 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ² 277 ⁵ 208 ² 347 ⁵ 240 ² 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket WBASC Wall bracket with surface conduit box ADSP Adjustable tilt arm square pole mounting ⁶ ADRP Adjustable tilt arm round pole mounting ⁶ ADWB Adjustable tilt arm with wall bracket ⁶ ADWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options			Finish
Shipped Installed HS House-side shield ⁷ PE Photocontrol, button style ^{8,9} PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,10,11} SF Single fuse (120, 277, 347) ³ DF Double fuse (208, 240, 480) ³ SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output ⁹ DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ⁹			DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLTXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White
Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 PIRHN nLight AIR generation 2, with Networked Bi-Level motion/ambient sensor ^{9,12,13,14} BAA Buy America(n) Act and/or Build America Buy America Qualified CCE Coastal Construction ¹⁵ *Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted. Shipped Separately (requires some field assembly) EGS External glare shield ⁷ EGFV External glare full visor (360° around light aperture) ⁷ BS Bird spikes ¹⁶			



Ordering Information

Accessories

Ordered and shipped separately.

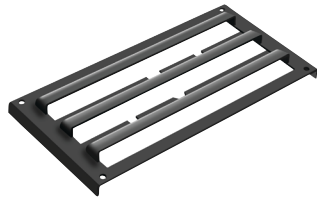
RSX3HS U	RSX3 House side shield (includes 3 shields)
RSX3HSAFR U	RSX3 House side shields for AFR rotated optics (includes 3 shields)
RSX3EGS (FINISH) U	External glare shield (specify finish)
RSX3EGFV (FINISH) U	External glare full visor (specify finish)
RSX3RPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSBCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V)
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
- Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/ Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.

- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- CCE option not available with WBA, WBASC, ADSP, ADRP, ADWB, ADWSC, EGS, EGFV and BS.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

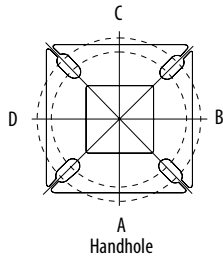


External 360 Full Visor

Pole/Mounting Information

Accessories including bullhorns, cross arms and other adaptors are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

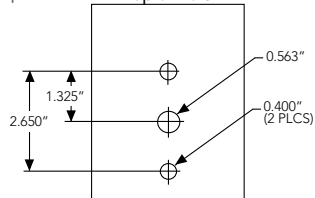
HANDHOLE ORIENTATION



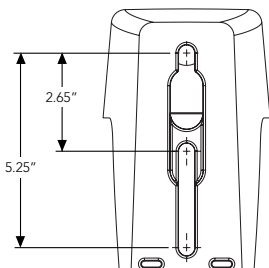
RSX POLE DRILLING

Template #8

Top of Pole



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	RPA, ADRP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2-7/8"	RPA, ADRP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, ADRP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX3 - Luminaire EPA

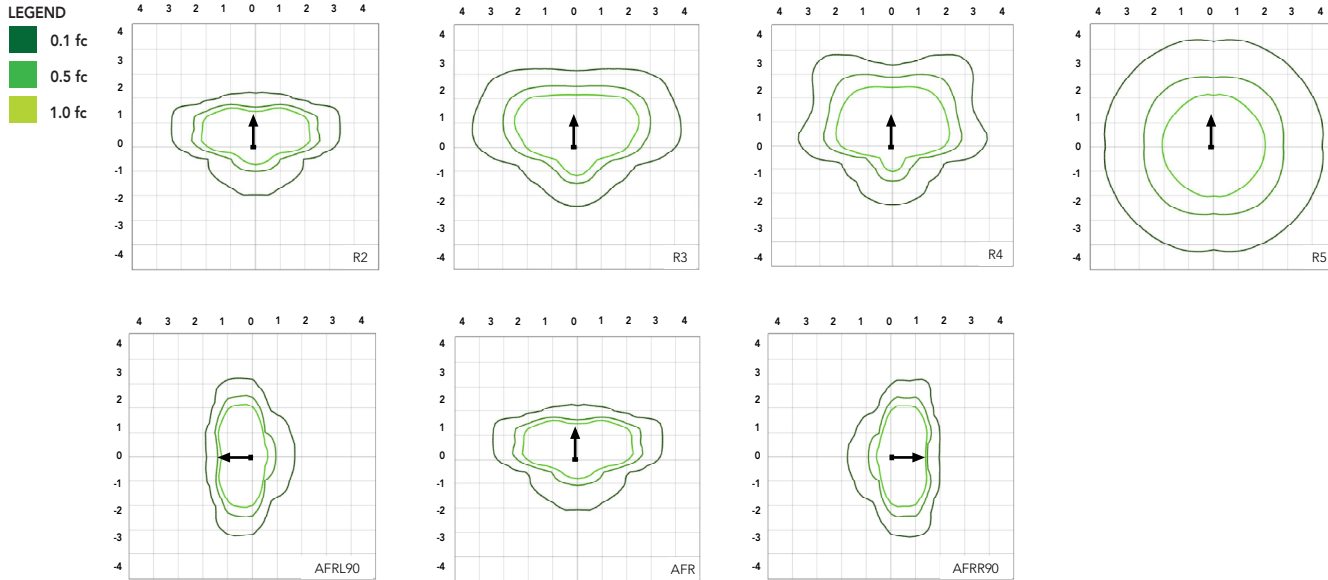
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		EPA (ft ²)							
		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side
Mounting Type	Tilt								
SPA - Square Pole Adaptor	0°	0.7	1.32	1.37	2	1.76	2.62	1.39	2.09
RPA - Round Pole Adaptor		0.75	1.37	1.47	2.1	1.86	2.72	1.44	2.19
MA - Mast Arm Adaptor		0.62	1.24	1.21	1.84	1.6	2.46	1.31	1.93
IS - Integral Slipfitter ADRP/ADSP - Adjustable Arm Square/Round Pole	0°	0.7	1.32	1.37	2	1.76	2.62	1.39	2.09
	10°	0.96	1.85	1.84	2.76	2.4	3.64	1.92	3.84
	20°	1.34	2.58	2.64	3.83	3.35	5.11	2.68	5.36
	30°	2.04	3.52	3.79	5.2	4.7	7.03	4.09	8.16
	40°	3.12	4.54	5.23	6.6	6.33	9.02	6.23	12.48
	45°	3.72	5.05	6.12	7.35	7.15	10.01	7.45	14.88
	50°	4.01	5.49	6.6	7.87	7.81	10.88	8.02	16.04
	60°	4.72	6.36	7.69	9.09	9.11	12.61	9.44	18.88
	70°	4.9	7.01	8.05	10.02	9.78	13.94	9.80	19.6
	80°	4.95	7.4	8.23	10.61	10.26	14.75	9.90	19.8
	90°	4.91	7.55	8.34	10.88	10.54	15.05	9.82	19.64

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX3 LED P4 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	194W	1.61	0.92	0.80	0.69	0.56	0.40
P2	222W	1.85	1.06	0.92	0.80	0.63	0.45
P3	266W	2.22	1.27	1.10	0.95	0.76	0.55
P4	312W	2.60	1.49	1.29	1.11	0.89	0.64

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

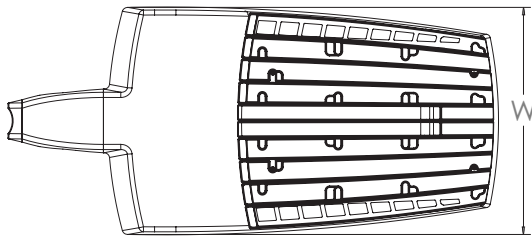
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	194W	R2	24,920	3	0	2	128	27,379	3	0	2	141	27,379	3	0	2	141
		R3	24,832	3	0	4	128	27,283	3	0	4	141	27,283	3	0	4	141
		R3S	25,494	3	0	3	131	28,010	3	0	3	144	28,010	3	0	3	144
		R4	25,157	3	0	4	130	27,639	3	0	4	142	27,639	3	0	4	142
		R4S	24,272	3	0	3	125	26,667	3	0	3	137	26,667	3	0	3	137
		R5	25,494	5	0	4	131	28,010	5	0	4	144	28,010	5	0	4	144
		R5S	26,171	4	0	2	135	28,754	4	0	2	148	28,754	4	0	2	148
		AFR	24,886	3	0	2	128	27,342	3	0	2	141	27,342	3	0	2	141
		AFRR90	25,123	4	0	3	129	27,602	4	0	3	142	27,602	4	0	3	142
P2	222W	AFRL90	25,229	4	0	3	130	27,718	4	0	3	142	27,718	4	0	3	142
		R2	27,570	3	0	2	124	30,291	3	0	2	136	30,291	3	0	2	136
		R3	27,473	3	0	4	124	30,185	3	0	4	136	30,185	3	0	4	136
		R3S	28,206	3	0	3	127	30,990	3	0	4	139	30,990	3	0	4	139
		R4	27,833	3	0	4	125	30,579	3	0	4	138	30,579	3	0	4	138
		R4S	26,854	3	0	3	120	29,504	3	0	3	132	29,504	3	0	3	132
		R5	28,206	5	0	4	127	30,990	5	0	4	140	30,990	5	0	4	140
		R5S	28,955	4	0	2	130	31,813	5	0	3	143	31,813	5	0	3	143
		AFR	27,533	3	0	2	124	30,251	3	0	2	136	30,251	3	0	2	136
P3	266W	AFRR90	27,795	4	0	3	125	30,538	5	0	3	137	30,538	5	0	3	137
		AFRL90	27,912	4	0	3	125	30,667	5	0	3	138	30,667	5	0	3	138
		R2	32,285	3	0	3	121	35,471	3	0	3	133	35,471	3	0	3	133
		R3	32,172	3	0	4	121	35,346	3	0	5	133	35,346	3	0	5	133
		R3S	33,030	3	0	4	124	36,289	3	0	4	136	36,289	3	0	4	136
		R4	32,593	3	0	4	123	35,809	3	0	5	135	35,809	3	0	5	135
		R4S	31,446	3	0	4	118	34,550	3	0	4	129	34,550	3	0	4	129
		R5	33,030	5	0	4	124	36,289	5	0	4	136	36,289	5	0	4	136
		R5S	33,907	5	0	3	127	37,253	5	0	3	140	37,253	5	0	3	140
P4	312W	AFR	32,242	3	0	3	121	35,424	3	0	3	133	35,424	3	0	3	133
		AFRR90	32,549	5	0	4	122	35,761	5	0	4	134	35,761	5	0	4	134
		AFRL90	32,686	5	0	3	123	35,911	5	0	4	135	35,911	5	0	4	135
		R2	36,945	3	0	3	118	40,591	3	0	3	130	40,591	3	0	3	130
		R3	36,815	3	0	5	118	40,448	3	0	5	130	40,448	3	0	5	130
		R3S	37,797	3	0	4	121	41,527	3	0	4	133	41,527	3	0	4	133
		R4	37,297	3	0	5	120	40,978	3	0	5	131	40,978	3	0	5	131
		R4S	35,985	3	0	4	115	39,537	3	0	4	127	39,537	3	0	4	127
		R5	37,797	5	0	4	121	41,527	5	0	5	133	41,527	5	0	5	133
		R5S	38,801	5	0	3	124	42,630	5	0	3	137	42,630	5	0	3	137
		AFR	36,896	3	0	3	118	40,537	3	0	3	130	40,537	3	0	3	130
		AFRR90	37,247	5	0	4	119	40,923	5	0	4	131	40,923	5	0	4	131
		AFRL90	37,403	5	0	4	120	41,095	5	0	4	132	41,095	5	0	4	132

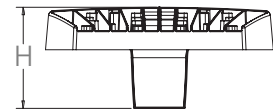
Note: XVOLT configurations only for all RSX3 LED P4 — Inputs watts is reduced by 9% to 285W. Delivered lumens reduced by 8% for all published values under P4. IES files for RSXF3 LED P4 with XVOLT are available on Acuitybrands.com.

Dimensions

RSX3 with Round Pole Adapter (RPA)



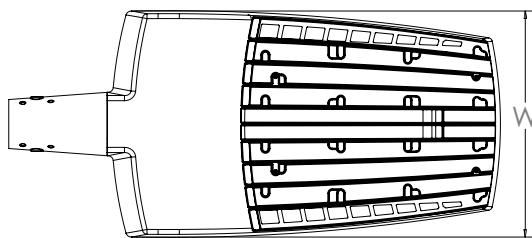
Length: 34.8" (88.4 cm)
 Width: 16.1" (40.9 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.3 cm) Arm



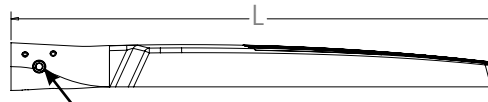
NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



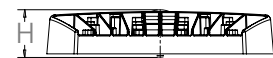
RSX3 with Mast Arm Adapter (MA)



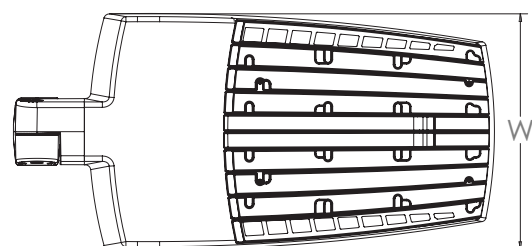
Length: 35.1" (89.1 cm)
 Width: 16.1" (40.9 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm



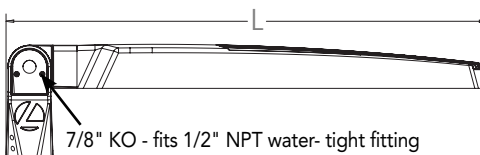
7/16" locking thru bolt/nut provided



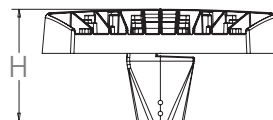
RSX3 with Adjustable Slipfitter (IS)



Length: 32.8" (83.3 cm)
 Width: 16.1" (40.9 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm

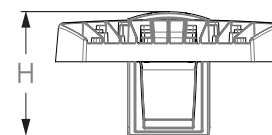
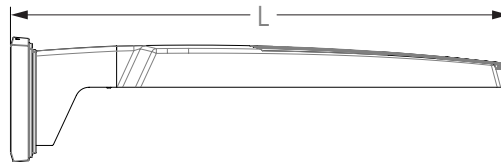
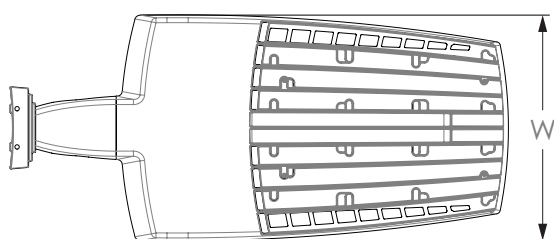


7/8" KO - fits 1/2" NPT water- tight fitting



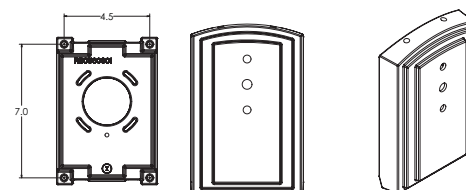
Dimensions

RSX3 with Wall Bracket (WBA)

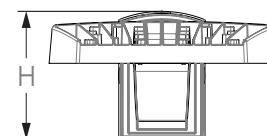
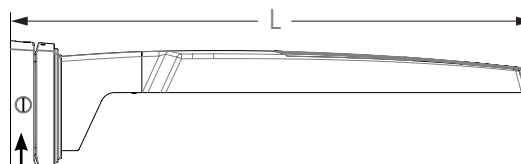
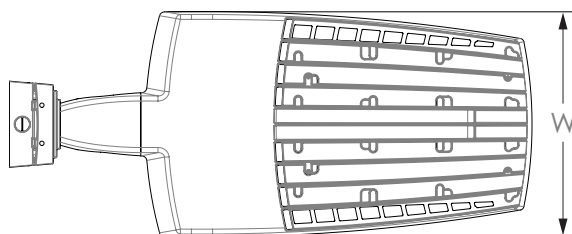


Length: 35.5" (90.2 cm)
Width: 16.1" (40.9 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



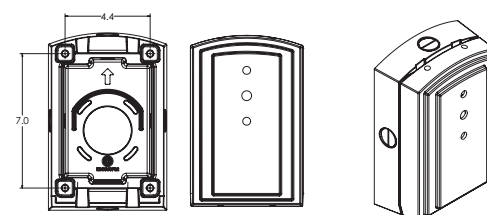
RSX3 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

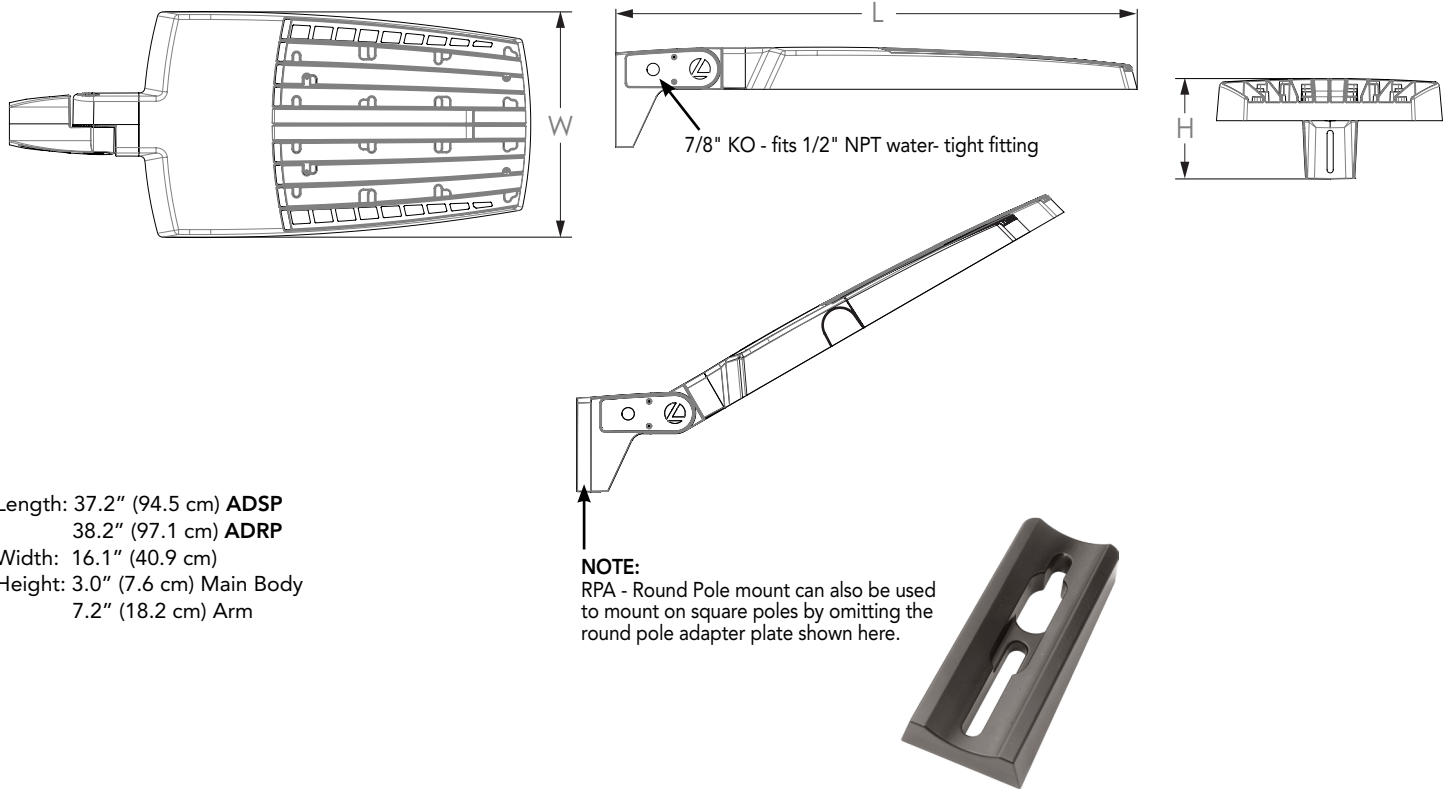
Length: 37.4" (95.0 cm)
Width: 16.1" (40.9 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Dimensions

RSX3 with Adjustable Tilt Arm - Square or Round Pole (ADSP or ADRP)

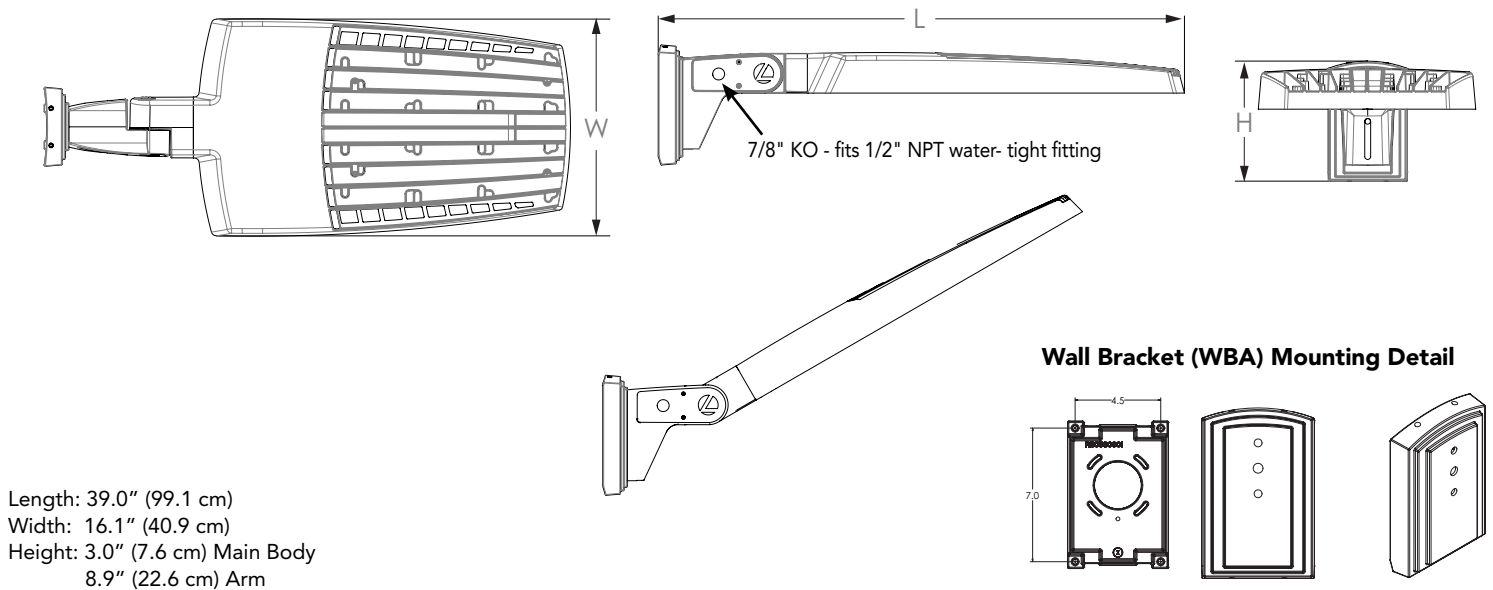


Notes

ADSP: Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°. Requires 3.0" min. square pole for 1 at 90°.

