



Board of Trustees

William J. Fountain, Supervisor	Matthew J. Germane, Trustee
Larry N. Ciofu, Clerk	Summer L. McMullen, Trustee
Kathleen A. Horning, Treasurer	Denise M. O'Connell, Trustee
	Joseph M. Petrucci, Trustee

Board of Trustees Regular Meeting Agenda Hartland Township Hall Tuesday, May 18, 2021 7:00 PM

1. Call to Order
 2. Pledge of Allegiance
 3. Roll Call
 4. Approval of the Agenda
 5. Call to the Public
 6. Approval of the Consent Agenda
 - [a.](#) Approve Post Audit of Disbursements Between Board Meetings
 - [b.](#) Approve Payment of Bills
 - [c.](#) Approve Permit for Fireworks Display – Waldenwoods
 - [d.](#) 04-30-2021 Hartland Township Board Special Meeting Minutes
 - [e.](#) 05-04-2021 Hartland Township Board Regular Meeting Minutes
 7. Pending & New Business
 - [a.](#) Rezoning Application #21-001 (Arena Drive)
 - [b.](#) Site Plan with Special Land Use Application #21-007 (6043 Linden Road)
 - [c.](#) 2020-2021 Amendment to Future Land Use Map and Comprehensive Development Plan
 - [d.](#) Township Staffing Reorganization
 8. Board Reports
- [BRIEF RECESS]
9. Information / Discussion
 - a. Manager's Report
 - [b.](#) Park Rules and Regulations Review
 10. Adjournment

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Post Audit of Disbursements Between Board Meetings

Date: May 11, 2021

Recommended Action

Move to approve the presented disbursements under the post-audit resolution.

Discussion

The following disbursements have been made since the last board meeting:

Accounts Payable – \$1,334.34

May 13, 2021 Payroll - \$61,508.16

Financial Impact

Is a Budget Amendment Required? ☐ Yes ☒ No

All expenses are covered under the amended FY21 budget and adopted FY22 budget.

Attachments

Post Audit Bills List 04.28.2021

Post Audit Bills List 05.03.2021

Payroll for 05.13.2021

Check Date	Bank	Check #	Payee	Description	GL #	Amount
04/28/2021	FOA	41162	CONSUMERS ENERGY	UTILITIES - GAS	101-265-920.001	234.26
04/28/2021	FOA	41163	VERIZON WIRELESS	TELEPHONE	101-265-851.000	567.77
		41163		CONTRACTED SERVICES & RENTALS	577-000-801.000	457.31
						<hr/> 1,025.08
TOTAL - ALL FUNDS				TOTAL OF 2 CHECKS		1,259.34
--- GL TOTALS ---						
101-265-851.000			TELEPHONE		567.77	
101-265-920.001			UTILITIES - GAS		234.26	
577-000-801.000			CONTRACTED SERVICES & RENTALS		457.31	
			TOTAL		1,259.34	

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CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK DATE FROM 05/03/2021 - 05/03/2021

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Check Date	Bank	Check #	Payee	Description	GL #	Amount
05/03/2021	FOA	41164	GREN, EDWARD	ZONING FEES	101-000-622.000	75.00
			TOTAL - ALL FUNDS	TOTAL OF 1 CHECKS		75.00

GL TOTALS			---			
101-000-622.000			ZONING FEES			75.00
			TOTAL			75.00

Check Register Report For Hartland Township
For Check Dates 05/01/2021 to 05/13/2021

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
05/13/2021	FOA	17001	ICMA VANTAGEPOINT TRANSFER AGENT	1,685.26	1,685.26	0.00	Open
05/13/2021	FOA	17002	ICMA VANTAGEPOINT TRANSFER AGENT	3,634.55	3,634.55	0.00	Open
05/13/2021	FOA	17003	ICMA VANTAGEPOINT TRANSFER AGENT	1,257.32	1,257.32	0.00	Open
05/13/2021	FOA	DD7150	BAGDON, KELLY M	1,615.00	0.00	1,137.52	Cleared
05/13/2021	FOA	DD7151	BEAUDOIN, DIANA K	1,343.68	0.00	1,153.45	Cleared
05/13/2021	FOA	DD7152	BERNARDI, MELYNDA A	1,253.82	0.00	966.82	Cleared
05/13/2021	FOA	DD7153	BROOKS, TYLER J	1,761.38	0.00	1,259.47	Cleared
05/13/2021	FOA	DD7154	CASE, SUSAN E	1,636.20	0.00	1,088.95	Cleared
05/13/2021	FOA	DD7155	CIOFU, LARRY N	2,583.33	0.00	1,866.35	Cleared
05/13/2021	FOA	DD7156	COBB, SUSAN M	141.08	0.00	124.29	Cleared
05/13/2021	FOA	DD7157	DRYDEN-HOGAN, SUSAN A	3,388.82	0.00	2,414.39	Cleared
05/13/2021	FOA	DD7158	HEASLIP, JAMES B	2,979.50	0.00	1,772.00	Cleared
05/13/2021	FOA	DD7159	HORNING, KATHLEEN A	2,583.33	0.00	1,864.48	Cleared
05/13/2021	FOA	DD7160	JOHNSON, LISA	1,807.28	0.00	1,217.21	Cleared
05/13/2021	FOA	DD7161	KOPCZYK, MARY ANN	503.25	0.00	443.36	Cleared
05/13/2021	FOA	DD7162	LANGER, TROY D	3,380.26	0.00	2,383.95	Cleared
05/13/2021	FOA	DD7163	LOUIS, CASEY	751.80	0.00	463.68	Cleared
05/13/2021	FOA	DD7164	LUCE, MICHAEL T	3,250.00	0.00	2,387.42	Cleared
05/13/2021	FOA	DD7165	MITCHELL, KYLE J	2,397.20	0.00	1,846.31	Cleared
05/13/2021	FOA	DD7166	MORGANROTH, CAROL L	1,698.06	0.00	1,311.69	Cleared
05/13/2021	FOA	DD7167	SALMON, ROBERT L	1,077.38	0.00	890.93	Cleared
05/13/2021	FOA	DD7168	SHOLLACK, DONNA M	1,898.73	0.00	1,438.81	Cleared
05/13/2021	FOA	DD7169	VERMILLION, KAREN L	1,624.89	0.00	1,199.41	Cleared
05/13/2021	FOA	DD7170	WEST, ROBERT M	4,058.33	0.00	2,402.63	Cleared
05/13/2021	FOA	DD7171	WYATT, MARTHA K	2,572.60	0.00	1,849.81	Cleared
05/13/2021	FOA	EFT591	FEDERAL TAX DEPOSIT	10,492.02	10,492.02	0.00	Cleared
05/10/2021	FOA	17004	AMERICAN FAMILY LIFE ASSURANCE CO	133.09	133.09	0.00	Open
Totals:				61,508.16	17,202.24	31,482.93	
Total Physical Checks:				4			
Total Check Stubs:				23			

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Payment of Bills

Date: May 11, 2021

Recommended Action

Move to approve the bills as presented for payment.

Discussion

Bills presented total \$400,930.06. The bills are available in the Finance office for review.

Notable invoices include:

\$78,678.41 – Livingston County Road Commission – (Bergin Rd Design & Pedestrian Signals)

\$187,294.51 – Livingston County Drain Commission – (April 2021 Sewer System O&M & Phase II of Watershed Group Shared Cost)

\$100,418.75 – The Huntington National Bank – (Millpointe Rd Special Assmt Bonds, Series 2018)

Financial Impact

Is a Budget Amendment Required? ☐ Yes ☒ No

All expenses are covered under the amended FY21 budget and adopted FY22 budget.

Attachments

Bills for 05.18.2021

05/12/2021 02:47 PM
User: SUSANC
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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 05/18/2021 - 05/18/2021
BOTH JOURNALIZED AND UNJOURNALIZED

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Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

ADOBE	ADOBE INC	04/05/2021	1381648299	FOA	APRIL 2021	
45023		05/18/2021		N		15.89
04/05/2021	,	/ /	0.0000	N		0.00
		05/18/2021		N		15.89

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	15.89

VENDOR TOTAL: 15.89

ALLSTAR	ALLSTAR ALARM LLC	05/01/2021	309278	FOA	6/1/21 - 5/31/22 - MONITORING AT WTP	
45009	8345 MAIN STREET	05/18/2021		N		432.00
05/01/2021	WHITMORE LAKE MI, 48189	/ /	0.0000	N		0.00
		05/18/2021		Y		432.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-801.000	CONTRACTED SERVICES	432.00

VENDOR TOTAL: 432.00

AMAZON.COM	AMAZON.COM	04/13/2021	113-6023666-6644	FOA	SPIGEN THIN FIT FOR PIXEL 5 CASE	
45026		05/18/2021		N		11.99
04/13/2021	,	/ /	0.0000	N		0.00
		05/18/2021		N		11.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	11.99

AMAZON.COM	AMAZON.COM	04/19/2021	113-6695502-3529	FOA	FACE MASKS	
45027		05/18/2021		N		24.99
04/19/2021	,	/ /	0.0000	N		0.00
		05/18/2021		N		24.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	24.99