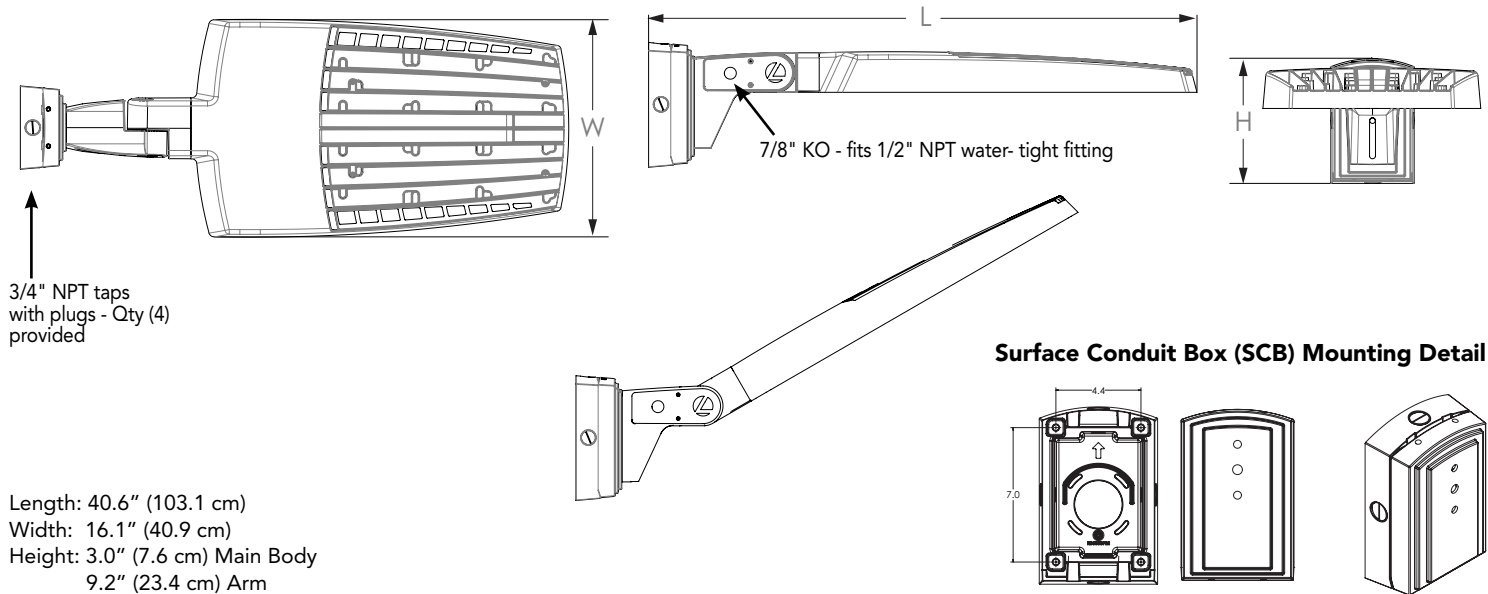
ADRP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX3 with Adjustable Tilt Arm with Wall Bracket (ADWB)

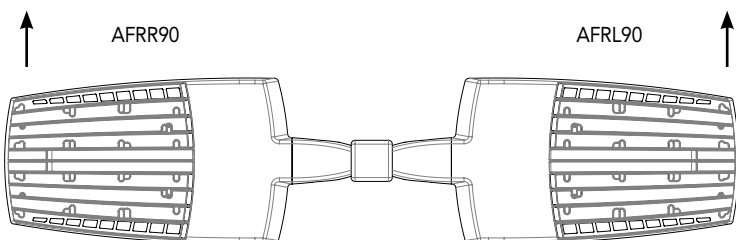


Dimensions

RSX3 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (ADWSC)

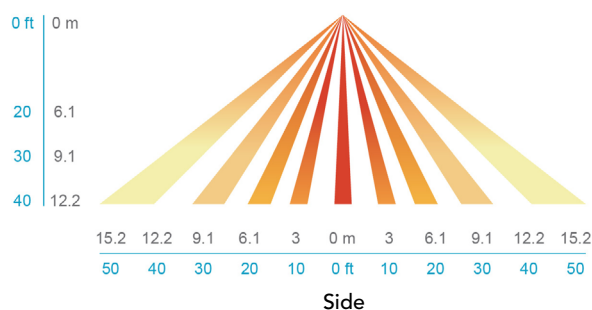
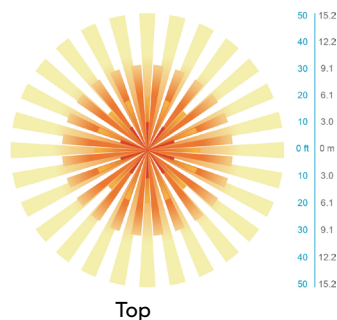
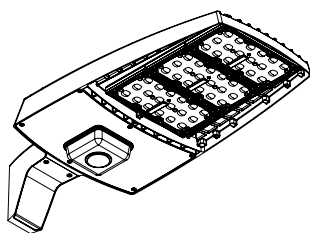


Automotive Front Row - Rotated Optics (AFRL90/R90)



PIRHN nLight Sensor Coverage Pattern

nLight PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX3 delivers 25,000 to 41,000 lumens and is ideal for replacing 400W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31 for 1.5G on following mounting types: SPA, RPA, MA, ADSP, ADPR, IS.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note that the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box offering easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. US Patent No. D882, 146S

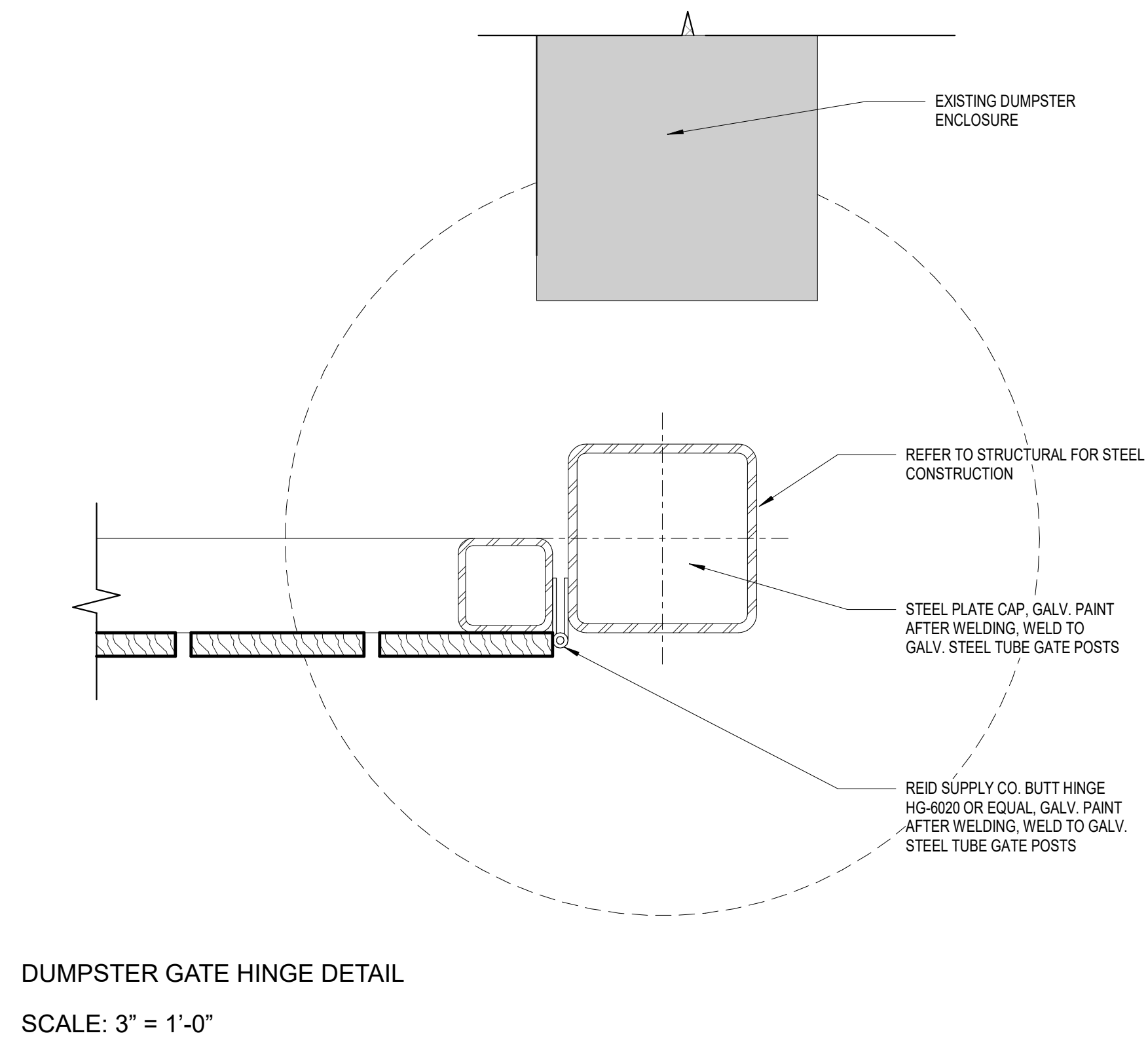
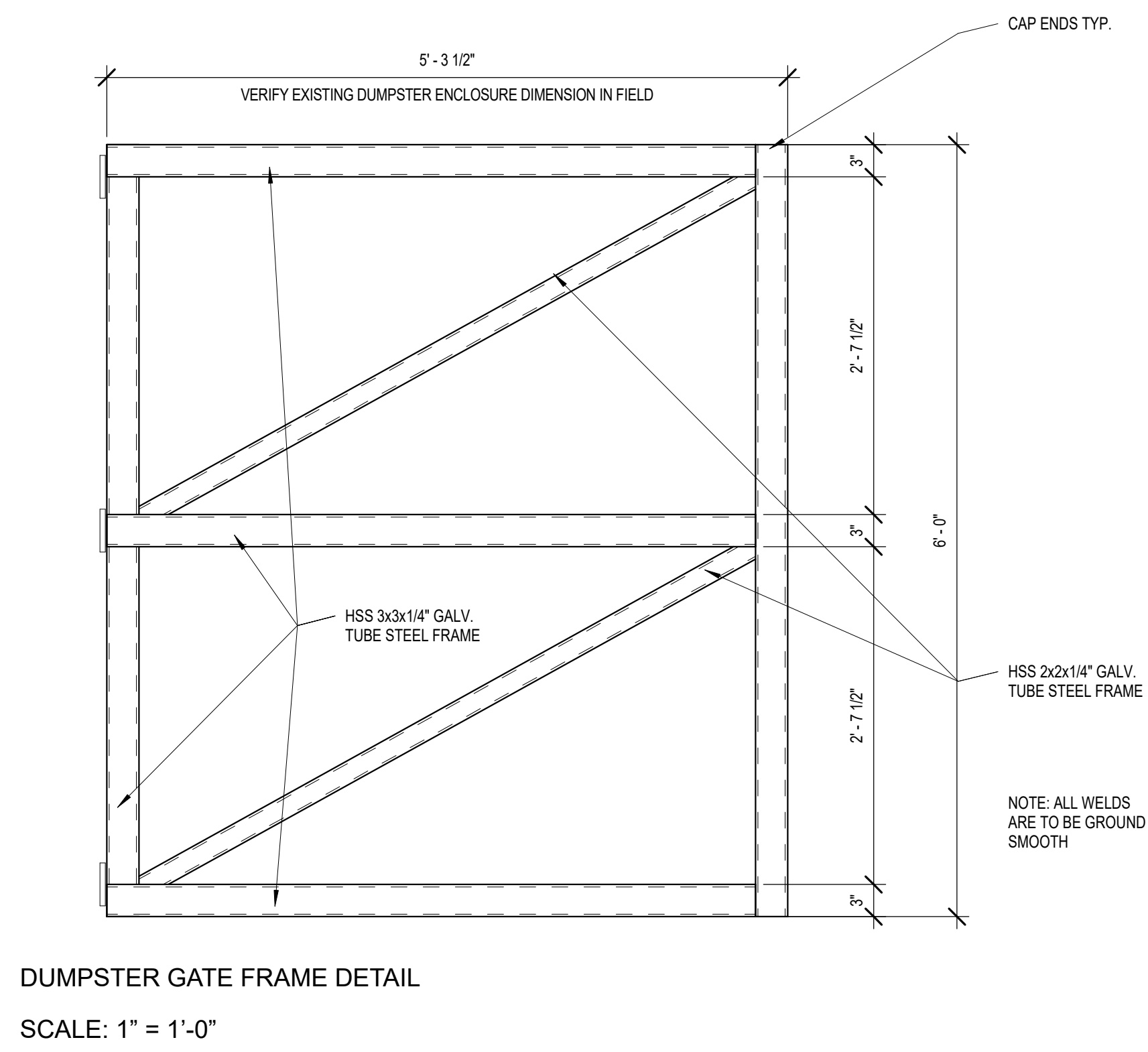
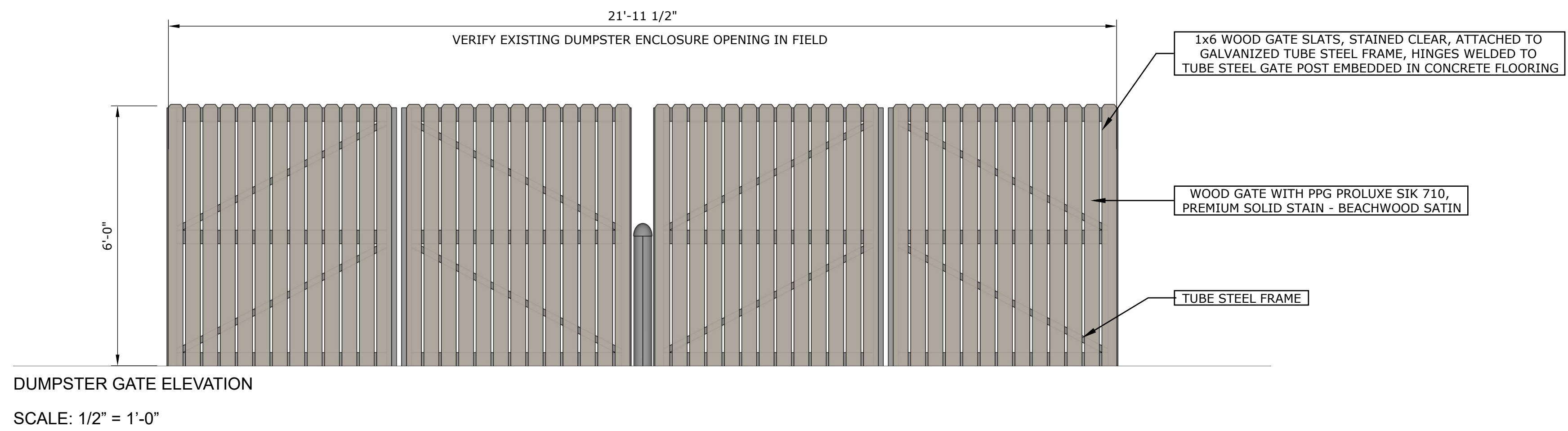
GOVERNMENT PROCUREMENT

BAA – Buy American Act: This product is available in a version that qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. BABA – Build America Buy America: This product is available in a version that qualifies as produced in the United States under the definitions of the Build America, Buy America Act, as implemented by 2 C.F.R. Part 184 and other agency implementing regulations, including Department of Transportation regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





C

ARCHITECT/CIVIL ENGINEER
INFORMATION



PARCEL DESCRIPTION AS FURNISHED

(COMMITMENT NO. GLT2600534, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED APRIL 6, 2026 AT 8:00 A.M.)

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF LIVINGSTON, TOWNSHIP OF HARTLAND

PART OF THE SOUTHEAST 1/4 OF SECTION 21 AND A PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 21, NORTH 01 DEGREE 17 MINUTES 38 SECONDS EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 21, 154.44 FEET TO THE CENTERLINE OF M-59 HIGHWAY; THENCE NORTH 84 DEGREES 26 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 690.88 FEET TO THE POINT OF BEGINNING AND 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 01 DEGREE 17 MINUTES 38 SECONDS EAST, 316.00 FEET; THENCE SOUTH 84 DEGREES 26 MINUTES 10 SECONDS WEST, 236.19 FEET; THENCE SOUTH 06 DEGREES 20 MINUTES 34 SECONDS EAST, 316.00 FEET; THENCE SOUTH 84 DEGREES 26 MINUTES 10 SECONDS WEST, 236.19 FEET; THENCE NORTH 06 DEGREES 20 MINUTES 34 SECONDS WEST, 316.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN EASEMENT DATED APRIL 6, 1998, RECORDED APRIL 22, 1998 IN LIBER 2336, PAGE 515, LIVINGSTON COUNTY RECORDS.

A

ABBREVIATIONS

AGENCIES

VICINITY MAP



ISSUE DESCRIPTION: SITE PLAN REVIEW
ISSUE DATE: 09/28/2026
PROJECT NUMBER: NS-XX-00HLTX

SITE ADDRESS:
mEXPRESS: 10440 HIGHLAND RD
Parcel #: 4708-28-200-020

MICHIGAN
811

3 full working days before you dig:
1-800-482-7171
on the web at: www.missdig.org

meijer
mEXPRESS - H I T X

REV.	DATE	DESCRIPTION
------	------	-------------

09/28/2026 SITE PLAN REVIEW

NOT FOR CONSTRUCTION

M-EXPRESS #HLTX
10440 HIGHLAND RD,
HARTLAND, MI 48353

Cover

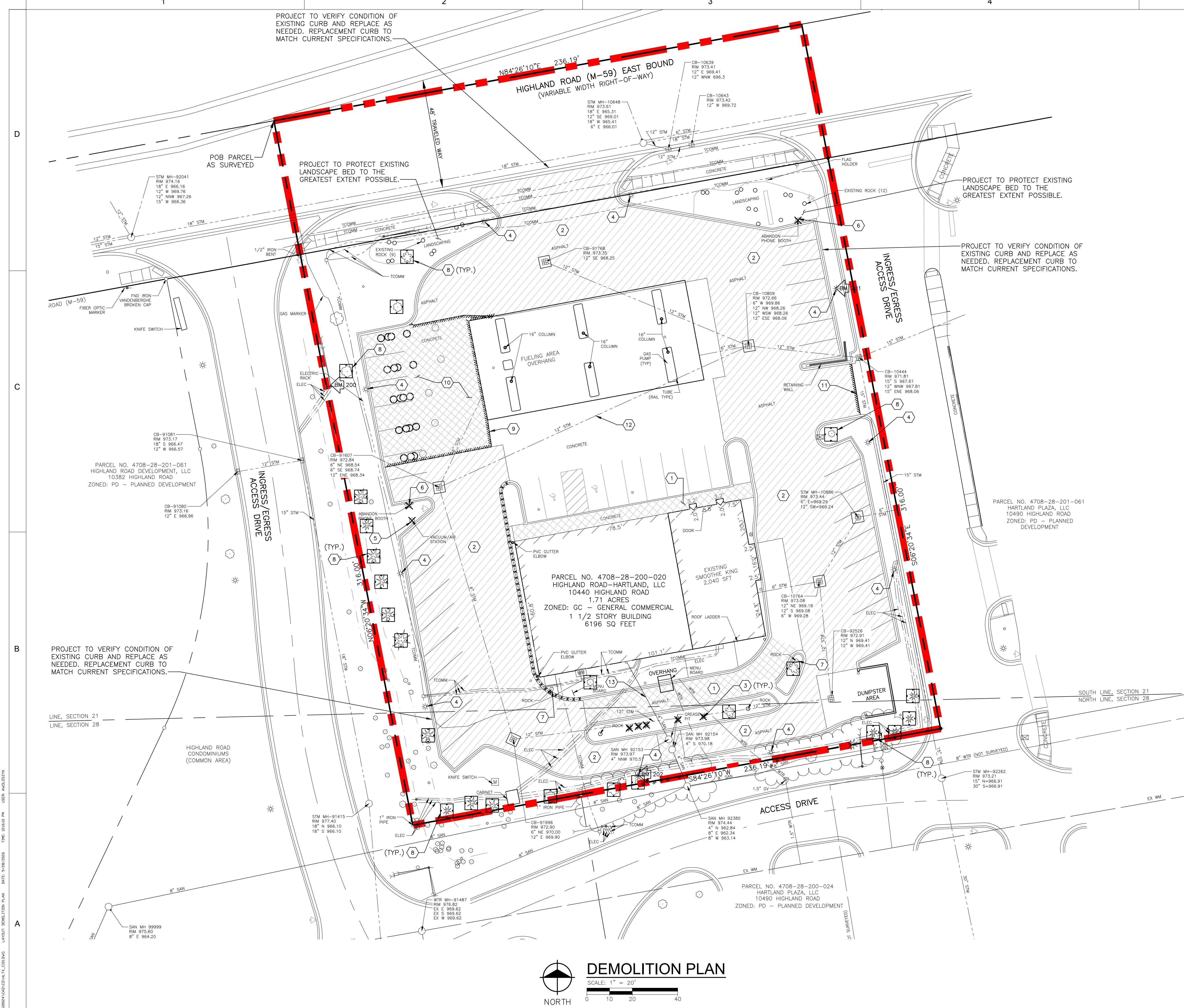
ISSUED FOR: SITE PLAN REVIEW		09/28/26
PERMIT		MM/DD/YY
BID		MM/DD/YY
CONSTRUCTION		MM/DD/YY

PROJECT MANAGER	DESIGNER
JTVANDERKODDE	ACHESTERS

JOB NO.
NS-XX-00HLT

C001

FILED INFO: 2-10-2020 10:00AM CAD: JWH, TX, CDR: JWG LAYOUT: DEMOLITION PLAN DATE: 9/28/2026 TIME: 10:40:18 PM USER: ANDRZEJC



DEMOLITION PLAN
SCALE: 1" = 20'
0 10 20 40
NORTH

BENCH MARKS

BENCH MARK 200 ELEVATION: 975.82
RAILROAD SPIKE ON UTILITY POLE
LOCATED ± 19 FEET EAST OF ACCESS DRIVE AND
± 75 FEET SOUTH OF HIGHLAND ROAD (M-59)

BENCH MARK 201 ELEVATION: 975.87
MAG NAIL ON CONCRETE BASE OF UTILITY POLE
LOCATED ± 75 FEET SOUTH OF HIGHLAND ROAD (M-59)
AND ± 102 FEET NORTHEAST OF NORTHEAST BUILDING CORNER

BENCH MARK 202 ELEVATION: 976.02
MAG NAIL ON CONCRETE BASE OF UTILITY POLE
LOCATED ± 25 FEET NORTH OF ACCESS DRIVE
AND ± 61 FEET SOUTHWEST OF SOUTHWEST BUILDING CORNER

SYMBOL LEGEND

SAWCUT
CURB REMOVAL
REMOVE PIPE
REMOVE OBJECT
1.5" MILL & HMA OVERLAY
REMOVE CONCRETE PAVEMENT
TREE PROTECTION
TREE REMOVAL

NOTES

- FIELD VERIFY THE EXTENT OF REMOVALS AND DEMOLITION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DEVIATIONS FROM INFORMATION SHOWN.
- PRIOR TO CONSTRUCTION ALL FENCING, BARRICADES, ENCLOSURES, ETC., MUST BE INSTALLED AND APPROVED BY OWNER OR CONSTRUCTION MANAGER.
- DISPOSE OF DEMOLITION AND EXCAVATION MATERIALS IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO STARTING REMOVALS AND DEMOLITION.
- UNLESS SPECIFICALLY NOTED FOR REMOVAL ON THE PLANS, PROTECT ALL SIDEWALKS, DRIVES, CULVERTS, DRAINAGE STRUCTURES, AND ABOVE AS WELL AS BELOW GRADE UTILITIES. REMOVE AND REPLACE ALL SUCH ITEMS DAMAGED OR DESTROYED DURING CONSTRUCTION WITH NEW AT NO ADDITIONAL COST TO THE OWNER.
- PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL/EQUIPMENT SHALL OCCUR WITHIN THE DRIP LINE LIMITS.
- COORDINATE REMOVAL OR REPLACEMENT OF ELECTRICAL, TELEPHONE, CABLE TV, WATER, FIBER OPTIC CABLE AND/OR GAS LINES WITH THE AFFECTED UTILITY COMPANY. PROVIDE ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY AS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
- PERFORM CLEARING, GRUBBING, TREE AND STUMP REMOVAL, TOPSOIL REMOVAL AND STOCKPILING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- BEFORE REMOVING OR ABANDONING ANY UTILITY PIPES, VERIFY NEW UTILITY PIPE HAS BEEN INSTALLED, TESTED AND IS OPERATIONAL.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY CRITICAL INVERT INFORMATION PRIOR TO BEGINNING CONSTRUCTION.
- SAWCUT AND REPLACE DAMAGE CAUSED TO SURROUNDING AREA PAVEMENT OUTSIDE THE CONSTRUCTION LIMITS AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE SEQUENCING AND PHASING OF DEMOLITION WITH CONSTRUCTION MANAGER.
- SEE OTHER DRAWINGS FOR ADDITIONAL SITE DEMOLITION WORK.
- SAWCUT CURB AND GUTTER AND SIDEWALKS TO NEAREST JOINT.