AMAZON.COM	AMAZON.COM	04/19/2021	113-6943602-1709	FOA	ALCOHOL FIRST AID SPRAY BOTTLE	
45028		05/18/2021		N		4.20
04/19/2021	,	/ /	0.0000	N		0.00
		05/18/2021		N		4.20

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	4.20

VENDOR TOTAL: 41.18

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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 05/18/2021 - 05/18/2021
BOTH JOURNALIZED AND UNJOURNALIZED

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Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

ANYNETWORK	ANYNETWORK.COM, LLC	05/06/2021	1986	FOA	INSTALL CCTV AT PARK EXIT	
45046	2484 HUNTER RD	05/18/2021		N		1,495.00
05/06/2021	BRIGHTON MI, 48114	/ /	0.0000	N		0.00
		05/18/2021		Y		1,495.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-920.002	UTILITIES - ELECTRIC	1,495.00

VENDOR TOTAL: 1,495.00

AVI	AVI-SPL LLC	03/29/2021	1507012	FOA	CABLE CHANNEL 20 UPGRADES PROJECT	
45060	P.O. BOX 844612	05/18/2021		N		5,553.85
03/29/2021	BOSTON MA, 02284-4612	/ /	0.0000	N		0.00
		05/18/2021		N		5,553.85

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-970.000	CAPITAL OUTLAY	5,553.85

AVI	AVI-SPL LLC	03/29/2021	1507014	FOA	CABLE CHANNEL 20 UPGRADES PROJECT	
45061	P.O. BOX 844612	05/18/2021		N		650.24
03/29/2021	BOSTON MA, 02284-4612	/ /	0.0000	N		0.00
		05/18/2021		N		650.24

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-970.000	CAPITAL OUTLAY	650.24

VENDOR TOTAL: 6,204.09

BENDER	BENDER PHD, LEWIS	05/03/2021	050321	FOA	4/30/21 BOARD WORKSHOP	
45062	P.O. BOX 330	05/18/2021		N		2,602.48
05/03/2021	LEROY MI, 49655	/ /	0.0000	N		0.00
		05/18/2021		Y		2,602.48

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-101-801.000		2,602.48

VENDOR TOTAL: 2,602.48

BAFA	BRIGHTON AREA FIRE AUTHORITY	03/31/2021	789	FOA	WEST SHORE UPDATE OF ACTIVATION CONS	
45053	615 W GRAND RIVER AVE	05/18/2021		N		1,115.40
06/09/2020	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		05/18/2021		N		1,115.40

Open

GL NUMBER	DESCRIPTION	AMOUNT
206-000-930.001	REPAIRS & MAINT. EQUIPMENT	1,115.40

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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 05/18/2021 - 05/18/2021
BOTH JOURNALIZED AND UNJOURNALIZED

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Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

VENDOR TOTAL: 1,115.40

CINTAS	CINTAS CORPORATION	05/03/2021	4083065112	FOA	MATS	
45016	P.O. BOX 630910	05/18/2021		N		43.56
05/03/2021	CINCINNATI OH, 45263	/ /	0.0000	N		0.00
		05/18/2021		N		43.56

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	43.56

VENDOR TOTAL: 43.56

CISCO	CISCO SYSTEMS, INC	04/03/2021	161-00206457	FOA	4/3 - 5/2/21 - WEBEX	
45006		05/18/2021		N		15.85
04/03/2021	,	/ /	0.0000	N		0.00
		05/18/2021		N		15.85

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-946.000	PEG SERVER & SOFTWARE RENTAL	15.85

VENDOR TOTAL: 15.85

CLEVERBRID	CLEVERBRIDGE	03/01/2021	030121	FOA	SALES TAX CREDIT	
44957		05/18/2021		N		(7.63)
03/01/2021	,	/ /	0.0000	N		0.00
		05/18/2021		N		(7.63)

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-441-740.000	OPERATING SUPPLIES	(7.63)

VENDOR TOTAL: (7.63)

COMCAST	COMCAST	03/06/2021	03062021	FOA	3/6/21 - 4/5/21 - WATER TREATMENT PL	
44998	P.O. BOX 70219	05/18/2021		N		268.40
03/06/2021	PHILADELPHIA PA, 19176-0219	/ /	0.0000	N		0.00
		05/18/2021		N		268.40

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-805.000	INTERNET	268.40

COMCAST	COMCAST	04/21/2021	030921	FOA	3/22/21 - 4/21/21 - PHONE/INTERNET A	
44999	P.O. BOX 70219	05/18/2021		N		204.46
04/21/2021	PHILADELPHIA PA, 19176-0219	/ /	0.0000	N		0.00
		05/18/2021		N		204.46

Open

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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 05/18/2021 - 05/18/2021
BOTH JOURNALIZED AND UNJOURNALIZED

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Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

GL NUMBER	DESCRIPTION	AMOUNT
536-000-851.000	TELEPHONE	66.50
536-000-805.000	INTERNET	137.96
		<u>204.46</u>

COMCAST	COMCAST	04/26/2021	031321	FOA	3/27/21 - 4/26/21 - CABLE/INTERNET A	
45000	P.O. BOX 70219	05/18/2021		N		295.90
04/26/2021	PHILADELPHIA PA, 19176-0219	/ /	0.0000	N		0.00
		05/18/2021		N		295.90

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-805.000	INTERNET	178.35
577-000-806.000	CABLE TV FEES	117.55
		<u>295.90</u>

COMCAST	COMCAST	04/06/2021	040221	FOA	4/6/21 - 5/5/21 - WATER TREATMENT PL	
44997	P.O. BOX 70219	05/18/2021		N		148.45
04/06/2021	PHILADELPHIA PA, 19176-0219	/ /	0.0000	N		0.00
		05/18/2021		N		148.45

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-805.000	INTERNET	148.45

VENDOR TOTAL: 917.21

CONSUMER	CONSUMERS ENERGY	04/01/2021	202786572956-B	FOA	APRIL 2021 PARSHALLVILLE SIREN	
44996	PO BOX 740309	05/18/2021		N		44.01
03/31/2021	CINCINNATI OH, 45274-0309	/ /	0.0000	N		0.00
		05/18/2021		N		44.01

Open

GL NUMBER	DESCRIPTION	AMOUNT
206-000-920.002	UTILITIES - ELECTRIC	44.01

VENDOR TOTAL: 44.01

D&G	D & G EQUIPMENT, INC.	04/22/2021	01077155	FOA	CHAIN SAW SERVICE KIT	
45057	3915 TRACTOR DRIVE	05/18/2021		N		112.99
04/22/2021	HOWELL MI, 48855	/ /	0.0000	N		0.00
		05/18/2021		Y		112.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	112.99

D&G	D & G EQUIPMENT, INC.	04/06/2021	040621	FOA	STIHL FS91R CHAINSAW	
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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 05/18/2021 - 05/18/2021
BOTH JOURNALIZED AND UNJOURNALIZED

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Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

44991	3915 TRACTOR DRIVE	05/18/2021		N		299.99
04/06/2021	HOWELL MI, 48855	/ /	0.0000	N		0.00
		05/18/2021		Y		299.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-802.000	LAWN/SNOW MAINTENANCE	299.99

D&G	D & G EQUIPMENT, INC.	04/06/2021	1067802	FOA	XMARK BLADE & ENGINE OIL FILTER FOR	
44992	3915 TRACTOR DRIVE	05/18/2021		N		90.54
04/06/2021	HOWELL MI, 48855	/ /	0.0000	N		0.00
		05/18/2021		Y		90.54

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-802.000	LAWN/SNOW MAINTENANCE	90.54

D&G	D & G EQUIPMENT, INC.	04/12/2021	1071108	FOA	CHAINSAW SERVICE KIT/ACCESSORIES	
44993	3915 TRACTOR DRIVE	05/18/2021		N		112.99
04/12/2021	HOWELL MI, 48855	/ /	0.0000	N		0.00
		05/18/2021		Y		112.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-802.000	LAWN/SNOW MAINTENANCE	112.99

VENDOR TOTAL: 616.51

DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	05/01/2021	84454	FOA	MAY 2021 - TRASH PICKUP AT PARKS	
45015	PO BOX 241	05/18/2021		N		300.00
05/01/2021	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		05/18/2021		Y		300.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-801.000	CONTRACTED SERVICES	300.00

VENDOR TOTAL: 300.00

0070	DTE ENERGY	04/02/2021	922090901-04/202	FOA	APRIL 2021 - SETTLERS PARK PAVILION	
45047	P.O BOX 740786	05/18/2021		N		85.69
	CINCINNATI					
04/02/2021	OH, 45274-0786	/ /	0.0000	N		0.00
		05/18/2021		N		85.69

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-920.002	UTILITIES - ELECTRIC	85.69

VENDOR TOTAL: 85.69

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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
 EXP CHECK RUN DATES 05/18/2021 - 05/18/2021
 BOTH JOURNALIZED AND UNJOURNALIZED

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Vendor Code	Vendor name	BOTH OPEN AND PAID	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address		CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip		Disc. Date	Disc. %	Sep CK		Net Amount
			Due Date		1099		

0071	DTE ENERGY-STREET LIGHTS		04/30/2021	200482646262	FOA	APRIL 2021 STREETLIGHTS INCL MILLPOI	
45041			05/18/2021		N		1,300.82
	P.O. BOX 630795						
04/30/2021	CINCINNATI OH, 45263-0795		/ /	0.0000	N		0.00
			05/18/2021		N		1,300.82