DEMOLITION KEY NOTES

- REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK. REPLACE SIDEWALK TO MATCH EXISTING CONDITIONS.
- 1.5" MILL & HMA OVERLAY
- REMOVE AND DISPOSE OF EXISTING EVERGREEN TREES (5).
- PROTECT AND RE-USE EXISTING LIGHT POLE WITH NEW FIXTURE.
- REMOVE AND DISPOSE OF EXISTING VACUUM AND AIR STATION.
- REMOVE AND DISPOSE OF EXISTING PHONE BOOTH.
- REMOVE AND DISPOSE OF EXISTING ROCK
- PROTECT EXISTING TREES
- SAWCUT EXISTING CONCRETE PAVEMENT.
- REMOVE EXISTING CONCRETE PAVEMENT TO REPLACE EXISTING FUEL TANKS. REPLACE CONCRETE ONCE FUEL TANKS HAVE BEEN INSTALLED.
- SAWCUT LIMITS OF MILL & OVERLAY LIMITS
- TELEVIEW EXISTING STORM PIPES TO CONFIRM CONDITION OF STORM UTILITIES.
- TELEVIEW EXISTING SANITARY PIPES TO CONFIRM CONDITION OF SANITARY UTILITIES.

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REV.	DATE	DESCRIPTION
09/28/2026	SITE PLAN REVIEW	

NOT FOR CONSTRUCTION

M-EXPRESS #HLTX
10440 HIGHLAND RD,
HARTLAND, MI 48053

Demolition Plan

ISSUED FOR: SITE PLAN REVIEW 09/28/26	
PERMIT	MM/DD/YY
BID	MM/DD/YY
CONSTRUCTION	MM/DD/YY
PROJECT MANAGER	DESIGNER
JTVANDERKODDE	ACHESTERS

JOB NO.
NS-XX-00HLTX

C101

FILED INFO 2-10-2026 10:00AM CAD/CHW/TH/TL/CON/ENG LAYOUT: SITE LAYOUT - PAVEMENT PLAN DATE: 9/28/2026 USER: JARROLD

M-EXPRESS KEY NOTES

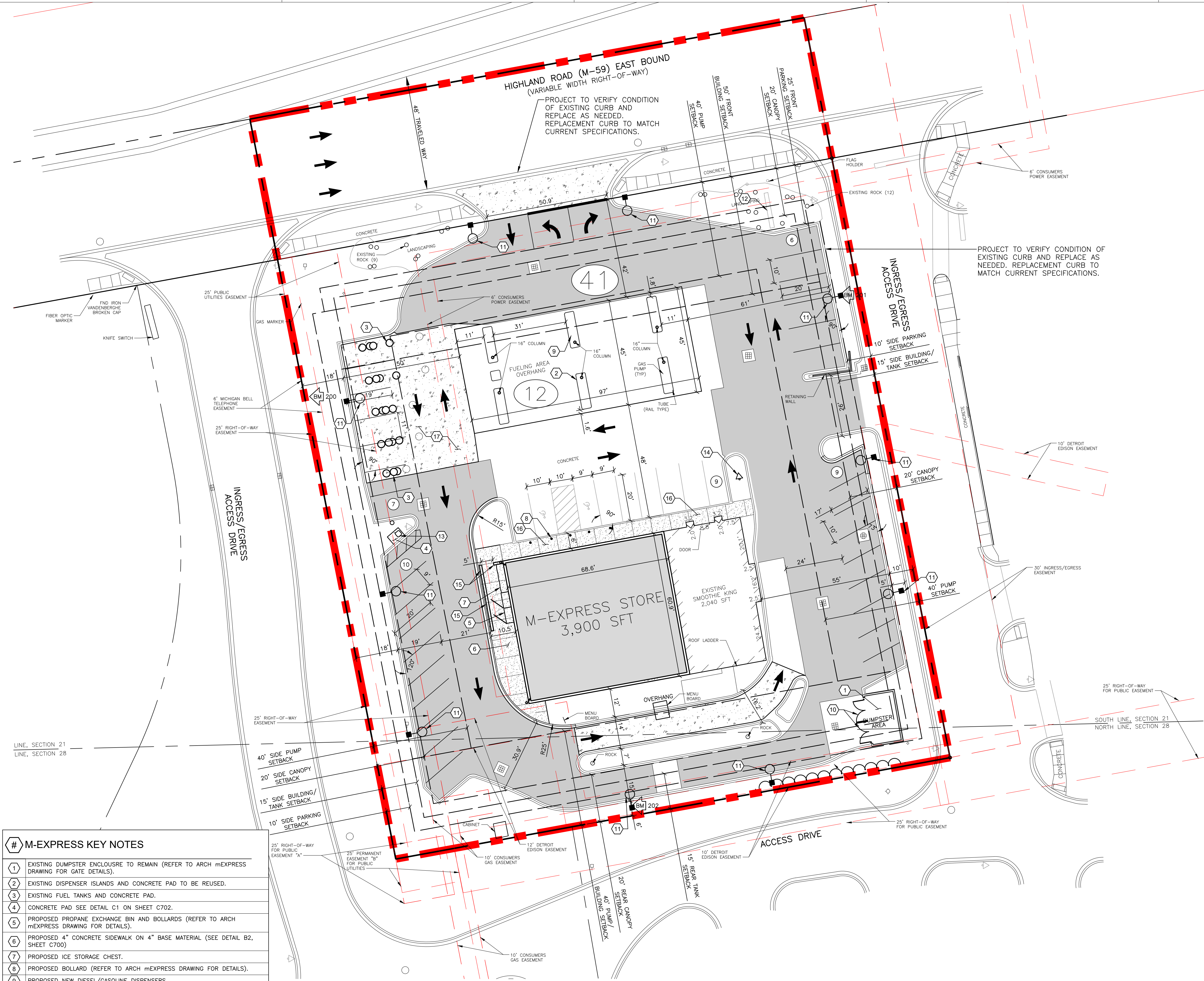
- EXISTING DUMPSTER ENCLOSURE TO REMAIN (REFER TO ARCH mEXPRESS DRAWING FOR GATE DETAILS).
- EXISTING DISPENSER ISLANDS AND CONCRETE PAD TO BE REUSED.
- EXISTING FUEL TANKS AND CONCRETE PAD.
- CONCRETE PAD SEE DETAIL C1 ON SHEET C702.
- PROPOSED PROPANE EXCHANGE BIN AND BOLLARDS (REFER TO ARCH mEXPRESS DRAWING FOR DETAILS).
- PROPOSED 4" CONCRETE SIDEWALK ON 4" BASE MATERIAL (SEE DETAIL B2, SHEET C700).
- PROPOSED ICE STORAGE CHEST.
- PROPOSED BOLLARD (REFER TO ARCH mEXPRESS DRAWING FOR DETAILS).
- PROPOSED NEW DIESEL/GASOLINE DISPENSERS.
- PROPOSED GATES FOR EXISTING DUMPSTER ENCLOSURE
- PROPOSED LIGHT POLE. (SEE PHOTOMETRIC PLAN, SHEET C801) PROPOSED LIGHTPOLE TO UTILIZE EXISTING CONCRETE BASE OF EXISTING LIGHT POLE.
- REUSE EXISTING DEVELOPMENT SIGN.
- PROPOSED AIR & VACUUM UNITS
- PROPOSED TRAFFIC SIGN
- PROPOSED SCREEN WALL
- REPLACE EXISTING SIDEWALK TO MATCH EXISTING CONDITIONS.
- REPLACE CONCRETE PAVEMENT AFTER INSTALLATION OF THE FUEL TANKS HAS BEEN COMPLETED.



SITE LAYOUT/PAVEMENT PLAN

SCALE: 1" = 20'

0 10 20 40



BENCH MARKS

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LOCATED ± 25 FEET NORTH OF ACCESS DRIVE
AND ± 61 FEET SOUTHWEST OF SOUTHWEST BUILDING CORNER

GENERAL NOTES

- NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
- DIMENSIONS AND/OR COORDINATES ARE TO BACK OF CURB, FACE OF BUILDING (FACE OF PRECAST), EDGE OF PAVEMENT OR CENTER OF STRUCTURE OR SIGN. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- BUILDING SLABS, UNDERED THICKNESS AND LOCATIONS ARE SHOWN FOR REFERENCE. VERIFY WITH STRUCTURAL DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND PERFORM REQUIRED COMPACTION OPERATIONS.
- PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
- NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED IN THE RIGHT-OF-WAY.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF MEIJER STANDARD SPECIFICATIONS, AND GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE DETAIL D1 ON SHEET C700.
- EXTERIOR CONCRETE SLABS ADJACENT TO BUILDING SHALL BE PLACED ON 4" STRUCTURAL BASE, UNLESS NOTED OTHERWISE. DESIGNER SHALL VERIFY THICKNESS OF CRUSHED STONE FILL IS ADEQUATE BELOW PAVEMENT SECTIONS BASED ON THE GEOTECHNICAL REPORT FOR THE SPECIFIC SITE.

SYMBOL LEGEND

- 1.5" MILL & HMA OVERLAY
- HEAVY DUTY CONCRETE PAVEMENT
- 4" THICK CONCRETE SIDEWALK
- STANDARD CURB AND GUTTER
- PARKING SPACE COUNT

SITE ZONING SUMMARY

PARCEL NO. 4708-28-200-020
PARCEL ADDRESS: 10440 HIGHLAND RD, HARTLAND, MI
ZONING DISTRICT: GC - GENERAL COMMERCIAL DISTRICT

BUILDING SETBACKS:
FRONT (ROW): 50'
SIDE: 15'
REAR: 40'

LANDSCAPE BUFFER/GREENBELTS:
SEE LANDSCAPE PLAN C600.

* PARKING:

MINIMUM SPACE REQUIREMENTS:
MINIMUM SPACE WIDTH = 10'
MINIMUM SPACE LENGTH = 20'
MANEUVERING LANE WIDTH = 24'

REQUIRED:

GAS STATION:

TWO SPACES FOR EACH LUBRICATION STALL, RACK, PIT OR PUMP
PLUS ONE FOR EVERY 200 SQ. FT. GROSS FLOOR AREA DEVOTED TO RETAIL SALES.
PLUS ONE FOR EACH EMPLOYEE.

LUBRICATION STALL =	12 SPACES REQUIRED
3,900 SF/200 SF =	20 SPACES REQUIRED
3 EMPLOYEES =	3 SPACES REQUIRED
TOTAL REQUIRED =	35 SPACES REQUIRED

PROPOSED:

STANDARD PROPOSED PARKING SPACES =	38 SPACES
ADA BARRIER FREE PARKING SPACES =	2 SPACES
FUEL PUMP PARKING SPACE =	12 SPACES
TOTAL PROPOSED =	52 SPACES

PROPOSED USES:

GAS STATION - SPECIAL LAND USE.

PROPOSED SITE COVERAGE	
PROPOSED BUILDING COVERAGE:	10%
PROPOSED IMPERVIOUS COVERAGE:	77%

BUILDING INFORMATION
UTILIZING EXISTING BUILDING
MAXIMUM BUILDING HEIGHT:

35'

* PROPOSED DEVELOPMENT UTILIZES EXISTING PAVEMENT AND PARKING SPACES.

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REV. DATE DESCRIPTION

09/28/2026 SITE PLAN REVIEW

NOT FOR CONSTRUCTION

M-EXPRESS #HLTX

10440 HIGHLAND RD,
HARTLAND, MI 48933

Site Layout /
Pavement Plan

ISSUED FOR: SITE PLAN REVIEW 09/28/26

PERMIT	MM/DD/YY
BID	MM/DD/YY
CONSTRUCTION	MM/DD/YY

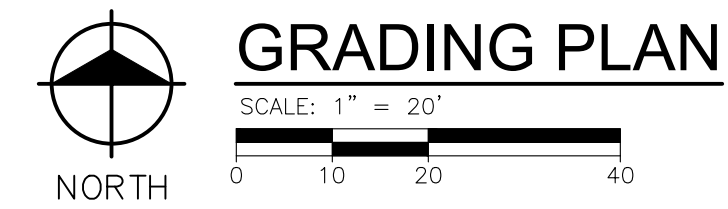
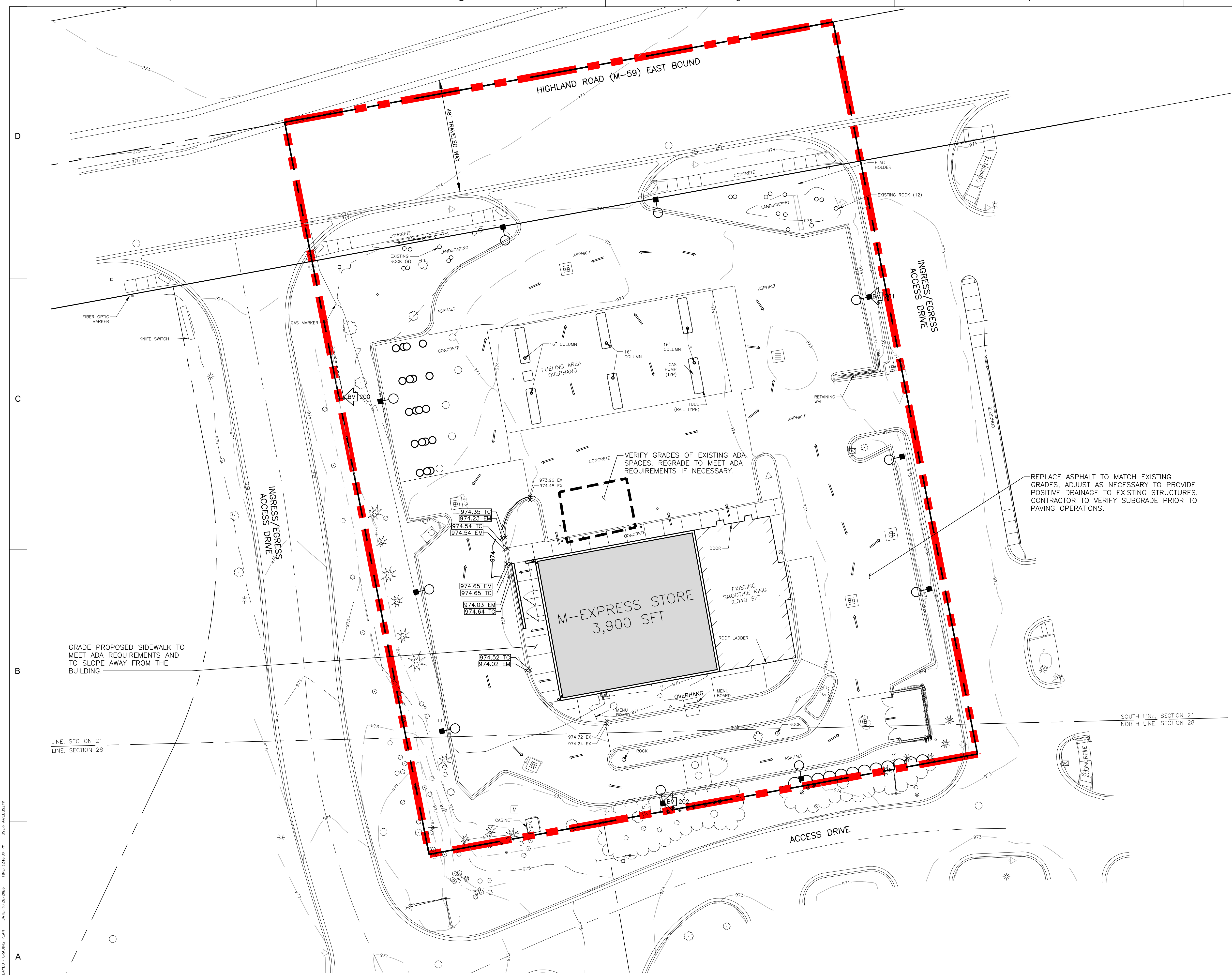
PROJECT MANAGER	DESIGNER
JTVANDERKODDE	ACHESTERS

JOB NO.

NS-XX-00HLTX

C200

PLT: INFO 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



- BENCH MARKS**
- BENCH MARK 200 ELEVATION: 975.82
RAILROAD SPIKE ON UTILITY POLE
LOCATED ± 19 FEET EAST OF ACCESS DRIVE AND
± 75 FEET SOUTH OF HIGHLAND ROAD (M-59)
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LOCATED ± 75 FEET SOUTH OF HIGHLAND ROAD (M-59)
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MAG NAIL ON CONCRETE BASE OF UTILITY POLE
LOCATED ± 25 FEET NORTH OF ACCESS DRIVE
AND ± 61 FEET SOUTHWEST OF SOUTHWEST BUILDING CORNER
- GRADING NOTES**
- ALL SPOT ELEVATIONS ARE TO:
TOP OF PAVEMENT – (TP)
TOP OF SLAB – (TS)
EDGE OF METAL – (EM)
BOT OF WALL – (BW)
GUTTER PAN – (GP)
 - UNLESS NOTED OTHERWISE.
 - CONTOURS SHOWN ARE FOR REFERENCE ONLY.
 - PROVIDE POSITIVE DRAINAGE IN ALL AREAS TO ENSURE NO
STANDING WATER WITHIN PAVEMENT, BUILDING PAD, OR
GREEN AREAS.
 - FOR ALL CURB ISLANDS, CENTER OF ISLANDS TO BE A
MINIMUM OF 6" HIGHER THAN TOP OF CURB.
 - SEE "TYPICAL BITUMINOUS PAVEMENT AT MH AND CB"
DETAIL ON C701 FOR SPECIAL GRADING REQUIREMENTS
AROUND STRUCTURES.
 - RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS,
ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR
PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED
AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT
A MINIMUM EXISTING CONDITIONS.
 - CONTRACTOR'S MANNER AND METHOD OF INGRESS AND
EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN
NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR
VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO
REGULATION AND WRITTEN APPROVAL OF APPROPRIATE
GOVERNING AGENCIES.
 - FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN
0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED
SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL
VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS.
FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR
PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER
THAT WILL MINIMIZE EROSION.
 - ENTRY LANDINGS PART OF AN ACCESSIBLE ROUTE SHALL
MAINTAIN A MAXIMUM SLOPE OF 1:50R IN ALL DIRECTIONS.
THIS IS INTENDED TO ALLOW FOR CONSTRUCTION
TOLERANCES. SLOPES STEEPER 1:48 SHALL NOT BE
PERMITTED THUS MEETING THE REQUIREMENTS OF THE
DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR
ACCESSIBLE DESIGN.
 - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH
EDGE OF PAVEMENT.
 - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS.
USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS
NECESSARY FOR SURFACE RESTORATION.
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER
COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT
OF TOPSOIL.
 - ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL
DIRECTIONS.
 - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF
ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF
PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS,
SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM
WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM
WATER RUNOFF LEAVING THE SITE SHALL MEET ALL
FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.