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-448-921.000	STREET LIGHTS	1,032.04
101-000-282.001	MILLPOINTE STREETLIGHTS DEPOSIT	246.49
101-000-282.002	FIDDLAR GROVE STREETLIGHT DEPOSIT	22.29
		1,300.82

0071	DTE ENERGY-STREET LIGHTS		03/31/2021	200482646262-B	FOA	10/1/20 - 3/31/21 STREETLIGHTS	
45056			05/18/2021		N		137.53
	P.O. BOX 630795						
03/31/2021	CINCINNATI OH, 45263-0795		/ /	0.0000	N		0.00
			05/18/2021		N		137.53

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-448-921.000	STREET LIGHTS	137.53

VENDOR TOTAL: 1,438.35

MARKETEER	GEORGE MOSES CO		05/01/2021	050121	FOA	MAY 2021 1/2 PAGE AD	
45020	P.O. BOX 686		05/18/2021		N		165.00
05/01/2021	BRIGHTON MI, 48116		/ /	0.0000	N		0.00
			05/18/2021		N		165.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-956.000	FARMERS MARKET	165.00

VENDOR TOTAL: 165.00

GODADDY	GO DADDY		04/09/2021	1851758972	FOA	.COM DOMAIN RENEWAL - HARTLANDWATER.	
45024			05/18/2021		N		18.17
04/09/2021	,		/ /	0.0000	N		0.00
			05/18/2021		N		18.17

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-900.000	PRINTING & PUBLICATIONS	18.17

GODADDY	GO DADDY		04/11/2021	1852619939	FOA	WEBSITE/MKTG RENEWAL HARTLANDWATER.C	
45025			05/18/2021		N		24.99
04/11/2021	,		/ /	0.0000	N		0.00
			05/18/2021		N		24.99

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Ref #	Address		CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip		Disc. Date	Disc. %	Sep CK		Net Amount
			Due Date		1099		

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-900.000	PRINTING & PUBLICATIONS	24.99
VENDOR TOTAL:		43.16

0150	HARTLAND CONSOLIDATED SCHOOLS	04/30/2021	172785	FOA	APRIL 2021 FUEL	
45048	9525 E HIGHLAND ROAD	05/18/2021		N		399.64
05/03/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/18/2021		N		399.64

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-860.000	GASOLINE	399.64
VENDOR TOTAL:		399.64

K&J	K & J ELECTRIC, INC	04/26/2021	9553	FOA	LOW POWER ON POWER LEG FROM DTE AT H	
45011	7219 EAST HIGHLAND RD	05/18/2021		N		95.00
04/26/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/18/2021		N		95.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-930.000	REPAIRS & MAINTENANCE	95.00
VENDOR TOTAL:		95.00

0210	LIVINGSTON CTY ROAD COMMISSION	03/31/2021	7191	FOA	BERGIN RD DESIGN	
45013	3535 GRAND OAKS DRIVE	05/18/2021		N		73,466.15
04/30/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/18/2021		N		73,466.15

Open

GL NUMBER	DESCRIPTION	AMOUNT
204-000-969.300	OTHER ROAD IMPROVEMENTS	73,466.15

0210	LIVINGSTON CTY ROAD COMMISSION	05/01/2021	7194	FOA	PEDESTRIAN SIGNALS	
45044	3535 GRAND OAKS DRIVE	05/18/2021		N		5,212.26
05/01/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/18/2021		N		5,212.26

Open

GL NUMBER	DESCRIPTION	AMOUNT
401-444-969.005	SIDEWALKS	5,212.26
VENDOR TOTAL:		78,678.41

2909	LIVINGSTON CTY.DRAIN COMMISSIO	04/30/2021	3337	FOA	APRIL 2021 SEWER SYSTEM O & M	
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Invoice Date	City/State/Zip	CK Run Date	PO		Discount
		Disc. Date	Disc. %	Sep CK	Net Amount
		Due Date		1099	

45012	2300 E. GRAND RIVER	05/18/2021		N	187,044.51
	STE. 105				
04/30/2021	HOWELL MI, 48843	/ /	0.0000	N	0.00
		05/18/2021		N	187,044.51

Open

GL NUMBER	DESCRIPTION	AMOUNT
590-000-801.008	LCDC CONTRACT SERVICES	187,044.51

2909	LIVINGSTON CTY.DRAIN COMMISSIO	04/30/2021	3345	FOA	PHASE 2 LIV CNTY WATERSHED GROUP	
45050	2300 E. GRAND RIVER	05/18/2021		N		250.00
	STE. 105					
04/30/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/18/2021		N		250.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-465-956.000	MISCELLANEOUS	250.00

VENDOR TOTAL: 187,294.51

LDPA	LIVINGSTON DAILY PRESS & ARGUS	04/11/2021	041121	FOA	APRIL 2021	
45018		05/18/2021		N		8.99
	3964 SOLUTIONS CENTER					
04/11/2021	CHICAGO IL, 60677-3009	/ /	0.0000	Y		0.00
		05/18/2021		N		8.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-577-801.000	CONTRACTED SERVICES	8.99

VENDOR TOTAL: 8.99

MASTERS	MASTERS TELECOM LLC	04/24/2021	9363	FOA	APRIL 2021 E-FAX SERVICE	
45003		05/18/2021		N		17.95
04/24/2021	,	/ /	0.0000	N		0.00
		05/18/2021		N		17.95

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-851.000	TELEPHONE	17.95

VENDOR TOTAL: 17.95

MEIJER	MEIJER	04/05/2021	040521	FOA	FLOAT FRAME	
44989	2160 HARTLAND RD	05/18/2021		N		12.71
04/05/2021	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		05/18/2021		N		12.71

Open

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		Due Date		1099		

GL NUMBER	DESCRIPTION	AMOUNT
101-577-727.000	SUPPLIES & POSTAGE	12.71

VENDOR TOTAL: 12.71

0400	MICHIGAN TOWNSHIPS ASSOCIATION	03/31/2021	42610	FOA	MTA 2021 VIRTUAL CONFERENCE	
45001	512 WESTSHIRE DR	05/18/2021		N		127.00
03/31/2021	LANSING MI, 48917-9757	/ /	0.0000	N		0.00
		05/18/2021		N		127.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-215-957.000	EDUCATION/TRAINING/CONVENTION	127.00

VENDOR TOTAL: 127.00

MWIF	MWIF	04/01/2021	040121	FOA	2021 CONFERENCE	
45029		05/18/2021		N		75.00
04/01/2021	,	/ /	0.0000	N		0.00
		05/18/2021		N		75.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-253-957.000	EDUCATION/TRAINING/CONVENTION	75.00

VENDOR TOTAL: 75.00

ORKIN	ORKIN	04/27/2021	210992571	FOA	PEST CONTROL AT TOWNSHIP HALL	
44984	21068 BRIDGE ST.	05/18/2021		N		66.85
04/27/2021	SOUTHFIELD MI, 48034	/ /	0.0000	N		0.00
		05/18/2021		N		66.85

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	66.85

ORKIN	ORKIN	04/27/2021	210993343	FOA	PEST CONTROL AT HERO TEEN CENTER	
44983	21068 BRIDGE ST.	05/18/2021		N		65.88
04/27/2021	SOUTHFIELD MI, 48034	/ /	0.0000	N		0.00
		05/18/2021		N		65.88

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	65.88

VENDOR TOTAL: 132.73

1180	PETER'S TRUE VALUE HARDWARE	04/29/2021	57486	FOA	TOP SOIL	
45007	3455 W. HIGHLAND ROAD	05/18/2021		N		11.96
04/29/2021	MILFORD MI, 48380	/ /	0.0000	N		0.00

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Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

Open		05/18/2021		N		11.96
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GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	11.96

1180	PETER'S TRUE VALUE HARDWARE	04/29/2021	57489	FOA	TOILET PAPER HOLDER, BATH TISSUE, HA	
45008	3455 W. HIGHLAND ROAD	05/18/2021		N		45.85
04/29/2021	MILFORD MI, 48380	/ /	0.0000	N		0.00
		05/18/2021		N		45.85

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-930.000	REPAIRS & MAINTENANCE	45.85

1180	PETER'S TRUE VALUE HARDWARE	04/28/2021	K57473	FOA	DUSTPAN, GARBAGE BAGS	
44988	3455 W. HIGHLAND ROAD	05/18/2021		N		38.97
04/28/2021	MILFORD MI, 48380	/ /	0.0000	N		0.00
		05/18/2021		N		38.97

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-930.000	REPAIRS & MAINTENANCE	38.97

VENDOR TOTAL: 96.78

PREISS	PREISS COMPANIES LLC	05/12/2021	14457	FOA	WTP ELECTRICAL VAULT RESTORATION	
45058	8211 CLYDE ROAD	05/18/2021		N		7,485.00
05/12/2021	FENTON MI, 48430	/ /	0.0000	N		0.00
		05/18/2021		Y		7,485.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
539-000-930.000	REPAIRS & MAINTENANCE	7,485.00