- SYMBOL LEGEND**
- 725- EXISTING MAJOR CONTOUR
 - 724- EXISTING MINOR CONTOUR
 - 725- PROPOSED MAJOR CONTOUR
 - 724- PROPOSED MINOR CONTOUR
 - (L) LANDING (2% MAX. SLOPE ALL DIRECTIONS)
 - (R) RAMP (8.33% MAX. SLOPE)
 - ⇒ PROPOSED DRAINAGE DIRECTION



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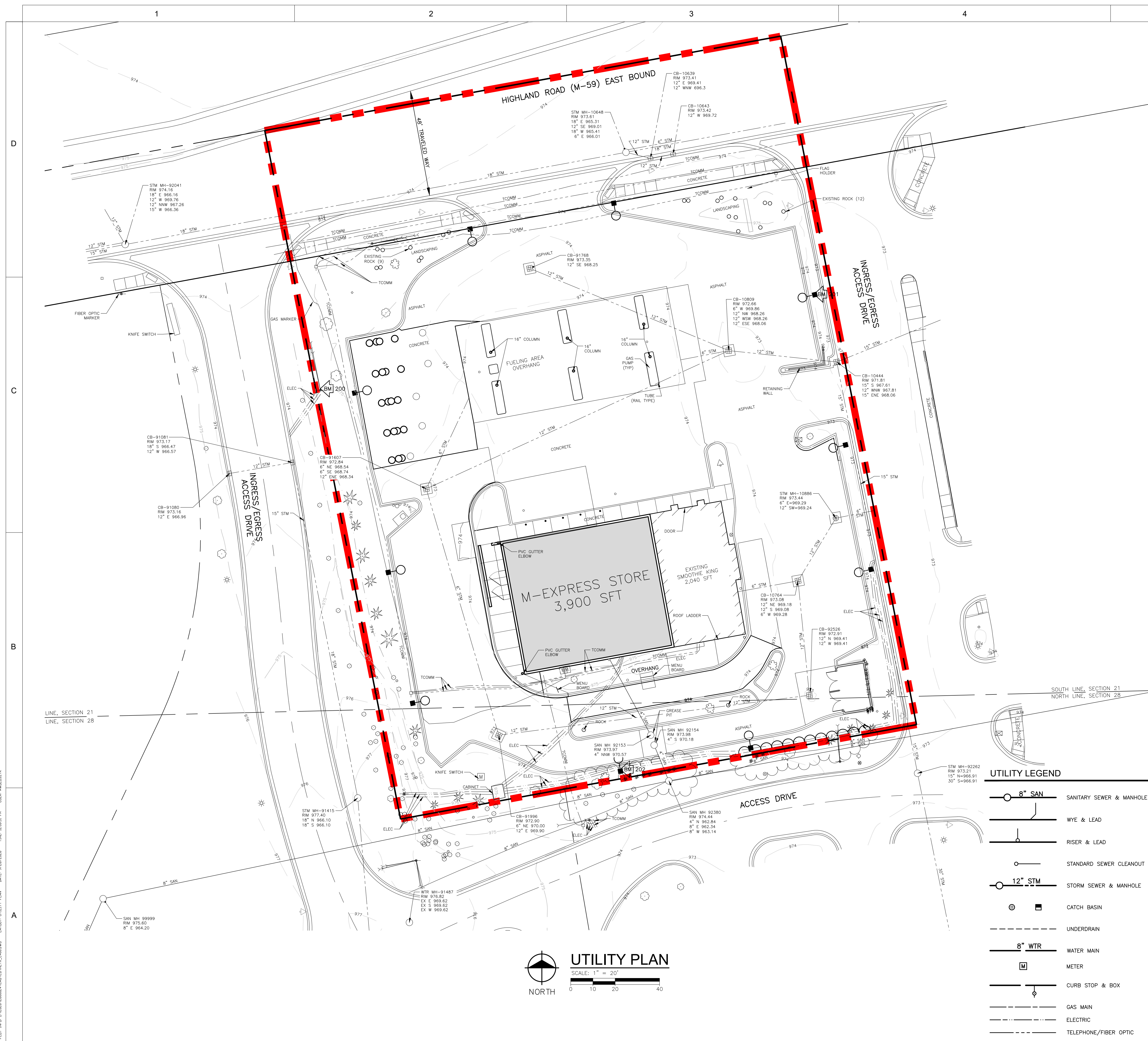
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REV.	DATE	DESCRIPTION
	09/28/2026	SITE PLAN REVIEW

M-EXPRESS #HLTX
10440 HIGHLAND RD,
HARTLAND, MI 48053

Grading Plan

ISSUED FOR: SITE PLAN REVIEW 09/28/26	
PERMIT	MM/DD/YY
BID	MM/DD/YY
CONSTRUCTION	MM/DD/YY
PROJECT MANAGER	DESIGNER
JTVANDERKODDE	ACHESTERS
JOB NO.	
NS-XX-00HLTX	
C300	



BENCH MARKS

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RAILROAD SPIKE ON UTILITY POLE
LOCATED ± 19 FEET EAST OF ACCESS DRIVE AND
± 75 FEET SOUTH OF HIGHLAND ROAD (M-59)

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MAG NAIL ON CONCRETE BASE OF UTILITY POLE
LOCATED ± 25 FEET NORTH OF ACCESS DRIVE
AND ± 61 FEET SOUTHWEST OF SOUTHWEST BUILDING CORNER

mEXPRESS UTILITY NOTES	
ELECTRIC:	SECONDARY SERVICE PREFERRED BASED ON RATE, PAD-MOUNT UTILITY OWNED TRANSFORMER. 600 AMP. 120/208V, 3PH. 4W SECONDARY SERVICE. TRANSFORMER SIZED AND FURNISHED BY UTILITY COMPANY.
PHONE:	DEDICATED FIBER OPTIC CABLE
GAS:	3/4 CFH @ 7" WC
WATER:	2" DIA. 2" METER. 50 GPM PEAK USE, 65 PSI AFTER BACKFLOW PREVENTER. 750 GPD SUMMER, 500 GPD NON-SUMMER.
FIRE PROTECTION:	NOT REQUIRED.
SANITARY SEWER:	500 GPD AVG. 20 GPM PEAK.

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. A CONTINUOUS 20' LENGTH OF SDR-35 PVC SHALL BE EXTENDED FROM THE YARD CLEANOUTS AT THE FRONT OF THE BUILDING. COORDINATE WITH PLUMBING CONTRACTOR ON LOCATION AND ROUTING.
3. FOR SANITARY DEPTHS BETWEEN 0'-14" PIPE MATERIAL SHALL BE PVC SDR-35, FOR DEPTHS BETWEEN 14'-24" PIPE MATERIAL SHALL BE PVC SDR-26 OR OTHERWISE REQUIRED BY LOCAL AHJ.
4. PVC COUPLINGS SHALL NOT TO BE USED ALONG THE SERVICE LATERALS FROM THE FRONT OF THE BUILDING TO THE SANITARY MANHOLE OR MAIN.

WATER MAIN NOTES

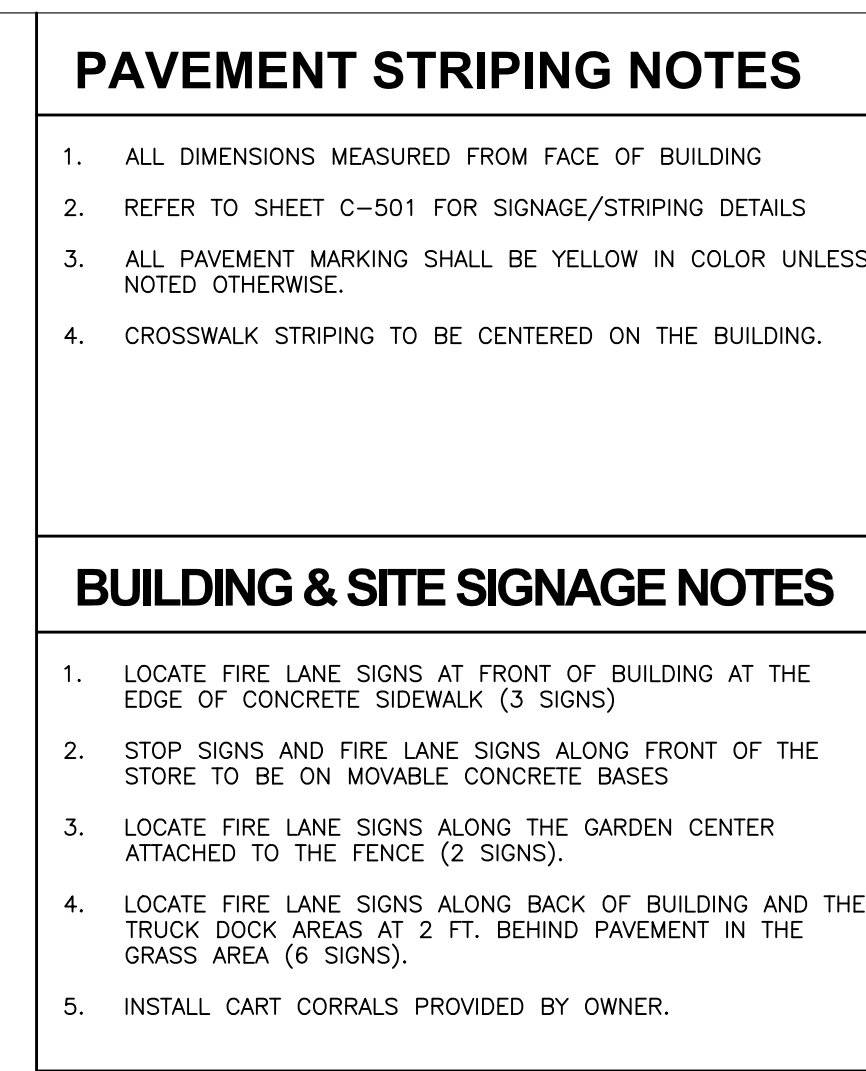
1. INSTALL WATER MAIN WITH A MINIMUM OF 6 FEET OF COVER. ON SITE HYDRANTS SHALL FACE THE BUILDING.
2. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.
3. PROVIDE THRUST BLOCKS AT ALL WATER MAIN BENDS, PLUGS AND TEES IF REQUIRED BY MUNICIPALITY.
4. HYDRANTS LOCATED IN CURB ISLAND OR GREEN SPACE SHALL BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT (TYP.).
5. INSTALL CONCRETE PADS FOR ALL HYDRANT VALVES IN NON-PAVED AREAS.

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REV.	DATE	DESCRIPTI
------	------	-----------

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10440 HIGHLAND RD,
HARTLAND, MI 48353



mEXPRESS KEY NOTES		-
1	NOT USED	
2	4" SINGLE SOLID LINE, WHITE	
3	NOT USED	
4	4" DOUBLE SOLID LINE, YELLOW	
5	12" STOP LINE, WHITE	
6	LANE ARROWS, WHITE	
7	NOT USED	
8	NOT USED	
9	NOT USED	
10	NOT USED	
11	NOT USED	
12	mEXPRESS SIGN C4, SEE SHEET C501	
13	GAS CANOPY SIGN C2, SEE SHEET C501	
14	mEXPRESS SIGN C3, SEE SHEET C501	
15	SEASONAL OUTDOOR SALES AREA	
16	REMOVE AND REPLACE SIGN PANEL WITH MEIJER SIGN; SIZE AND LAYOUT TO BE DETERMINED.	
17	PROPOSED "DO NOT ENTER" SIGN	

SYMBOL LEGEND	
	SIGN
	PARKING SPACE COUNT

STRIPING LEGEND

 **NO PARKING AREAS**
NO PARKING AREAS 4" YELLOW STRIPES
@ 2' O.C. AT 45° TO PARKING SPACE
(ACCESSIBLE STALL STRIPING SHALL BE
PAINTED IN ACCORDANCE WITH DETAIL
C1 ON C-701)

PARKING SUMMARY	
MEXPRESS C-STORE	
PARKING REQUIRED BY ORDINANCE	23
STANDARD PROPOSED PARKING	17
FUEL PUMP PARKING	12
ADA BARRIER FREE PARKING	1
TOTAL PROVIDED PARKING	30



REV.	DATE	DESCRIPTION
09/28/2026 SITE PLAN REVIEW		

NOT FOR
CONSTRUCTION

M-EXPRESS #H1TX
10440 HIGHLAND RD,
HARTLAND, MI 48355

ISSUED FOR: SITE PLAN REVIEW 09/28/26	
PERMIT	MM/DD/YY
BID	MM/DD/YY
CONSTRUCTION	MM/DD/YY

PROJECT MANAGER	DESIGNER
JTVANDERKODDE	ACHESTERS

JOB NO.
NS-XX-00HLT

C500

FILED INFO: X:\WORK\30008\BAYLARD\CD\44-TX_C501.dwg LAYOUT: SIGN DETAILS DATE: 9/18/2026 TIME: 10:25:08 PM USER: ANDREIYK

D

C

B

A

1

2

3

4

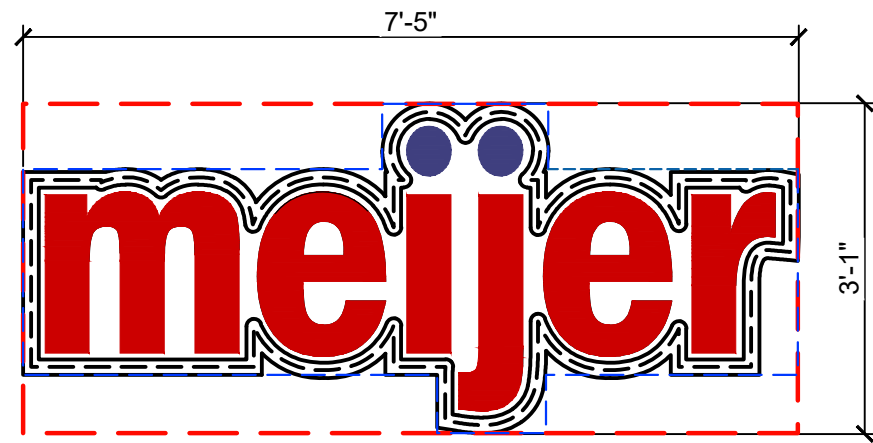
5

GENERAL NOTES

- SIGNAGE DETAILS ARE NOT TO SCALE. SIGNAGE VENDOR SHALL FABRICATE ALL SIGNAGE ACCORDING TO THE DIMENSIONS AND SQUARE FOOTAGE VALUES PROVIDED ON SHEETS C-501 FOR THE RESPECTIVE SIGNS.
- ALL WIRING FOR EXTERIOR SIGNAGE SHALL BE INSTALLED WITHIN CONDUIT PER SPECIFICATIONS.
- FOR BUILDING SIGNAGE INSTALLATION INFORMATION, REFER TO ARCHITECTURAL PLANS.

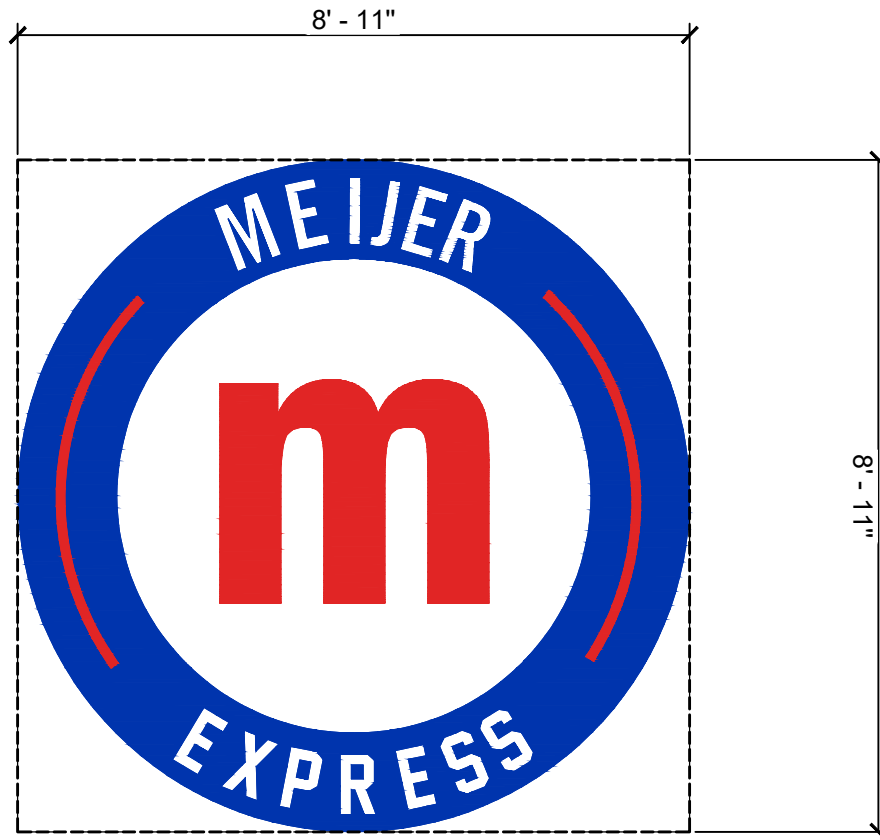
mEXPRESS STORE SIGNAGE

DETAIL	QTY.	DESCRIPTION	CALCULATED (SF)	TOTAL (SF)
C2	1	Canopy Logo	19.2	27.7
C3	1	mExpress Painted	80.0	80.0
Total			99.2	107.7



C2 B2 – GAS CANOPY SIGN LAYOUT
NTS
CALCULATED 19.2 S.F.
TOTAL 27.7 S.F.

INTERNALLY ILLUMINATED (FLORESCENT) 2" DEEP PAN FORMED AND EMBOSSED CLOUD-CUT PUSH THRU LOGO WITH TRANSLUCENT POLYCARBONATE BODY. 2ND SURFACE TO BE DIGITALLY PRINTED VINYL TO MATCH. COLOR BLUE (PMS 286C) RED (485C)



C3 mEXPRESS WALL SIGN – REAR
NTS
CALCULATED 80 S.F.
TOTAL 80 S.F.

FLUSH MOUNTED 1/2" THICK FLAT CUT OUT ALUMINUM FACES AND RETURNS PAINTED TO MATCH. RED LINES ON CIRCLE TO BE SURFACE APPLIED OPAQUE RED COLOR: BLUE (PMS 286C) & RED (PMS 485C)



REV. DATE DESCRIPTION

09/28/2026 SITE PLAN REVIEW

NOT FOR
CONSTRUCTION

M-EXPRESS #HLTX

10440 HIGHLAND RD,
HARTLAND, MI 48353

Sign Details

ISSUED FOR: SITE PLAN REVIEW 09/28/26

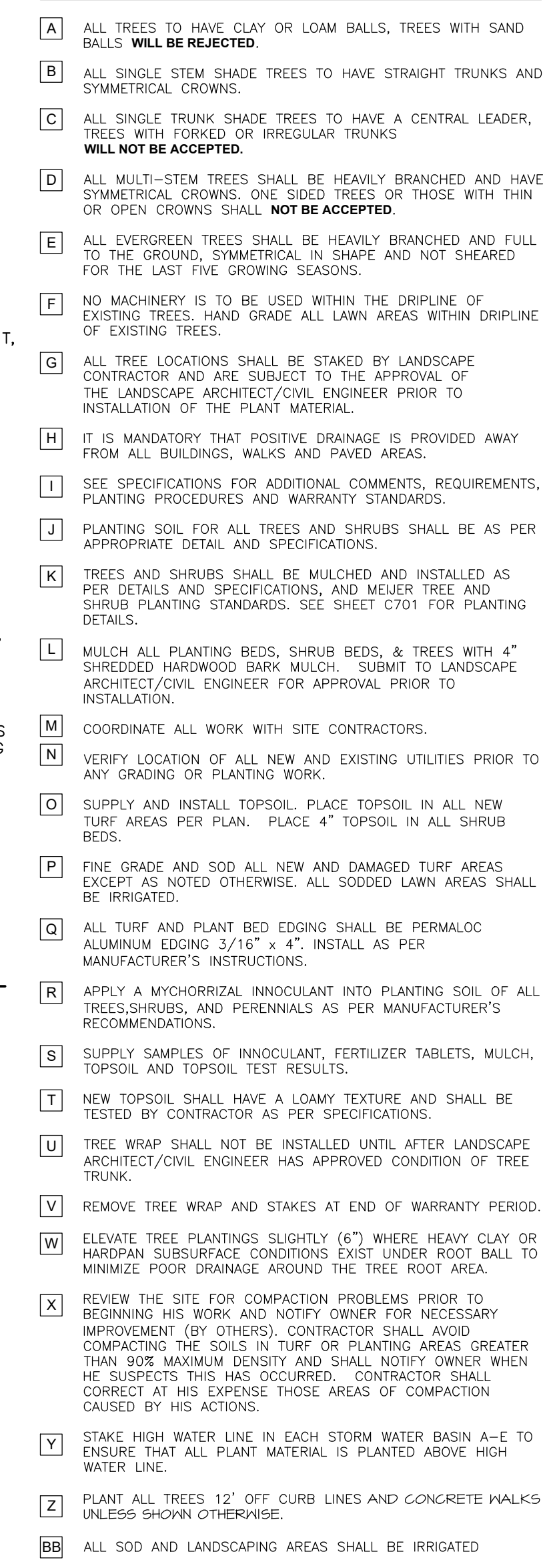
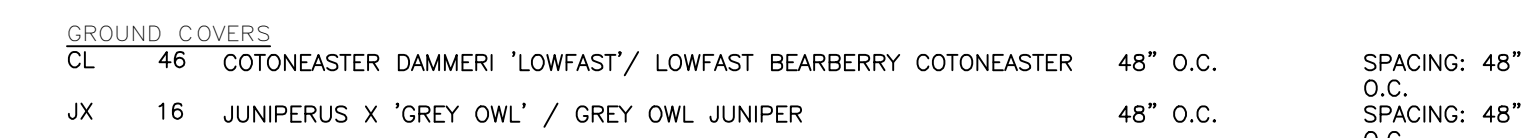
PERMIT	MM/DD/YY
BID	MM/DD/YY
CONSTRUCTION	MM/DD/YY

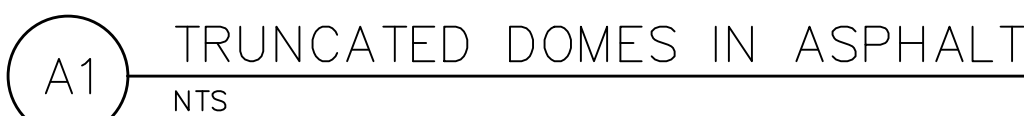
PROJECT MANAGER	DESIGNER
JTVANDERKODDE	ACHESTERS

JOB NO.

NS-XX-00HLTX

C501





NOT FOR
CONSTRUCTION

Details

JOB NO.
NS-XX-00HLTX

C702

D

C

B

A

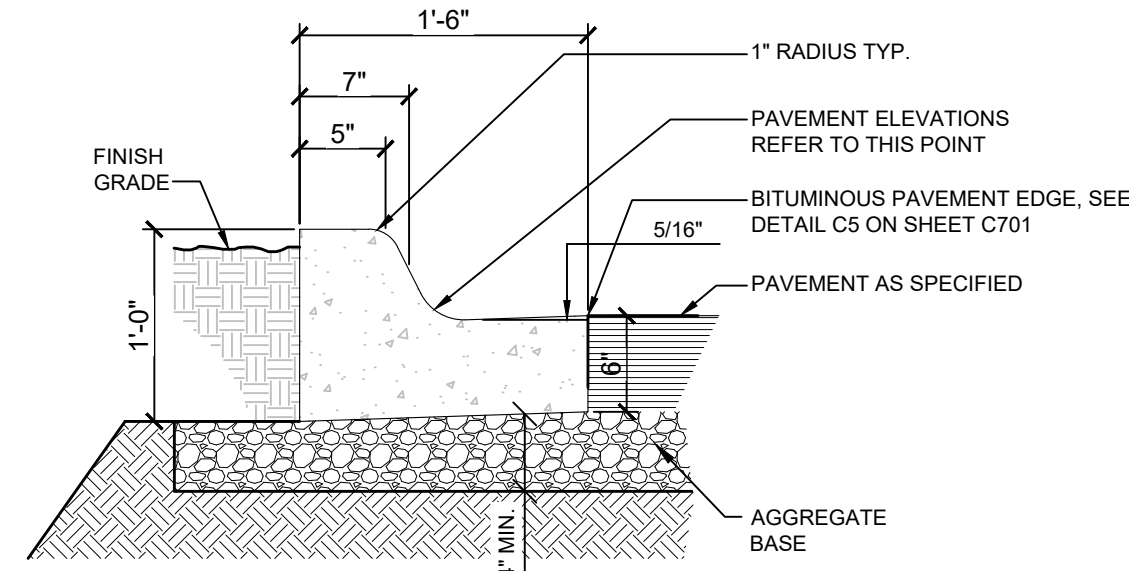
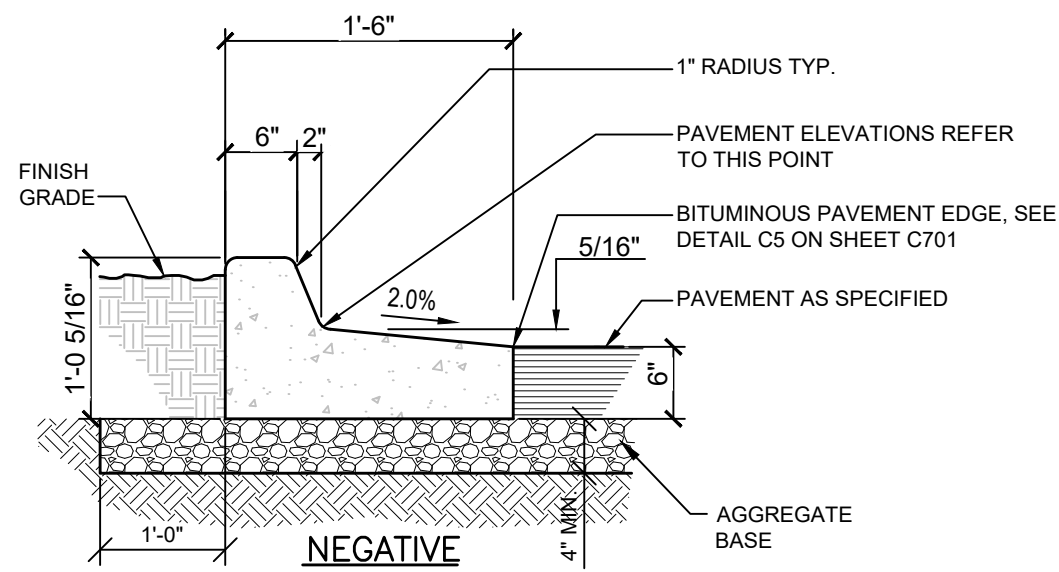
1

2

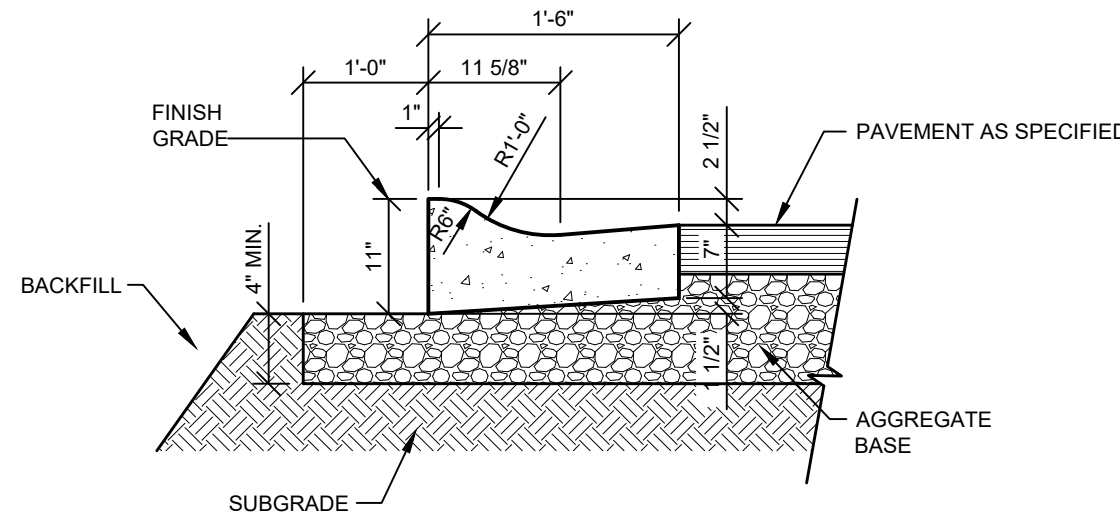
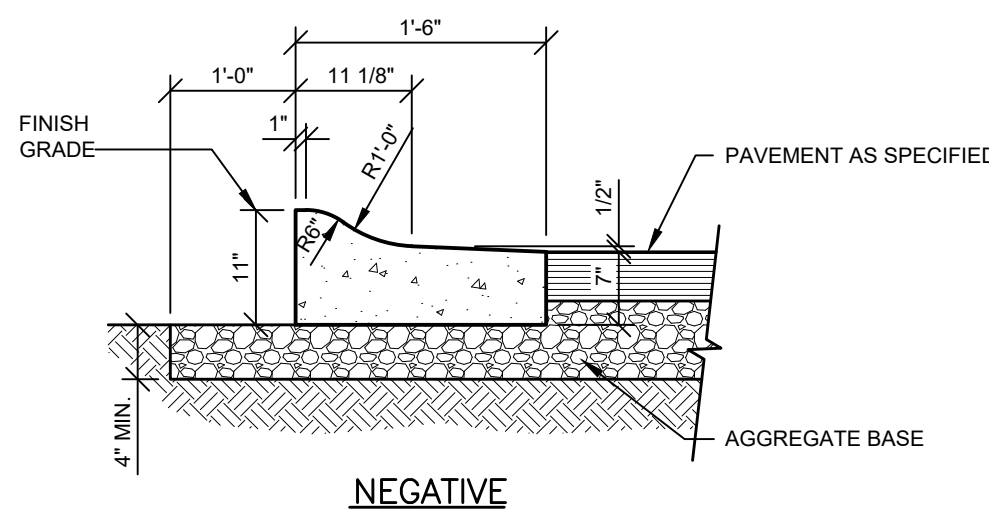
3

4

5

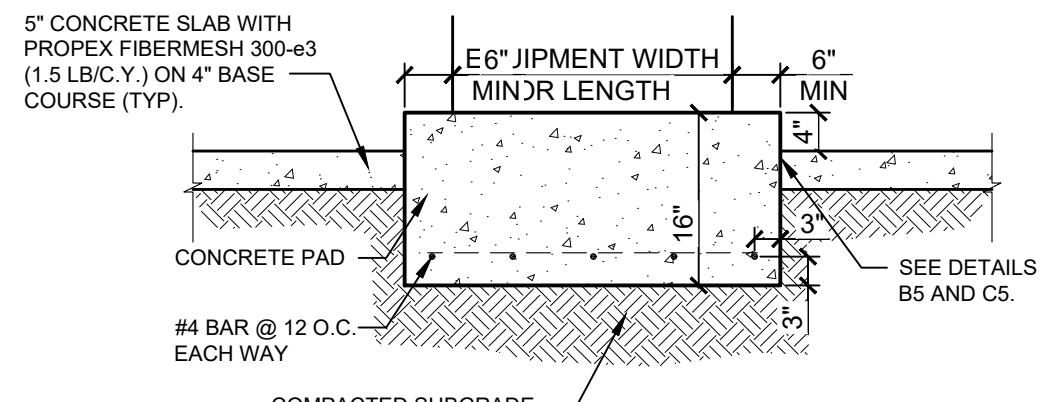


E6 STRAIGHT CURB AND GUTTER
NTS

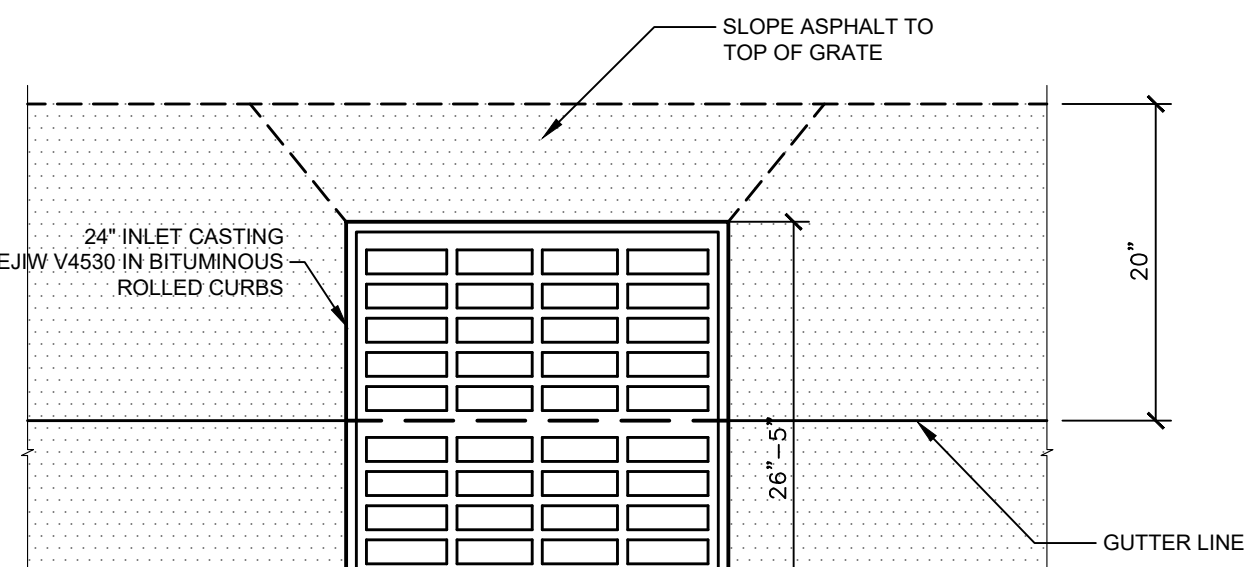
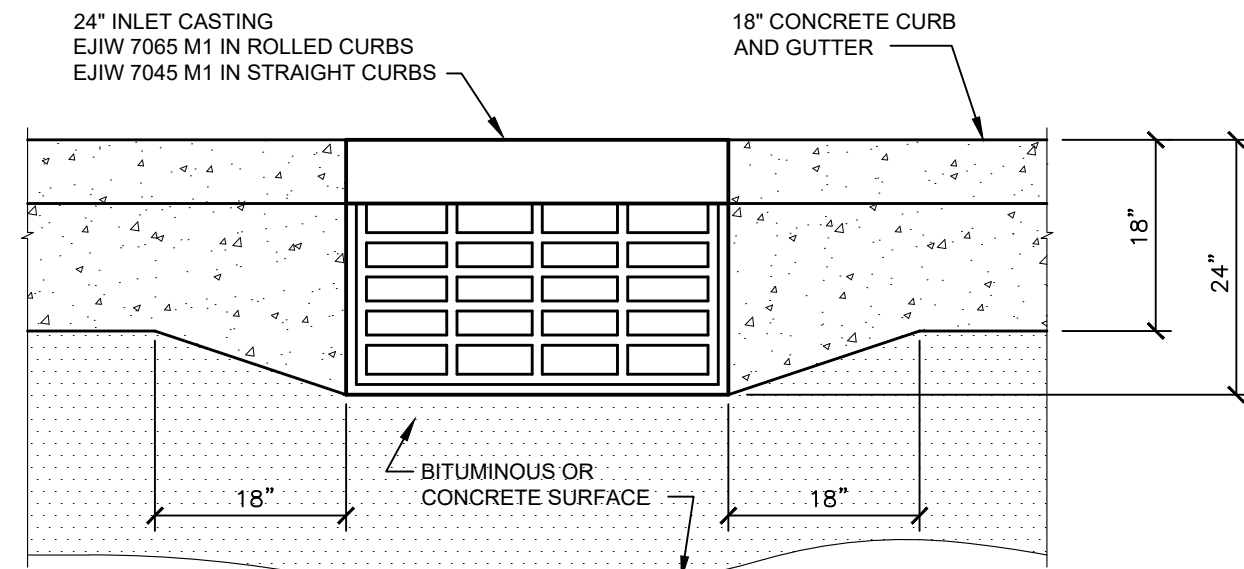


1. FOR USE OUTSIDE O.C.R.C. RIGHT-OF-WAY INFLUENCE.
2. CURBS MAY BE INSTALLED INTEGRALLY WITH SLAB POUR AT CONTRACTOR'S OPTION.