VENDOR TOTAL: 7,485.00

RBL	REALITY-BASED LEADERSHIP	03/28/2021	032821	FOA	MARCH 2021	
45004		05/18/2021		N		27.00
03/28/2021	,	/ /	0.0000	N		0.00
		05/18/2021		N		27.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-192-957.000	EDUCATION/TRAINING/CONVENTION	27.00

VENDOR TOTAL: 27.00

RURALKING	RURAL KING	04/22/2021	042221	FOA	ROUNDUP	
44990	4216 DEWITT AVE	05/18/2021		N		23.98

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04/22/2021	MATTOON IL, 61938	/ /	0.0000	N		0.00
		05/18/2021		N		23.98

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	23.98

VENDOR TOTAL: 23.98

SCHENA	SCHENA ROOFING & SHEET METAL	03/31/2021	1368260	FOA	3/19/21 & 3/22/21 ADDED NEW SHINGLES	
45045	28299 KEHRIG DRIVE	05/18/2021		N		3,000.00
03/31/2021	CHESTERFIELD MI, 48047	/ /	0.0000	N		0.00
		05/18/2021		N		3,000.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-930.000	REPAIRS & MAINTENANCE	3,000.00

VENDOR TOTAL: 3,000.00

SELECTION	SELECTION.COM	05/01/2021	439525	FOA	BACKGROUND CHECK - S. BRUMMER	
45022	155 TRI-COUNTY PKWY, STE 150	05/18/2021		N		40.00
05/01/2021	CINCINNATI OH, 45246	/ /	0.0000	N		0.00
		05/18/2021		Y		40.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-400-801.000	CONTRACTED SERVICES	40.00

VENDOR TOTAL: 40.00

SHUTTERSTO	SHUTTERSTOCK.COM	05/03/2021	041721	FOA	MAY 2021	
45019		05/18/2021		N		29.00
04/17/2021	,	/ /	0.0000	N		0.00
		05/18/2021		N		29.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-577-801.000	CONTRACTED SERVICES	29.00

VENDOR TOTAL: 29.00

STAPLES	STAPLES	05/01/2021	8062133250	FOA	MISC SUPPLIES	
45014	PO BOX 660409	05/18/2021		N		205.84
05/01/2021	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		05/18/2021		N		205.84

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-299-727.000	SUPPLIES & POSTAGE	9.96

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Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

101-751-740.000	OPERATING SUPPLIES					37.31
101-192-727.000	SUPPLIES & POSTAGE					35.49
101-265-740.000	OPERATING SUPPLIES					123.08
						205.84

VENDOR TOTAL: 205.84

1236	STAPLES CREDIT PLAN	03/30/2021	46193	FOA	MISC SUPPLIES	
45017	DEPT. 51-7820350303	05/18/2021		N		292.45
	PO BOX 70612					
03/30/2021	PHILADELPHIA PA, 19176-0612	/ /	0.0000	N		0.00
		05/18/2021		N		292.45

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-253-727.000	SUPPLIES & POSTAGE	292.45

VENDOR TOTAL: 292.45

HUNTINGBAN	THE HUNTINGTON NATIONAL BANK	04/20/2021	042021	FOA	MILLPOINTE RD SPEC ASSMT BONDS, SERI	
45005	PO BOX 1558-GW4E64	05/18/2021		N		100,418.75
04/20/2021	COLUMBUS OH, 43216	/ /	0.0000	N		0.00
		05/18/2021		N		100,418.75

Open

GL NUMBER	DESCRIPTION	AMOUNT
358-000-997.000	BOND INTEREST PAYMENT	10,418.75
358-000-991.000	BOND - PRINCIPAL	90,000.00
		100,418.75

VENDOR TOTAL: 100,418.75

USA	USA BLUE BOOK	05/03/2021	591107	FOA	WARNING/NOTICE SIGNS	
45030	P.O. BOX 9004	05/18/2021		N		235.82
05/03/2021	GURNEE IL, 60031-9004	/ /	0.0000	N		0.00
		05/18/2021		N		235.82

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	235.82

VENDOR TOTAL: 235.82

1250	WEST SHORE SERVICES, INC.	03/31/2021	28627	FOA	2021ANNUAL INSPECTION OF OUTDOOR SIR	
45055	P.O. BOX 188	05/18/2021		N		2,975.00
	6620 LAKE MICHIGAN DR.					
04/01/2021	ALLENDAL MI, 49401	/ /	0.0000	N		0.00
		05/18/2021		N		2,975.00