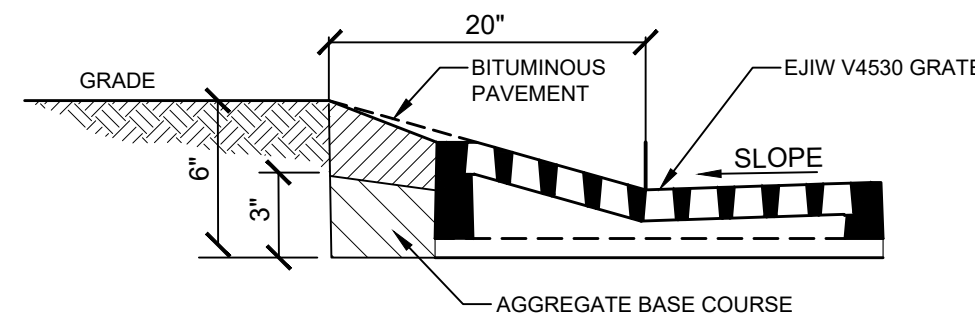
E5 ROLLED CURB & GUTTER DETAIL
NTS



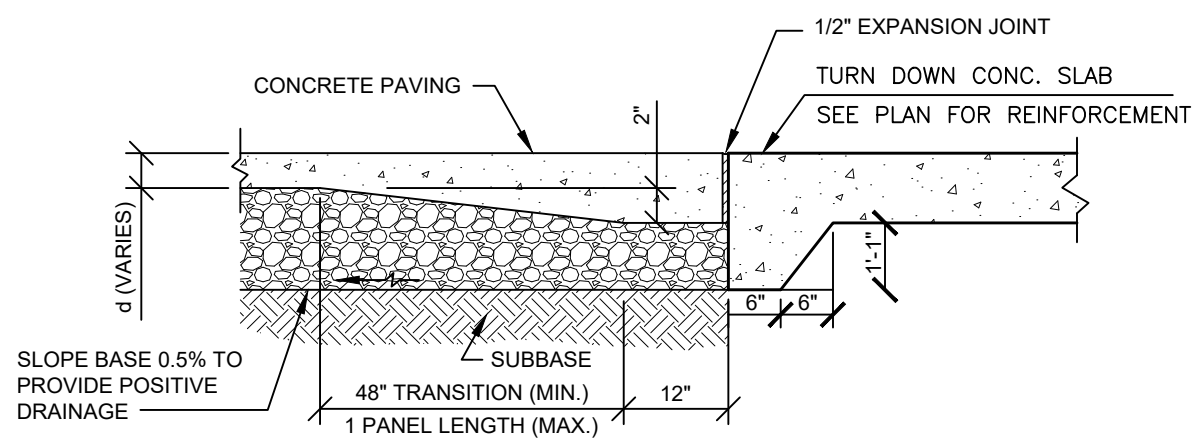
D6 MECH. YARD EQUIPMENT PAD
NTS



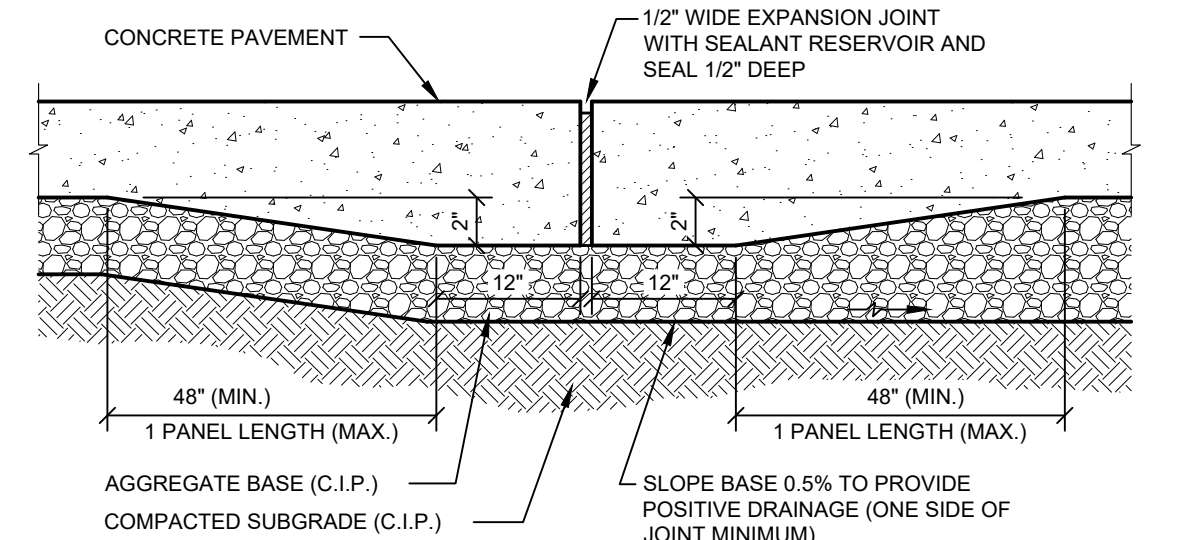
D5 CURB TRANSITION DETAIL
NTS



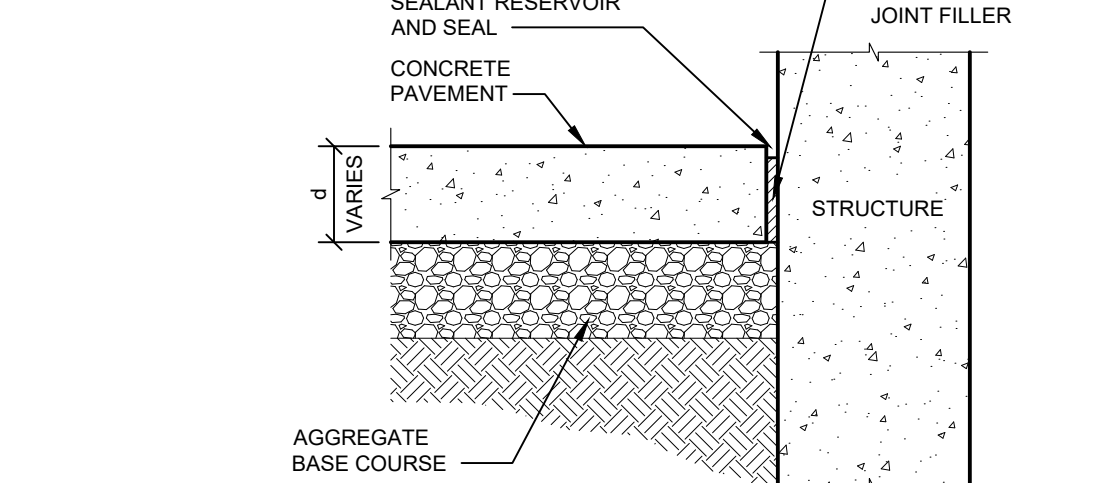
C5 CONCRETE PAVEMENT EDGE DETAIL
NTS



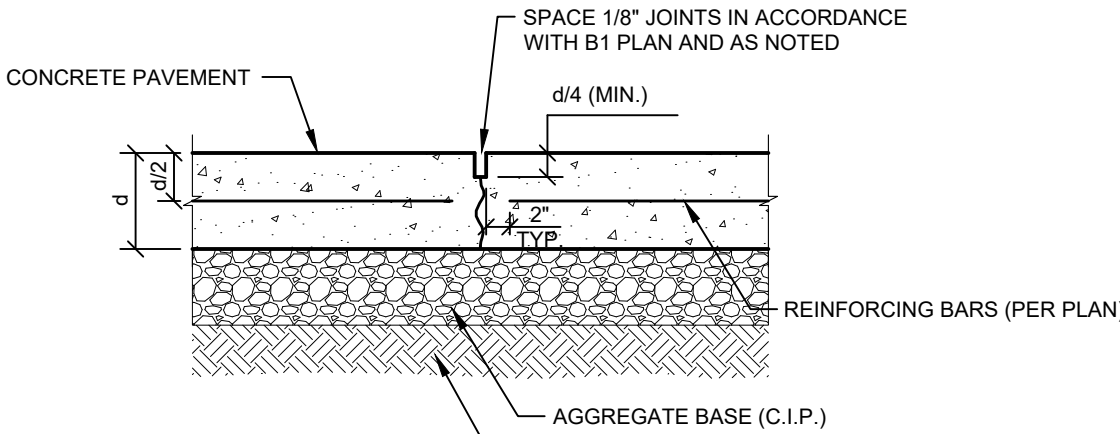
REQUIRED AT ALL JUNCTIONS WITH CONCRETE SLAB



C4 EXPANSION JOINT
NTS

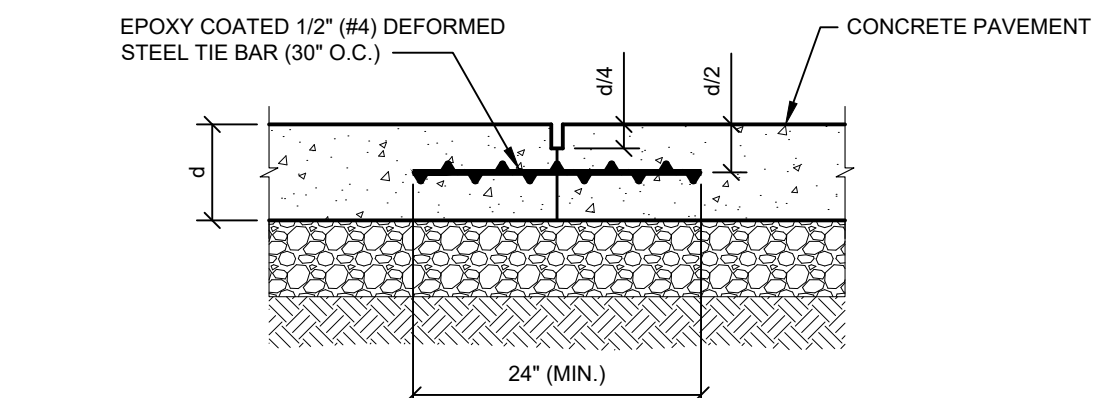


B5 CONCRETE PAVEMENT EDGE
NTS

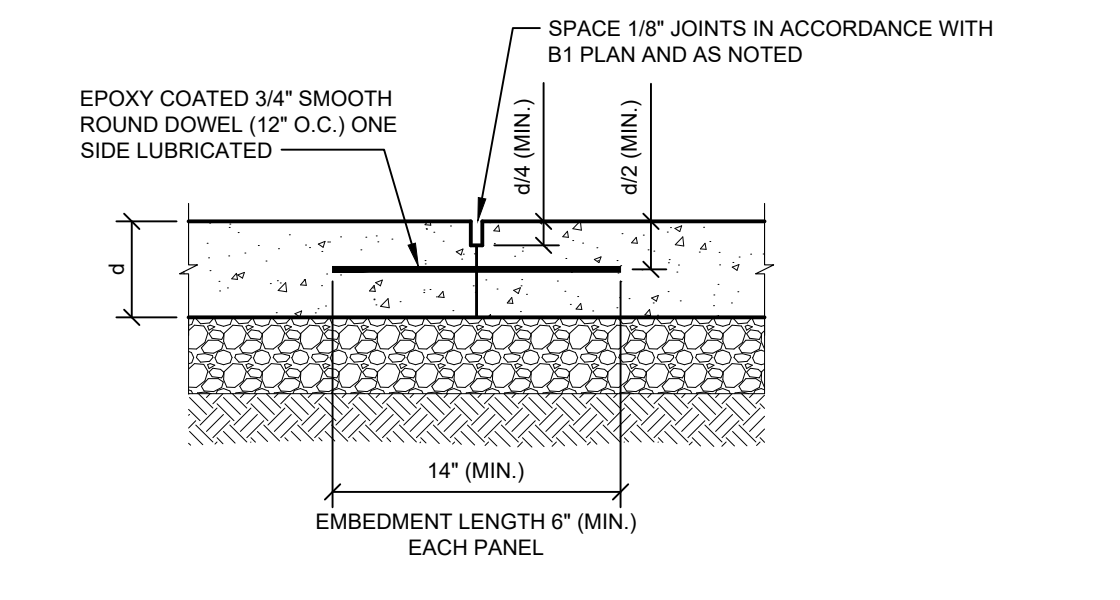


- NOTES:
- 1) MAXIMUM SPACING FOR CONTRACTION JOINTS SHALL BE 10' FOR CURB AND 20' FOR SLABS OR AS OTHERWISE NOTES IN THE PLANS.

B4 CONTRACTION JOINT (UNDOWELED)
NTS



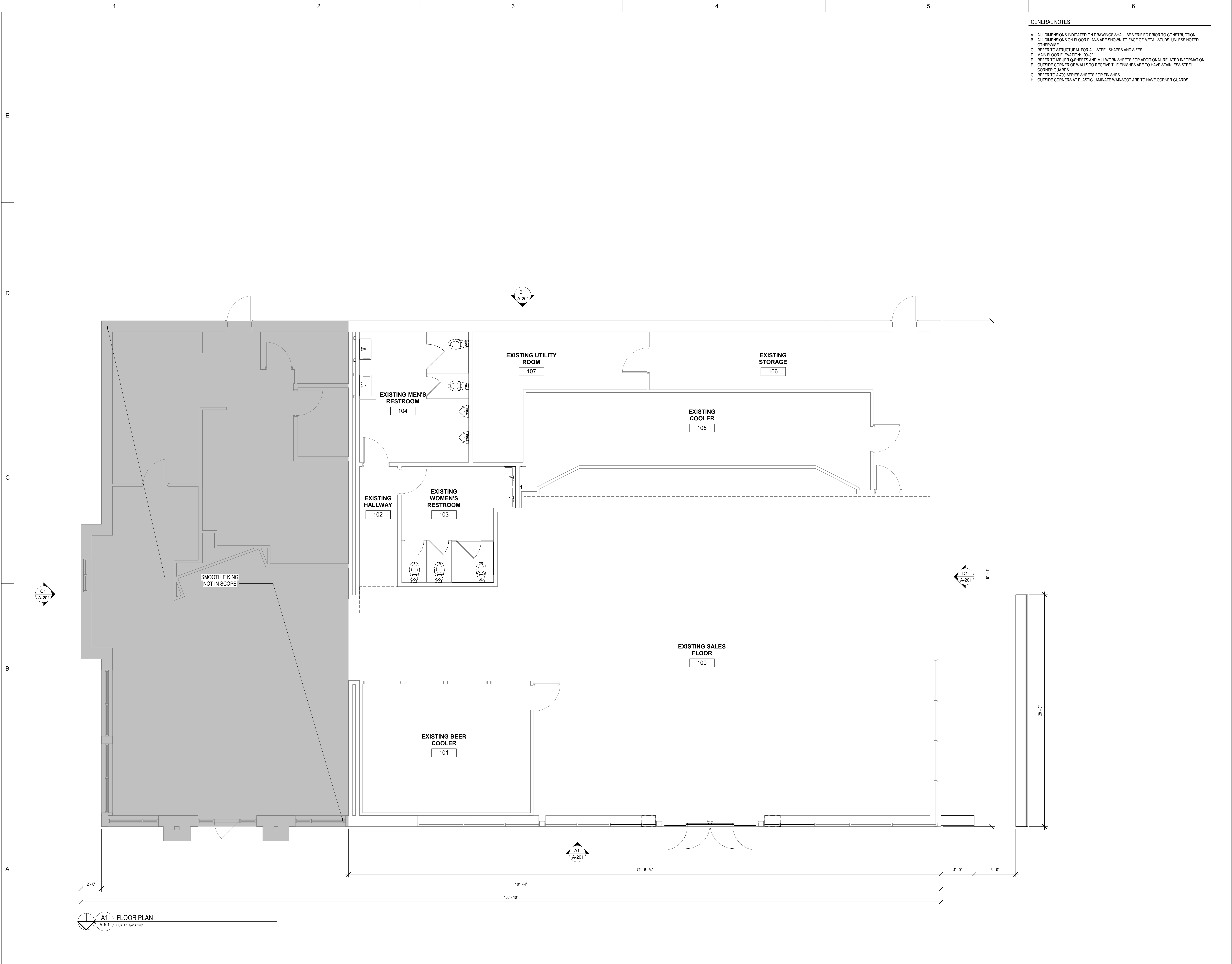
A5 TIED BUTT JOINT
NTS



A4 DOWELED BUTT JOINT
NTS



C600



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REV.	DATE	DESCRIPTION
	9/28/2026	SITE PLAN APPROVAL

MEIJER STORE #HLTX

10440 HIGHLAND ROAD

HARTLAND, MICHIGAN

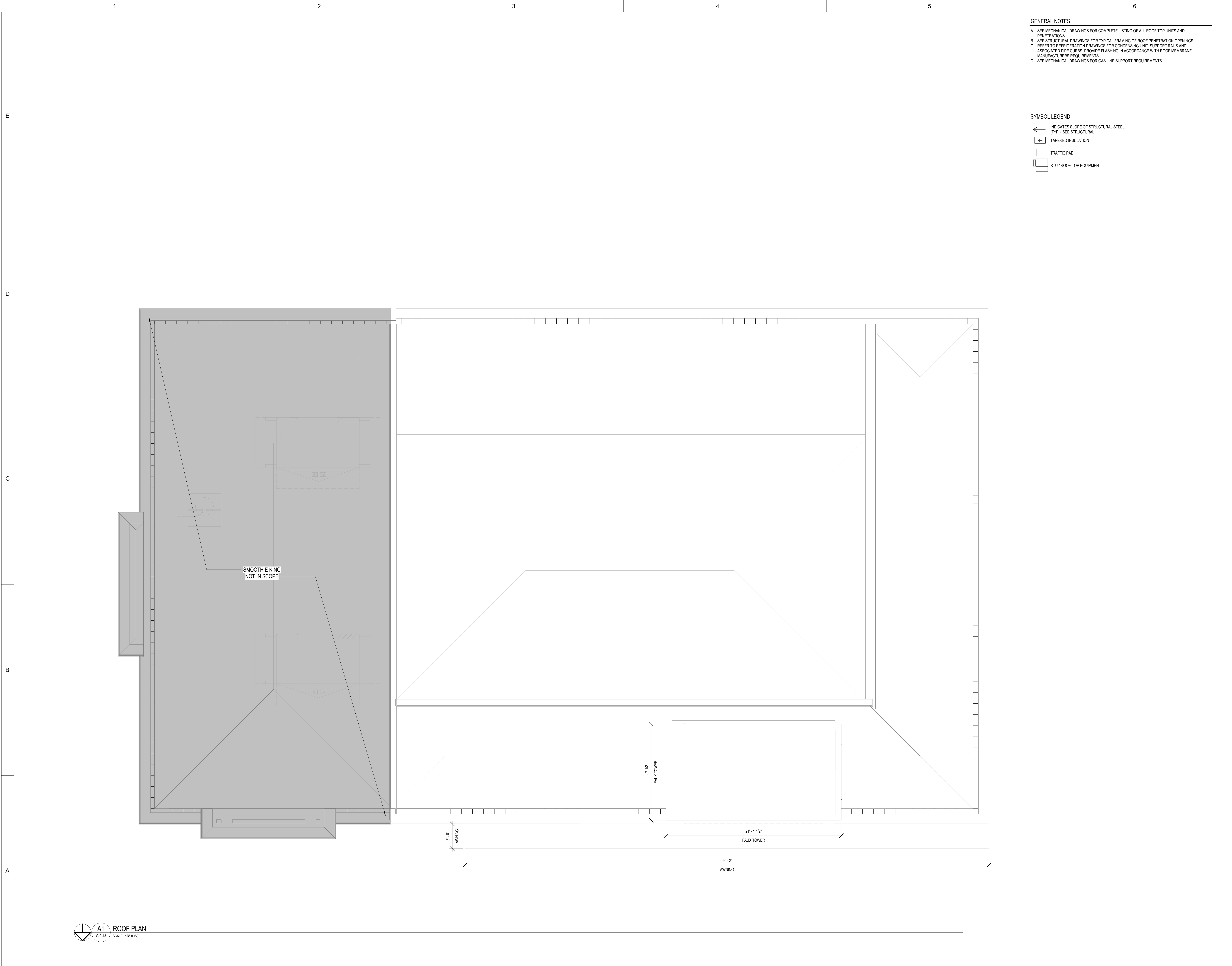
FLOOR PLAN

ISSUED FOR: SITE PLAN APPROVAL	
PERMIT	XXX
BID	XXX
CONSTRUCTION	XXX

PROJECT MANAGER	DESIGNER
DCAPPONE	EHASSLER

JOB NO.
2600704

A-101



- GENERAL NOTES
- A. SEE MECHANICAL DRAWINGS FOR COMPLETE LISTING OF ALL ROOF TOP UNITS AND PENETRATIONS.
- B. SEE STRUCTURAL DRAWINGS FOR TYPICAL FRAMING OF ROOF PENETRATION OPENINGS.
- C. REFER TO REFRIGERATION DRAWINGS FOR CONDENSING UNIT SUPPORT RAILS AND ASSOCIATED PIPE CURBS. PROVIDE FLASHING IN ACCORDANCE WITH ROOF MEMBRANE MANUFACTURERS REQUIREMENTS.
- D. SEE MECHANICAL DRAWINGS FOR GAS LINE SUPPORT REQUIREMENTS.
- SYMBOL LEGEND
- ← INDICATES SLOPE OF STRUCTURAL STEEL (TYP.), SEE STRUCTURAL
- ← TAPERED INSULATION
- TRAFFIC PAD
- RTU / ROOF TOP EQUIPMENT

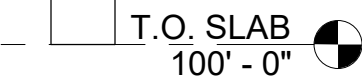
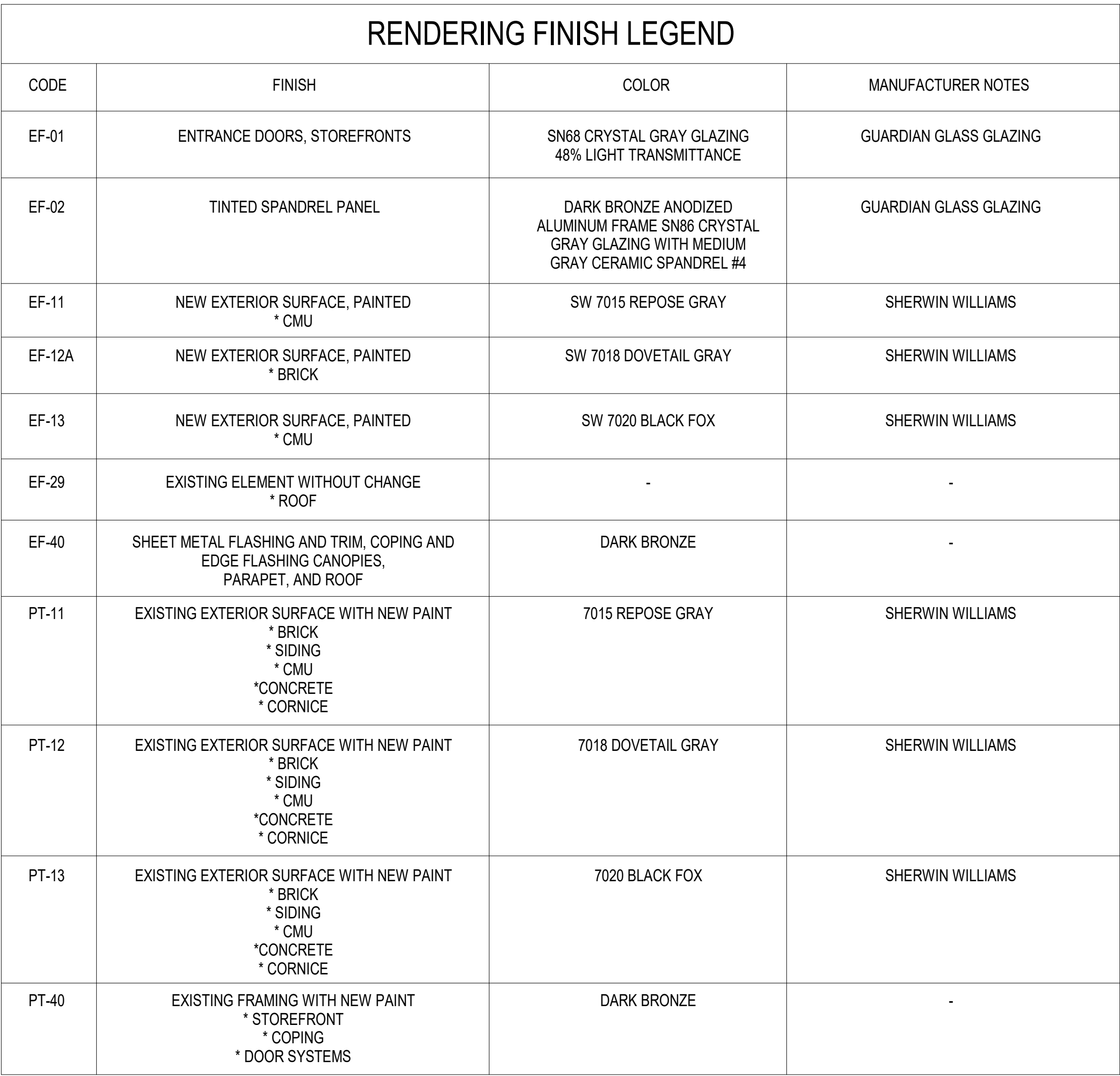
REV.	DATE	DESCRIPTION
	9/28/2026	SITE PLAN APPROVAL

NOT FOR
CONSTRUCTION

MEIJER STORE #HLTX
10440 HIGHLAND ROAD
HARTLAND, MICHIGAN

ROOF PLAN

ISSUED FOR: SITE PLAN APPROVAL	
PERMIT	XXX
BID	XXX
CONSTRUCTION	XXX
PROJECT MANAGER	DESIGNER
DCAPPONE	EHASSLER
JOB NO. 2600704	
A-130	



Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Comprehensive Development Plan 5 Year Review

Date: September 29, 2026

Recommended Action

Move to recommend that the Planning Commission determine that the five-year review of the Comprehensive Development Plan has been completed and that no amendments to the Plan are necessary at this time.

Findings:

1. The overall goals and objectives of the Comprehensive Development Plan remain applicable to the Township's current planning and development needs.
2. The Future Land Use Map continues to provide reasonable guidance for anticipated land use and development patterns
3. Development and redevelopment activity since the adoption of the Comprehensive Development Plan has not identified a substantial conflict with the Plan's overall land use policies.
4. Recent zoning and land-use decisions are generally consistent with the intent and recommendations of the Comprehensive Development Plan.
5. No significant changes in the community conditions have been identified that would warrant initiating a comprehensive amendment or replacement of the Comprehensive Development Plan at this time.
6. Although demographic, development, and infrastructure, and other conditions will continue to change, the changes identified through this review do not appear to affect the fundamental goals, policies, or overall direction of the Comprehensive Development Plan.
7. Minor changes in data, development trends, or other conditions may be monitored by staff and considered as part of a future Comprehensive Development Plan update.

Discussion

The Michigan Planning Enabling Act, Public Act 33 of 2008, as amended requires a Planning Commission to review its Master Plan at least every five (5) years and determine whether to commence the process of amending the Master Plan.

The purpose of this staff memorandum and review is to evaluate whether the Township's current Comprehensive Development Plan continues to provide appropriate guidance for land use, development, redevelopment, transportation, public facilities, housing, and other community planning matters.

For the purposes of this review the terms "Master Plan" and "Comprehensive Development Plan" and "Comprehensive Plan" are all interchangeable.

Staff has reviewed the current Comprehensive Development Plan with consideration given to:

-Changes in existing and anticipated land use and development patterns;

- Recent development and redevelopment activity;
- Zoning Amendments and other land use decisions since the adoption of the Comprehensive Development Plan;
- Current and anticipated infrastructure and public facility needs;
- Transportation conditions and planned improvements;
- Population, demographic, and housing trends;
- Environmental and natural resource considerations;
- The Future Land Use Map and its consistency with current community conditions;
- The Township's current capital improvement and community development priorities; and
- Whether recent development decisions or other changes indicate that the overall policies or direction of the Master Plan are no longer appropriate.

The Township staff will continue to monitor these items in the future, as well. Please find below links to the following documents:

Comprehensive Plan Page

<https://www.hartlandtwp.com/planning/page/comprehensive-plan-1>

-2004 Comprehensive Development Plan

https://www.hartlandtwp.com/sites/default/files/fileattachments/planning/page/8630/comprehensive-plan_2004.pdf

-2004 Comprehensive Development Plan Amendment

https://www.hartlandtwp.com/sites/default/files/fileattachments/planning/page/8630/2004_comprehensive_plan_amendments.pdf

-2015 Comprehensive Development Plan Amendment

https://www.hartlandtwp.com/sites/default/files/fileattachments/planning/page/8630/2015_comprehensive_plan_amendment.pdf

-2021 Comprehensive Development Plan Amendment

https://www.hartlandtwp.com/sites/default/files/fileattachments/planning/page/8630/2020-2021_comp_plan_amendment_05.18.2021.pdf

-2021 Future Land Use Map

https://www.hartlandtwp.com/sites/default/files/fileattachments/planning/page/8630/2020-2021_future_land_use_map_10.23.2025.pdf

These documents are available at the Township website and will not be provided as part of this packet.

The Township has provided a copy of the applicable statutory language that outlines the requirement for the five (5) year review of the Comprehensive Development Plan. Also, the MSU Extension services provides a rather comprehensive checklist of the five (5) year review.

Attachments:

1. Michigan Planning Enabling Act PA 33 of 2008
2. MSU Planning Extension the Five Year Review Checklist

MICHIGAN PLANNING ENABLING ACT (EXCERPT)

Act 33 of 2008

125.3845 Extension, addition, revision, or other amendment to master plan; adoption; procedures; review and findings.

Sec. 45.

(1) An extension, addition, revision, or other amendment to a master plan shall be adopted by following the procedure under sections 39, 41, and 43, subject to all of the following:

(a) Any of the following amendments to a master plan may be made without following the procedure under sections 39, 41, and 43:

(i) A grammatical, typographical, or similar editorial change.

(ii) A title change.

(iii) A change to conform to an adopted plat.

(b) Subject to subdivision (a), the review period provided for in section 41(3) shall be 42 days instead of 63 days.

(c) When a planning commission sends notice to an entity under section 39(2) that it intends to prepare a subplan, the notice may indicate that the local unit of government intends not to provide that entity with further notices of or copies of proposed or final subplans otherwise required to be submitted to that entity under section 39, 41, or 43. Unless the entity responds that it chooses to receive notice of subplans, the local unit of government is not required to provide further notice of subplans to that entity.

(2) At least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning commission.

History: 2008, Act 33, Eff. Sept. 1, 2008



Michigan State University Extension Land Use Series

Check List # 1H: The Five-Year Plan Review

Original version: December 23, 2010

Last revised: March 19, 2025

Introduction

This is a step-by-step procedure for planning, land use and zoning. This particular checklist (# 1H) is for conducting a review of an existing plan (after it is five years old) to determine if it should be updated, replaced, or is fine as is. This checklist is designed to provide a list of steps – in order – which leads to a well-planned and zoned community. This outline is based on Public Act 110 of 2006, as amended, (being the Michigan Planning Enabling Act, M.C.L. 125.3801 et. seq.), and recommendations of Kurt H. Schindler, FACIP, and Bradley Neumann, AICP, both of MSU Extension, and intergovernmental coordination and plan content “best planning practices” derived from a proposed Coordinated Planning Act developed by the Michigan Chapter of the American Planning Association. In the check list, most of the items marked “optional” are derived from the proposed Coordinated Planning Act, not the current statute.

There are also separate procedural checklists for performing other zoning and planning functions. They are listed in Appendix B.

The Michigan Planning Enabling Act is a new statute, that changes how various planning procedures are done, and provides new duties and power to many planning commissions in the state. The purpose of this act was to create a single set of procedures to follow regardless of whether planning is being done by a city, village, township, or by a county. After September 1, 2008 (the effective date of the act) only the procedures in the Michigan Planning Enabling Act should be used as the act replaces the following statutes.

*“Thirty seven million acres is
all the Michigan we will ever have”*
William G. Milliken

This is a checklist was developed by experts on the topic(s) covered within MSU Extension. Its intent and use is to assist Michigan communities making public policy decisions on these issues. This work refers to university-based peer reviewed research, when available and conclusive, and based on the parameters of the law as it relates to the topic(s) in Michigan. This document is written for use in Michigan and is based only on Michigan law and statute. One should not assume the concepts and rules for zoning or other regulation by Michigan municipalities and counties apply in other states. In most cases they do not. This is not original research or a study proposing new findings or conclusions.

Contents

Check List # 1H: The Five-Year Plan Review	1
Authors.....	9
Appendix A - Glossary	10
Appendix B - Related Publications.....	10
Appendix C - Plan Content and Table of Contents	11

Only for matters that took place before September 1, 2008 should these old statutes still be referenced:

- County Planning Act, being P.A. 282 of 1945, as amended, M.C.L. 125.101 *et seq.*
- Township Planning Act, being P.A. 168 of 1959, as amended, M.C.L. 125.321 *et seq.*
- Municipal Planning Act, being P.A. 285 of 1931, as amended, M.C.L. 125.31 *et seq.*

For any step of this process, the Michigan State University Extension members of the MSU Land Use Team can assist with sample materials; coordinating efforts between the township, county, and the state; and providing guidelines.

This outline is not designed as a substitute for reading and understanding the Michigan Zoning Enabling Act. This outline is not a substitute for legal advice. There is no substitute for hiring an attorney. **Do not** attempt to adopt or amend an ordinance without an attorney.

It is **important** to document each step of the process in planning and zoning a community. Keep detailed minutes, affidavits of publication and mailing, open meeting notices, letters of transmittal, and communications all on file, so years from now they are still available.

This checklist is divided into four columns. The first column has a place to check when the task is done, and a place to check when the documentation has been placed in a permanent file. The second column is the step, or task, to complete in the order given to properly review a plan. The third column is what should be included in a permanent file to document that work has been done. The fourth column is used to mark if the material reviewed supports the conclusion that the plan:

- does not need to be changed at this time;
- needs to be updated with amendments; or
- needs to be completely redone.

This check list is intended to be linear, with each step being done in order, and most requiring the previous step to be done before starting the next.

Some communities may be more prepared than others to conduct the five-year plan review. Those communities that regularly review their plan(s) and have a thorough understanding of the document(s) may wish to use the following short-form checklist to determine whether an update of their plan(s) is needed. Other communities are encouraged to follow the complete checklist beginning on page 4.

Short-form checklist

For the following short-form checklist, place a check-mark in the box next to each statement that applies to your community. Consider each statement within the time frame since your plan(s) was last updated or adopted.

- ☐ New or more accurate information (i.e. census population, demographics, income, land use/land cover change, land use analysis, newer/better natural resource information such as soil surveys, economic data, service district maps, and so on) has become available since the creation of the current plan.
- ☐ The goals, objectives, and strategies have been met since the adoption of the plan and no longer provide guidance for a twenty-year time frame.
- ☐ Major developments in the community or in nearby communities have affected the underlying principles, strategies, or land use needs in particular areas.
- ☐ There has been a recurring or new issue in the community that is not addressed in the current plan (e.g. the community has expressed an interest in becoming a more walkable community, but the plan lacks language to reinforce this priority).
- ☐ The community leadership or agenda changed since the adoption of the current plan and there appears to be a shift in public priorities.
- ☐ There is an expressed need for additional space for new or expanding uses in the community (i.e. the future land use map within the plan and the timing of capital facilities as embodied in the plan is no longer adequate to serve existing and 10-20 year future needs)
- ☐ There are outstanding or decided lawsuits where the community process, plan, or ordinance was called into question and the community lost.
- ☐ The community attorney or professional planner advised an update of the plan.
- ☐ The current plan does not include the elements of a zoning plan (and the community has zoning), e.g., proposed schedule of regulations by district that includes at least, building height, lot area, bulk, and setbacks, standards or criteria to be used to consider rezonings consistent with the master plan. explanation of how the land use categories on the future land use map relate to the districts on the zoning map a description of each zoning district, a proposed zoning map (Required for plans adopted or amended on or after 2008).
- ☐ The current plan does not include discussion of land for use for public transportation facilities (Required for plans adopted or amended on or after Dec. 23, 2010).
- ☐ The current plan does not include elements of an asset-based strategic economic development plan that is coordinated with a subregion and/or regional economic plan.

- ☐ The current plan does not include content on complete streets (Required for plans adopted or amended on or after December 2010).
- ☐ Incorporates an airport layout and approach plan if any part of the airport or airport approach includes any territory of the local unit of government (Required for plans adopted or amended on or after 2001).
- ☐ The current plan does not include content on housing, e.g., assessment of existing and forecasted housing demands, with strategies and policies for addressing those demands, including information on the range of housing types, costs, affordability, attainability, ages, and other characteristics, including single and multiple-family dwellings, to serve the housing demands of a diverse population. (Required for plans adopted or amended on or after April 1, 2025).

New Plan or not

Based on the boxes checked in the above list, the planning commission decides:

- No change has occurred or the plan is fine and therefore **the plan may stand as adopted.**
- Some amendments are required because of new or updated information and therefore **the plan should be amended.** To do so see Land Use Series: “Checklist #II; For Adoption of an Amendment to a Plan” available at: <https://www.canr.msu.edu/planning>.
- There are substantial changes in the community and therefore **the plan should be rewritten.** To do so see Land Use Series: “Checklist #IG; For Adoption of a Plan in Michigan” available at: <https://www.canr.msu.edu/planning>.

Complete Checklist

Checklist #1H;

This is the step-by-step process for the five year plan review

Check when task is done	Step, or Task	Copy in the permanent file	Conclusion
☐ Task is done ☐ In the file	STEP 1: The planning commission decides to start the five year review. (The Michigan Planning Enabling Act requires that the plan be reviewed at least every 5 years. If the planning commission decides the plan does not need to be updated after the 5 year plan review, it is recommended that the planning commission review the plan each year following the initial 5 year review).	Certified copy of the planning commission’s minutes where the decision to begin the review was made.	Not applicable
☐ Task is done ☐ In the file	STEP 2: The planning commission reviews the data in the plan and the plan’s fact book for consistency with more current information (i.e. census population, demographics, income, land use/land cover change, land use analysis, newer/better natural	Certified copy of the planning commission’s minutes or staff’s/consul	Not applicable

Michigan State University Extension Land Use Series

Check when task is done	Step, or Task	Copy in the permanent file	Conclusion
	resource information such as soil surveys, economic data, service district maps, and so on). Plans may be based on projected trends data which may or may not accurately reflect the current state of the community. It is imperative to use accurate data, as much of the plan is based on this information (infrastructure capacity, amount of land planned for various uses: residential, commercial, industrial, etc.).	tant's report in which data was reviewed.	
☐ Task is done ☐ In the file	STEP 3: Based on the findings of STEP 2, the planning commission decides whether new, or more accurate information has become available since the creation of the current plan.	Certified copy of the planning commission's minutes where data was discussed. Copy of improved data and its source.	Supports the conclusion that the plan: ☐ does not need to be changed at this time. ☐ needs to be updated with amendments. ☐ needs to be completely redone.
☐ Task is done ☐ In the file	STEP 3A: There is an opportunity to increase the detail and sophistication of a plan. Over time, one can build onto an existing plan and add new sections, with the plan and fact book becoming more comprehensive. Use Appendix A of this pamphlet (if desired) to review the current contents of the plan and fact book, noting what is already there, what could be done better, and what is not there that should be added. Based on this review, the planning commission decides whether the work involved will result in the need for an amended plan or new plan.	Completed copy of Appendix A.	Supports the conclusion that the plan: ☐ does not need to be changed at this time. ☐ needs to be updated with amendments. ☐ needs to be completely redone.
☐ Task is done ☐ In the file	STEP 4: To what degree have the goals, objectives, and strategies been met since the adoption of the plan? Do the goals and objectives continue to provide guidance for a twenty-year time frame? As the community makes day-to-day development decisions the landscape will change. During this review it is prudent to determine if the development decisions have been moving the community in the general direction envisioned in the plan.	Certified copy of the planning commission's minutes where goals and objectives were reviewed.	Supports the conclusion that the plan: ☐ does not need to be changed at this time. ☐ needs to be updated with amendments. ☐ needs to be completely redone.
☐ Task is done ☐ In the file	STEP 5: Have there been any major developments in the community or in nearby communities that affect	Certified copy of the planning	Supports the conclusion that the plan:

Michigan State University Extension Land Use Series

Check when task is done	Step, or Task	Copy in the permanent file	Conclusion
	underlying principles, strategies, or land use needs in particular areas?	commission's minutes where developments that impact particular areas were discussed.	☐ does not need to be changed at this time. ☐ needs to be updated with amendments. ☐ needs to be completely redone.
☐ Task is done ☐ In the file	STEP 6: Has there been a recurring or new issue in the community that is not addressed in the current plan? For example, has the community expressed an interest in becoming a more walkable community, but the plan lacks language to reinforce this priority?	Certified copy of the planning commission's minutes where issue has been discussed and if available, documentation of this recurring or new issue.	Supports the conclusion that the plan: ☐ does not need to be changed at this time. ☐ needs to be updated with amendments. ☐ needs to be completely redone.
☐ Task is done ☐ In the file	STEP 7: Has the community leadership or agenda changed since the adoption of the current plan? If the leadership or the agenda of a community have changed dramatically it may indicate a shift in public priorities. If there are new public priorities in a community, the current plan may no longer be supported and the plan may need to be amended or redone. Remember a plan is in large part an expression of consensus in the community about its future. As leadership and people in various positions change, it may be necessary to re-build that consensus.	Certified copy of the planning commission's minutes where changes in public policies were discussed.	Supports the conclusion that the plan: ☐ does not need to be changed at this time. ☐ needs to be updated with amendments. ☐ needs to be completely redone.
☐ Task is done ☐ In the file	STEP 8: Is there an expressed need for additional space for new or expanding uses in the community? If so, then it may be time to create a new plan that projects farther into the future. The future land use map within the plan and the timing of capital facilities as embodied in the plan should be adequate to serve existing and 10-20 year future needs.	Certified copy of the planning commission's minutes where zoning map and capital improvements were discussed.	Supports the conclusion that the plan: ☐ does not need to be changed at this time. ☐ needs to be updated with amendments. ☐ needs to be completely redone.

Michigan State University Extension Land Use Series

Check when task is done	Step, or Task	Copy in the permanent file	Conclusion
☐ Task is done ☐ In the file	STEP 9: Are there outstanding or decided lawsuits where the community process, plan, or ordinance was called into question and the community lost?	Certified copy of the planning commission's minutes where cases were discussed and copy of judgments against community.	Supports the conclusion that the plan: ☐ does not need to be changed at this time. ☐ needs to be updated with amendments. ☐ needs to be completely redone.
☐ Task is done ☐ In the file	STEP 10: Has the community attorney or professional planner advised an update of the plan?	Certified copy of the planning commission's minutes where advice was given or written notification regarding need for update.	Supports the conclusion that the plan: ☐ does not need to be changed at this time. ☐ needs to be updated with amendments. ☐ needs to be completely redone.
☐ Task is done ☐ In the file	STEP 11: Has Michigan law (the Michigan Planning Enabling Act, MCL 125.3801 <i>et seq.</i> and related laws) changed requiring additional or different content of a Master Plan – such as but not limited to airport approach (2001), zoning plan elements (2008), complete streets (2010), and housing (2025) – which is not in the current Master Plan.		Supports the conclusion that the plan: ☐ does not need to be changed at this time. ☐ needs to be updated with amendments. ☐ needs to be completely redone.
☐ Task is done ☐ In the file	STEP 12: Based on the conclusions to the preceding steps checked in the fourth column, the planning commission decides: ▪ The conclusion to each of the above items is "... to not change the plan at this time" (i.e. no change has occurred or the plan is fine) and therefore the plan may stand as adopted. ▪ Some of the conclusions to the above items are to "...amend the plan/fact book" (i.e. some amendments are required because of new or updated information) and therefore the plan should be amended. To do so see Land Use	Certified copy of the planning commission's minutes where the decision to update the plan or not update the plan was made.	The planning commission acts to ☐ not change the plan at this time. ☐ amend the plan/fact book. ☐ prepare a new plan and fact book

Michigan State University Extension Land Use Series

Check when task is done	Step, or Task	Copy in the permanent file	Conclusion
	Series: “Checklist #II; Adoption of an Amendment to a Plan” available at: www.msue.msu.edu/lu/. Many or some of the conclusions to the above major items are to “...prepare a new plan and fact book” (i.e. there are substantial changes in the community) and therefore the plan should be rewritten. To do so see Land Use Series: “Checklist #IG; For Adoption of a Plan in Michigan” available at: www.msue.msu.edu/lu/.		
☐ Task is done ☐ In the file	STEP 13: If not already budgeted, the planning commission approaches the legislative body with the intent to amend the plan or prepare a new plan and fact book. This may include preparing a cost estimate to do so and presenting that cost estimate to the legislative body. If the legislative body approves the expenditure, then proceed with the plan amendment or new plan and fact book. If the legislative body does not approve the expenditure (or include it in a future budget), or approves a smaller amount than requested, there are three options: - Do the work in house for lower cost. - Expand the task over more than one budget year, so the cost of the task is reflected in more than one budget year. - Go back to STEP 11 and re-evaluate the decision in light of the legislative body’s decision.	Certified copy of the legislative body’s minutes of the meeting where the decision was made, and planning commission’s minutes where follow up discussion took place.	☐ Proceed with the decision made in Step 11, as intended. ☐ Do the work in house for a lower cost. ☐ Expand the task over more than one budget year. ☐ Go back to Step 11 and re-evaluate.

Authors

This publication was developed in collaboration by:

- Brad Neumann, AICP, Senior Educator, Government and Public Policy, Michigan State University
- Kurt H. Schindler, FAICP, Distinguished Senior Educator Emeritus, Government and Public Policy, Michigan State University

Reviewed by:

- Jason Ball, MSU Graduate Student
- Mary Ann Heidemann, FAICP, Regional Land Use Educator; Northeast-east Central
- Lincoln Sweet, MSU Graduate Student
- and to
- J. Douglas Piggott, Rowe Inc., for inspiring further revisions.

To find contact information for authors or other MSU Extension experts use this web page:
<https://www.canr.msu.edu/outreach/experts>.

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Appendix A - Glossary

The following terms are used in this publication, and have the following specific meanings.

§ means the section number of Public Act 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3101 et. seq.),

Chief administrative official means the manager or other highest nonelected administrative official of a city or village.

Chief elected official means the mayor of a city, president of a village, supervisor of a township, or chair of a county board of commissioners.

Ex officio member means a member of a planning commission, with full voting rights unless otherwise specified by city or village charter, by virtue of holding another office.

Legislative Body means the county board of commissioners of a county, the board of trustees of a township, the council of a city or village, or other similar duly elected representative body of a county, township, city, or village.

Local Unit of Government means a county, township, city, or village.

Municipality means a city, village or township.

Plan means any plan adopted under the Michigan Planning Enabling Act or one of the three former planning acts, regardless of what it is titled.

Planning Commission means the local unit of government planning commission created under the Michigan Planning Enabling Act or one of the three former planning acts, regardless of what it is titled. In a few communities it may still be a “zoning board” (townships) or “zoning commission” (city and villages). Has used here, the use of the term “planning commission” includes all of these terms.

Zoning jurisdiction means the area encompassed by one of the following:

- legal boundaries of a city or village for a city or village respectively;
- legal boundaries of a township outside the limits of a city(ies) and village(s) for a township;
- legal boundaries of a county outside the limits of a city(ies) and village(s); or the county including any city(ies) and village(s) which has adopted the county plan (See §209, M.C.L. 125.3209).

Appendix B – Related Publications

There are also separate procedural checklists for performing other planning and zoning functions. They are:

- *Land Use Series*: “Check List #1A; To Create a Planning Commission or Amend an Existing Planning Commission Ordinance.”
- *Land Use Series*: “#1B; Sample Ordinance to create a planning commission”
- *Land Use Series*: “#1C; Summary of changes between new Michigan Planning Enabling Act and the three old planning acts: Municipal Planning Act, County Planning Act, and Township Planning Act.”
- *Land Use Series*: “Checklist #1D; Steps to Transition an Existing Planning Commission to Comply with the Michigan Planning Enabling Act”

- Land Use Series: “#1E; Sample Bylaws for a planning commission.”
- Land Use Series: “Checklist #1F; What Should be in a Master Plan”
- Land Use Series: “Checklist #1G; For Adoption of a Plan in Michigan”
- Land Use Series: “Checklist #1H; The Five Year Plan Review.”
- Land Use Series: “Checklist #1I; For Adoption of an Amendment to a Plan”
- Land Use Series: “Checklist #1J; Adopting and Updating a Capital Improvement Program”
- Land Use Series: “Checklist #1K; Review of Infrastructure and Public Capital Expenditure”
- Land Use Series: “Checklist #1L; Adoption or Amendment of Subdivision Rules”
- Land Use Series: “#1M; How Governments Make Submissions on a Neighbor’s or County’s Proposed Plan”
- Land Use Series: “#1N; How a Planning Commission Should Respond to Submissions”
- Land Use Series: “#1O; Sample joint Planning Commission Ordinance and Agreement”
- Land Use Series, “Checklist #2; for Adoption of a Zoning Ordinance in Michigan.”
- Land Use Series, “Checklist #3; for Adoption of an Interim Zoning Ordinance in Michigan.”
- Land Use Series, “Checklist #4; for Adoption of a Zoning Ordinance Amendment (Including PUD) in Michigan”
- Land Use Series, “Checklist #5: for Processing a Special Use Permit (Including PUD) Application in Michigan.”
- Land Use Series, “Checklist #6: for Processing a Zoning Appeal and Variance in Michigan.”
- Land Use Series, “#7: Sample Zoning Board of Appeals Rules of Procedure”
- Land Use Series, “#8: Sample Planning Commission and Zoning Board of Appeals Code of Conduct”

All of these are available at <https://www.canr.msu.edu/planning>.

Appendix C: Plan Content and Table of Contents

Minimum Plan Content Required by the Act

According to the Michigan Planning Enabling Act, at a minimum, the following elements are to be a part of a plan. Using the table below, review your plan and write in each column where the material is found in your community’s plans.

This table was prepared assuming one’s plan is like that of many communities in which it is organized in two major sections – the plan that is the meat of the document including the goals, objectives and policies that guide the physical development of the community (§33); and the background information, data book, resource book, or fact book that provides data and analyses that support the plan (§31). Some communities have a third, optional, section which is an executive summary, or a simply written and heavily illustrated presentation of the plan, a chart, web page, poster, or combination of the above. These two or three sections can be parts all within one document, or might be two or three separate documents. Communities may also include information and polices by reference to other plans or documents.

In the last column of the table, indicate whether the item is something you want to include in your plan when it is updated or replaced.

Minimum Statutory Plan Content

Items listed in this table are necessary to meet the minimum requirements of the Michigan Planning Enabling Act for a master plan:

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Resolution of Adoption or statement of the same located on the inside front cover, or inside of the back cover of The Plan and on the future land use map if a separate document (Sec. 43(2))					Shal be included
A section addressing land use and infrastructure issues and may project 20 years or more into the future. (Sec. 33(1))					Shall be included
Maps, plats, charts, and descriptive, explanatory, and other related matter. (Sec. 33(1))					Shall be included
A future land use map is required as a part of the land use plan element of the master plan. (Sec. 33(2)(d))					Shall be included
Show the planning commission's recommendations for the physical development of the planning jurisdiction. (Sec. 33(1))					Shall be included
Recommendations for implementing any of the master plan's proposals. (Sec. 33(2)(f)) Note: All jurisdictions should have a section detailing recommendations for implementation. (Sec. 33(2)(f))					Shall be included
Documentation (or copies of) that the planning commission made careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions. (Sec. 31(2)(a))					Shall be included
Documentation (or copies of) that the planning commission consulted with representatives of adjacent local units of government in respect to their planning so that conflicts in master plans and zoning may be avoided. (Sec. 31(2)(b))					Shall be included

Michigan State University Extension Land Use Series

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Documentation (or copies of) that the planning commission cooperated with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and sought the maximum coordination of the local unit of government's programs with these agencies. (Sec. 31(2)(c))					Shall be included
<i>A plan adopted, or amended, after December 2010</i> includes components of a transportation system including streets, public transit, bicycle, pedestrian, etc.: “complete streets”. (Sec. 7(d)(i), Sec. 33(b)(i))					Shall be included
<i>A plan adopted, or amended, after April 1, 2025</i> An assessment of the community's existing and forecasted housing demands, with strategies and policies for addressing those demands. (Sec. 33(2)(e).) Including information on the range of housing types, costs, affordability, attainability, ages, and other characteristics, including single and multiple-family dwellings, to serve the housing demands of a diverse population. (Sec. 7(2)(d)(ix))					Shall be included
<i>A plan adopted, or amended, after 2008</i> for a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): A proposed schedule of regulations by district that includes at least, building height, lot area, bulk, and setbacks. (Sec. 33(2)(d))					If there is zoning, then these elements shall be included

Michigan State University Extension Land Use Series

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
<i>A plan adopted, or amended, after 2008</i> for a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): A proposed schedule of regulations by district that includes at least, building height, lot area, bulk, and setbacks. (Sec. 33(2)(d))					If there is zoning, then these elements shall be included
<i>A plan adopted, or amended, after 2008</i> for a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): the standards or criteria to be used to consider rezonings consistent with the master plan.					If there is zoning, then these elements shall be included
<i>A plan adopted, or amended, after 2008</i> for a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): An explanation of how the land use categories on the future land use map relate to the districts on the zoning map. Sec. 33(2)(d) (prerequisite to this requirement is (1) a description of each zoning district, and (2) a proposed zoning map.					If there is zoning, then these elements shall be included
For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): A description of each of the zoning districts (including proposed new ones), the general purpose of each district, a general description of the class of uses to be permitted in each district, and the general locations for those types of districts. Use classes include single family residential, multiple family residential, commercial, office, industrial, agricultural, forestry, mining, etc.					If there is zoning, then these elements shall be included

Michigan State University Extension Land Use Series

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): A proposed zoning map showing the location of proposed zoning districts. This could be accomplished by referring to the existing zoning map and then including a map with proposed district changes and the circumstances under which those changes should be made in a manner consistent with the master plan.					If there is zoning, then these elements shall be included
<i>A plan adopted, or amended, after 2001 shall include an incorporation of an airport layout and approach plan if any part of the airport or airport approach includes any territory of the local unit of government (MCL 125.3203(2), 1253203(3), and 125.323(4))</i>					If there is zoning, then these elements shall be included
For a local unit of government that has adopted a zoning ordinance, explanation of studies for regulation of special provisions such as: parking requirements, sign regulations, application of planned unit developments, groundwater/wellhead protection, road access management, agriculture regulations, energy (solar and wind), marijuana, etc.					
<i>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”:</i> For a county, documentation that the master plan may include planning in cooperation with the constituted authorities for incorporated areas in whole or to the extent to which, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole. (Sec. 31(1)(a))					

Michigan State University Extension Land Use Series

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”: For a township that on the effective date of this act had a planning commission created under former 1931 PA 285, or for a city or village, the planning jurisdiction may include any areas outside of the municipal boundaries that, in the planning commission's judgment, are related to the planning of the municipality. (Sec. 31(1)(b))					
Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”: A classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public transportation facilities (as of Dec. 23, 2010), public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes. (If a county has not adopted a zoning ordinance under former 1943 PA 183 or the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702), a land use plan and program for the county may be a general plan with a generalized future land use map. (Sec. 33(2)(a)) Note: Given this requirement, most, if not all, jurisdictions should include the majority of these elements in the master plan.					

Michigan State University Extension Land Use Series

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”: The general location, character, and extent of all components of a transportation system and their interconnectivity including streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, waterfront developments (complete streets); sanitary sewers and water supply systems; facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels; and public utilities and structures. (Sec. 33(2)(b)) Note: Given this requirement, most, if not all, jurisdictions should include the majority of these elements in the master plan.					
Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”: Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities. (Sec. 33(2)(c) (Recommendations for redevelopment may or may not be included as pertinent, and a zoning plan.))					

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”: If a master plan is or includes a master street plan, the means for implementing the master street plan in cooperation with the county road commission and the state transportation department shall be specified in the master street plan in a manner consistent with the respective powers and duties of and any written agreements between these entities and the municipality . (Sec. 33(3)) Note: Given this requirement, most, if not all, jurisdictions should include the majority of these elements in the master plan.					

This is the first of three ways to evaluate the content of your plan. The table above should be considered the legal minimum. Most plans should contain much more.

A More Comprehensive Plan Content Analysis

The following checklist is adapted from materials developed by the Michigan chapter of the American Planning Association, from their work toward a Coordinated Planning Act (never adopted). It provides a rather complete list of the analysis that should be a part of a plan and fact or data book.

Following this table is a sample table of contents for a plan, data or fact book, and summary. It gives just one example of how information in a plan might be organized.

Using the table below, review your plan and write in each column where the material is found in your community’s plans.

This table is prepared assuming one’s plan is like that of many communities in which it is organized in two major sections – **the plan** that is the meat of the document including the goals, objectives and policies that guide the physical development of the community (§33); and the **background information, data book, resource book, or fact book** that provides data and analyses that support the plan (§31). Some communities have a third, optional, section which is an executive summary, or a simply written and heavily illustrated presentation of the plan, a chart, web page, poster, or combination of the above. These two or three sections can be parts all within one document, or might be two or three separate documents. Communities may also include information and policies by reference to other plans or documents.

In the last column of the table, indicate whether the item is something you want to include in your plan when it is updated or replaced.

Plan Content

For a general plan the content should include:

Plan Content: General Plan (Only for a county plan with no county zoning.)	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Resolution of Adoption or statement of the same located on the inside front cover, or inside of the back cover of The Plan and on the future land use map if a separate document.					
A policy-based plan with generalized future land use maps.					
A section on affordable housing needs and a strategy to meet those needs.					
A section on job development and a strategy to meet those needs.					
Address the relationship between jobs, housing, and transportation within the local unit of government or region.					
A separate section on multimodal transportation including streets and highways, public transit, airports, railroads, ports, and pedestrian and bicycle ways.					
A section on capital facilities owned or operated, or both, or privately contracted by the local unit of government, together with long-range fiscal plans for the provision of new capital facilities for the local unit of government.					
The plan shall be the basis for the local unit of government or regional capital improvement program including capital improvements to be done by a county road commission, drain commissioner, parks and recreation commission, department of public works, or other local unit of government legislative body.					

Michigan State University Extension Land Use Series

Plan Content: General Plan (Only for a county plan with no county zoning.)	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
An analysis of all the municipal or joint municipal plans of municipalities within the county to ensure coordination and consistency, including, but not limited to, buildout, economic, fiscal, environmental, and social impact analyses.					
A plan may incorporate by reference plans, or portions of plans, adopted by other agencies of political subdivisions, a regional plan, this state, or the federal government.					
Other elements as determined by the county planning commission.					

Plan Content

For a future land use plan the content should include:

Plan Content: Future Land Use Plan (The minimum for a local unit of government with zoning)	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
All of the parts for a general plan, above.					
The arrangement of future land uses, as well as the intensity and density of such uses					
An explanation of the degree to which future land uses are, or are not, compatible with the future land use plans and zoning regulations of adjoining jurisdictions (or municipalities within the county) or the management plans of state or federal agencies with public lands within the local unit of government					
Future land use shall be described in the text and depicted on a future land use					

Michigan State University Extension Land Use Series

Plan Content: Future Land Use Plan (The minimum for a local unit of government with zoning)	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
map showing the general location and arrangement of future land uses, but not parcel lines.					
A future transportation network, including, but not limited to, roads and streets, bridges, railroads, airports, bicycle paths, and pedestrian ways.					
Provision for a network of electronic communication facilities.					
Future capital facilities.					
A zoning plan for the control of the height, area, bulk, density, location, and use of buildings and premises, for current and future zoning districts.					
An explanation of the zoning plan's relationship to the future land use plan.					
A description of how the community intends to move from present conditions illustrated on the current zoning map and described in the zoning plan to the proposed future relationship of land uses illustrated on the future land use map.					
A discussion of measures considered and included in the development of the future land use plan to avoid possible takings of private property without just compensation if land use regulations were to be subsequently adopted or amended consistent with the plan.					
Each of the elements of a future land use plan, above, should incorporate goals, objectives, policies, and strategies to be employed in fulfilling the plan					
Each element of a future land use plan should utilize maps and, if helpful, plats, charts, and tables. Maps, plats, charts, and tables should be accompanied by descriptive explanatory text.					

Plan Content

For a comprehensive plan the content should include:

Plan Content: Comprehensive Plan	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
All of the parts for a general plan and land use plan, above.					
Recommendations for the social, environmental, economic, or physical development or redevelopment of the jurisdictional area. The plan should identify the amount and source of the fiscal and other resources to be used to implement the recommendations in the plan.					
An analysis of existing community social and economic disparities in employment, income, housing, transportation, education, and crime and recommendations for public and private measures to rectify disparities.					
A section on multimodal transportation facilities, together with long-range fiscal plans for the provision or replacement of transportation facilities. (This may be part of the future transportation network (master street plan) element of a Future Land Use Plan.)					
Information on capital facilities necessary for the comprehensive plan to serve as the basis for the development and annual updating of a capital improvement program including a map of the location of new capital facilities on which construction is proposed to begin within a period at least as long as that covered by a capital improvement program.					

Michigan State University Extension Land Use Series

Plan Content: Comprehensive Plan	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Population attraction strategy.					
New Economy strategy (coordinated on a regional [multi-county] level).					
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for housing, including, but not limited to, the condition of existing housing and specific needs for affordable and assisted housing, and analysis of options for meeting those needs.					
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for Economic development, including both job retention and promotion strategies.					
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for Natural resources management, including, but not limited to, agricultural and forest lands, mineral lands, wetlands, floodplains, headwaters areas, sand dunes, areas at high risk of erosion, other sensitive areas, endangered or threatened species habitat, and land use related to preserving biodiversity.					
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for measures to define, protect, enhance, or change community character.					

Michigan State University Extension Land Use Series

Plan Content

For a growth management plan the content should include:

Plan Content: Growth Management Plan	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
All of the parts for a general plan, land use plan, and comprehensive plan, above.					
The boundaries for expansion of capital facilities and/or public services of the local units of government during the period of the plan.					
Maximum density of land use based on available public services and facilities and specified level of service standards for those services and facilities.					
The plan should be consistent with P.A. 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3101 et seq.) for a purchase of development rights program, and/or to the extent permissible by law, transfer of development rights program.					
Maps showing the location of proposed future road right-of-way and of other public facilities beyond 5 years in the future.					
A strategy and locations to target provision of affordable housing.					
A strategy that links future jobs, housing, and transportation in mutually supportive ways.					
A strategy for land assembly and redevelopment.					
Other elements as necessary to implement the growth management or redevelopment goals of the plan.					

Plan Content

For other plans, or additional parts of plans content to consider:

Plan Content: other plans, or additional parts of plans content to consider. Include as part of the Plan, or as separate plans some or all of:	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Soil and water conservation.					
Open space protection.					
Intergovernmental coordination.					
Human services, including, but not limited to, childcare services, senior citizen programming, and mental health services.					
Historic preservation.					
Coastal zone management.					
Solid waste management.					
Energy conservation.					
Watershed planning and management.					
Community corrections.					
Annexation.					
Redevelopment.					
Special purpose, sub-area (M.C.L. 125.3835), functional, neighborhood, corridor, or strategic plans.					

Plan Content

For Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission content to consider:

Plan Content: Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
A development plan adopted by a tax increment finance authority under P.A. 450 of 1980, as amended, (the Tax Increment Finance Authority Act, M.C.L. 125.1801 <i>et. seq.</i>).					
A development plan adopted by a downtown development authority under P.A. 197 of 1975, as amended, (M.C.L. 125.1651 <i>et. seq.</i>).					
A development plan adopted by a local development finance authority under P.A. 281 of 1986, as amended, (the Local Development Financing Authority Act, M.C.L. 125.2151 <i>et. seq.</i>).					
A development plan adopted by an international tradeport development authority under P.A. 325 of 1994, as amended, (the International Tradeport Development Authority Act, M.C.L. 125.2521 <i>et. seq.</i>).					
A brownfield plan adopted by a brownfield redevelopment authority under P.A. 381 of 1996, as amended, (the Brownfield Redevelopment Financing Act, M.C.L. 125.2651 <i>et. seq.</i>).					
A plan adopted by a local unit of government, county, or regional economic development commission under P.A. 46 of 1966, as amended, (M.C.L. 125.1231 <i>et. seq.</i>).					
A project plan adopted by an economic development corporation under P.A. 338 of 1974, as amended, (the Economic Development Corporations Act, MCL 125.1601 <i>et. seq.</i>).					
A plan adopted by a housing commission under P. A. 18 of 1933 (Extra Session), as amended, (M.C.L. 125.691 <i>et. seq.</i>).					
A development plan approved by a planning commission and supervising agency under P.A. 250 of 1941, as					

Michigan State University Extension Land Use Series

Plan Content: Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
amended, (the Urban Redevelopment Corporations Law, M.C.L. 125.901 <i>et seq.</i>).					
A local unit of government, county, or regional park or recreation plan adopted by a local unit of government, county, or regional commission under P.A. 261 of 1965, as amended, (M.C.L. 46.351 <i>et seq.</i>).					
A plan adopted by an historic district commission under P.A. 169 of 1970, as amended, (the Local Historic Districts Act, M.C.L. 399.201 <i>et seq.</i> 399.215).					
An airport approach plan adopted by the aeronautics commission under P.A. 23 of 1950 (Extra Session), as amended, (the Airport Zoning Act, M.C.L. 259.431 <i>et seq.</i>).					
A school district plan adopted by a public school district or charter school.					
A sewer or water plan adopted by a local unit or joint sewer and water authority.					
A solid waste management plan adopted pursuant to Part 115 of P.A. 451 of 1994, as amended (the Solid Waste Management part of the Natural Resources and Environmental Protection Act, M.C.L. 324.11501 <i>et seq.</i>)					
A blighted area rehabilitation plan adopted pursuant to P.A. 344 of 1945, as amended, (M.C.L. 125.71 <i>et seq.</i>).					
A neighborhood area improvement plan adopted pursuant to P.A. 208 of 1949, as amended, (M.C.L. 125.941 <i>et seq.</i>).					
A plan for redevelopment of principal shopping areas under P.A. 120 of 1961, as amended, (M.C.L. 125.591 <i>et seq.</i>).					
Enterprise or empowerment zone plans pursuant to P.A. 224 of 1985, as amended, (M.C.L. 125.2101 <i>et seq.</i>).					
Any capital facility or other metropolitan plan prepared by a metropolitan council under P.A. 292 of 1989, as amended, (M.C.L. 124.651 <i>et seq.</i>).					

Based on which rows, in the above table you were able to mark a page number(s) down for and which ones are left blank, you can construct a list of what has been done, and what has not been done. A general strategy, each time a community updates their plan, is to try to increase the number of items in the above table which are done. Over time the plan will become more substantial. One should also consider that there is a point where a community (which is small, rural, or not complex) does not need a more substantial plan. Thus, in a county without zoning, the items listed as part of a general plan might be enough. If it is a community with zoning, then only the elements for the general plan and land use plan may be enough. This is a judgement call which should be re-assessed each time the community updates or replaces its plan.

Sample Table of Contents of a Plan, Fact Book, and Summary

Executive Summary

A summary of the Plan, or simply written and heavily illustrated presentation of the plan, a chart, web page, poster, or combination of these.

- a. Executive summary, or
- b. A simply written and heavily illustrated presentation of the plan, or
- c. A chart, or poster presentation of the plan, or
- d. A web page, or
- e. A combination of these.

Sample Plan Table of Contents includes:

Inside front cover: resolution of adoption

Glossary

Introduction

Acknowledgments

About the Planning Commission (Subcommittees of the Plan Committee of the Planning Commission, Staff & Author, Legislative Body, Location Map

About This Plan

Legal Authority

Overall Plan

Community Wide Goals (Fundamental Principles, overall goals such as Smart Growth.)

Government Cooperation (Federal, State, Native American Tribes, Canada, County, Neighboring Municipalities and Counties)

Land Use Plan

Future Land Use Map

Industrial

- Commercial
- Office Service
- Resort
- Residential
- Rural Residential
- Agricultural-Forest Production
- Special and Unique Areas
- Transition Areas
- Form-Based Zoning/New urbanism
- Other

Zoning Plan Update

Environment, Natural Resources Plan

- Environmental Protection
- Ground and Surface Water Protection
- Recycling, Solid and Hazardous Waste
- Energy

Economic Plan

- Population Attraction
- Economic Development
- Tourism

Human Services and Housing Plan

- Human Services
- Housing (An assessment of the community's existing and forecasted housing demands, with strategies and policies for addressing those demands.)

Infrastructure Plan

- Transportation (including airport)
- Complete Streets
- Recreation
- Water and Sewer
- Changing climate impacts

Appendixes and Addendums

- Plan Adoption Documentation (65 Day Comments by Governments, Public Hearing Comments, Adoption Documentation, Type of Plan This Plan Is.)
- Associated Plans, Reports, Bibliography

About Addendums

Precedent & Interpretive Decisions

Sample Fact Book Table of Contents includes:

Introduction, Acknowledgments, Summary. (Maps: County or Municipality Location Map).

Glossary

Former Plans.

Geography: Geology; Location; Climate, changes of climate (Maps, Charts, and Graphs: Quaternary Geology, Topographic, Daily Temperatures Graph.

History: Narrative for a regional perspective and region-wide common points; historic sites list; Government Land Survey history; municipal size; list of first order control points (Maps, Charts, and Graphs: Historic Population Data Table; Political Boundaries Maps for 1800 to present)

Michigan Future Trend summary, Michigan Land Resource Project summary, Smart Growth information.

Land Use: Land Use/Cover Change (Agricultural; Forestry; Urban (Sprawl, Residential, Open Lands/Parks, Commercial, Transportation, Industrial, Extractive; urban growth area); Rangelands/Fields/Grassland; Water and Wetlands; Future Land Use; and areas of minor change. Maps, Charts, and Graphs: Land Use/Cover Table, Land Cover Circa 1800 (Pre-European Settlement Vegetation) Map, pre-1978 land use maps, Land Use/Cover Map 1978 (MiRIS), current Land Use/Cover Map, Land Use/Cover Change analysis maps, Farmland With State Preservation Agreements in Place “PA 116 Agreements.”)

Natural Resources: Surface Water, Surface Water Inventory, Groundwater; On Site Sewage Disposal (Restricted Areas for Septic and Drain Fields, New Technology, Soils With Limitations for Wastes & Industrial Development); Soils (summary of soil survey), detail of Soil Characteristics; Forestry (Old Growth); Agriculture; Mineral Resources. (Maps, Charts, and Graphs: Major Watersheds, Surface Water Features, Wetlands, Aquifer Vulnerability to Surface Contamination in Michigan, Soil With High Water Table Map (Aquifer Vulnerability to Surface Contamination), General Soil Types, Forest Production Potential Map (soil types), Old Growth Forests, Agricultural Production Potential Map (soil types), Limitations of Soils for Septic Systems, Slope Characteristics of Soil Types (Steep Slopes)).

Environment: Air and Water Pollution (Soil Erosion and Septic Discharge, Oil and Gas Exploration); Land/Water Margins; Solid Waste. (Maps, Charts, and Graphs: Land/Water Related Laws in Michigan Graphic, Oil and Gas Wells Map.)

Ecology, Habitat, Scenic Resources: Special Animals and Plants (Special Animals and Plants List for county and municipality); Landtype Associations; Conservancy, Soil Conservation District, Conservation Resource Alliance, WildLink; Special and Unique Areas (list). (Maps, Charts, and Graphs: Landtype Associations, Special and Unique Areas

Population: Most recent Census Data Advance Final Counts; Population Distribution; Population Estimates (current year, Future Population Projections, Impact of Growth analysis; population attraction options. (Maps, Charts, and Graphs: Table of Population Estimates, Table of Population Projections, Population Density Map, Housing Density Map, Seasonal Population Estimates Table, Projected Resort Population Map, detailed Population Data.)

Human Services: Medical Health, (Health Indicators Data: Job Injuries/Illness, Cardiovascular Health, Substance Abuse, Dental, Child and Maternal Health); Mental Health; Education (School Performance Measures, Enrollment); Elderly Care; Community Social Health; Crime (Crime Data Per Year, Juvenile Crime Data, Risk Factors); Service/Civic Organizations and Social Life. (Maps, Charts, and Graphs: School Districts.)

Economics: Industrial; Retail and Service (Retail Sales, Retail and Service Data, Estimated Effective Household Buying Income); Government; Agriculture; Unemployment; Tourism; Jobs (Annual Employment Averages 1980-present, Occupation, Industry Statistics); Commuting; Hinterland; Income Level (Census Income, Poverty Status); Business Retention and Recruitment; Brownfield Redevelopment. (Maps, Charts, and Graphs: Largest Employers; Largest Tax Payers, Employment Trend, Number Unemployed, Unemployment Rate Graphs, Manufacturing Employment, Retail Employment, Services Employment Graphs, Construction & Mining Employment, Government Employment, Transportation-Communications-Utilities Employment Graphs, Economic Hinterland Map(s))

Housing: Housing Stock (Housing Affordability for Owner Occupied Housing; housing demand; housing types [e.g., single-, multi-family, missing middle, etc.], costs, attainability; housing age; other housing characteristics); Homeless; Housing for Disabled; Contractors, Inspectors (Zoning Permits and Actions, Construction Code Permits, New Construction Data); State Programs. (Maps, Charts, and Graphs: Housing Data.)

Infrastructure: Transportation (Railroad, Trails, Airport (airport approach and layout plan), Public Transit, Roads (Road Types and Status, Road Surface Conditions Summary, Surface Condition Mileage by Municipality); County Drains; Public Water (List of Public Water Systems, Source of Water and Sewage Disposal); Public Sewer (List of Sewer Systems); Government Facilities/Buildings; Recreation/Parks (Recreational Planning Organization, Inventory of Recreation Facilities); Private/Regulated Utilities (Electricity, Telephone, Natural Gas, Cable Television, Internet providers); Post Office; Emergency Services. (Maps, Charts, and Graphs: Transportation: Road Surface Map, Transportation, Traffic Count Data, Average Daily Traffic (ADT) Count by Municipality, County Drains, Areas Serviced By Municipal Water, Sewer Service Districts from 1975 Facilities Plan Map, Areas Serviced by Municipal Sewer Map, Outdoor Recreational Facilities, Indoor Recreational Facilities, Recreation Action Plan Map, Electric Utility Service Areas Map, Local Phone Exchanges Map, Communication Towers Map, Areas Serviced by Natural Gas Map, Local Zip Code Map, Fire Districts Map, EMS Districts Map.)

Land Ownership: Public Land Ownership; Private Land Ownership; Subdivided Land; [Native American] Foreign Policy (Historical Context, Jurisdiction-Generally, Jurisdiction-Zoning, Jurisdiction-Taxes, Jurisdiction-In a particular county/geography; Specifically, Indian Sovereignty, Municipal Concerns, Successful Coordination Elsewhere. (Maps, Charts, and Graphs, Public Land Ownership Chart Detail, Public and Private Land Ownership Chart Summary, Public Land Ownership Map, Parcelization Map, Recorded Subdivisions Map.)

Existing Zoning: Composite Zoning Map; Buildout and Other Analysis; Analysis of Existing Zoning (Planning, (What is “Good Planning?”)), Review of Zoning Text, Zoning for Coordination and Streamlining; Neo-Traditional Zoning (Traditional Neighborhood Development Checklist). (Maps, Charts, and Graphs: Estimated Areas of Current Zoning Districts, Composite Zoning Map, detailed Buildout table).

Other (Appendices): Other Applicable Statutes; Bibliography; Other Selected Reports, Studies; Land Owner Opinion Survey (Background, Interviewing and the Sample, The Findings, Demographic Characteristics of the Sample; minority reports.)