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		Due Date		1099		

GL NUMBER	DESCRIPTION	AMOUNT
206-000-930.000	SOFTWARE MAINTENANCE	2,975.00

VENDOR TOTAL: 2,975.00

WOOD	WOOD ENVIRONMENT & INFRASTRUCTURE	05/04/2021	H06102904	FOA	WATER SUPPLY SERVICES THRU 4/16/21	
45042	P.O. BOX 74008618	05/18/2021		N		3,252.00
05/04/2021	CHICAGO IL, 60674-8618	/ /	0.0000	N		0.00
		05/18/2021		N		3,252.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-816.000	ENGINEERING FEES	3,252.00

WOOD	WOOD ENVIRONMENT & INFRASTRUCTURE	05/04/2021	H06102905	FOA	WWTP MONITORING THRU 4/16/21	
45043	P.O. BOX 74008618	05/18/2021		N		438.75
05/04/2021	CHICAGO IL, 60674-8618	/ /	0.0000	N		0.00
		05/18/2021		N		438.75

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-441-801.007	TREATMENT PLANT SAMPLING	438.75

VENDOR TOTAL: 3,690.75

TOTAL - ALL VENDORS: 400,930.06

FUND TOTALS:

Fund 101 - GENERAL FUND	11,004.77
Fund 204 - MUNICIPAL STREET FUND	73,466.15
Fund 206 - FIRE OPERATING	4,134.41
Fund 358 - MILLPOINTE ROAD DEBT SERVICE FUND	100,418.75
Fund 401 - CAPITAL PROJECTS FUND	5,212.26
Fund 536 - WATER SYSTEM FUND	5,648.37
Fund 539 - WATER REPLACEMENT FUND	7,485.00
Fund 577 - CABLE TV FUND	6,515.84
Fund 590 - SEWER OPERATIONS & MAINTENANCE FUND	187,044.51

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Approve Permit for Fireworks Display – Waldenwoods

Date: May 11, 2021

Recommended Action

Move to approve the Permit for Fireworks Display for Waldenwoods 7/3/2021, 7/18/2021, 8/6/2021, and 9/25/2021

Discussion

Waldenwoods has applied to perform fireworks at 2975 Old US 23, which is the Waldenwoods Resort property. The applicant is seeking four (4) separate dates, being July 3, 2021; July 18, 2021; August 6, 2021, and September 25, 2021. Wolverine Fireworks will perform the fireworks on all of the dates requested

On July 3, 2021, will be a July 4th Fireworks celebration. The other dates, being July 18th, August 6th, and September 25th will be weddings. The applicant has intends to launch the fireworks display from the shore of Walden Lake.

The applicant has applied for this request and has historically performed the fireworks display in this manner.

Attachments:

1. Fire Authority Letter for July 3, 2021 Fireworks
2. Fire Authority Letter for July 18, 2021 Fireworks
3. Fire Authority Letter for August 6, 2021 Fireworks
4. Fire Authority Letter for September 25, 2021 Fireworks
5. Application materials for Weddings 05.10.2021
6. Application materials for July 4th 05.10.2021



HARTLAND DEERFIELD FIRE AUTHORITY
FIRE MARSHALS OFFICE

Hartland Area Fire Dept.
3205 Hartland Road
Hartland, MI. 48353-1825

Voice: (810) 632-7676
Fax: (810) 632-2176

E-Mail: jwhitbeck@hartlandareafire.com

May 11, 2021

To: Hartland Township Board
2655 Clark Rd.
Hartland, MI 48353

Re: Waldenwoods application for fireworks

Based upon the review of the application named above and inspection of the proposed site for the fireworks display for July 3, 2021 and we recommend approval of the request contingent upon the following:

- 1) Wolverine Fireworks Display, Inc. is responsible for ensuring that NFPA 1123 is followed.
- 2) Based upon vegetation / weather conditions, the fire department may have a brush truck at the launching site with sufficient personnel to handle any fire emergencies that may arise.
- 3) Due to the cart path access to the site, it is not recommended that apparatus other than a fire department brush truck be used in a non-emergency situation.
- 4) No one will be allowed within 100 yards of the launch site during the display.
- 5) Smoking and open flame will not be permitted within 50 feet of the launch site. Exception: Items required for the ignition of the displays by trained and certified professionals.
- 6) The transportation boat will be docked across the lake from the launch site.
- 7) The display will not begin until all persons are off of the lake. The display will be stopped in the event anyone ventures onto the lake, and the display will not be resumed until the lake is cleared.
- 8) It is understood that the fire department will not allow the display to commence or continue in the event that these conditions are not met, or in the event of conditions arising, such as adverse weather or faulty firing of the displays, or any condition which this department deems unsafe for the display to continue.
- 9) Insurance as agreed upon by the Hartland Township Board.
- 10) Final approval and permitting by the Hartland Township Board.

The Waldenwoods fireworks display continues to be a spectacular event while keeping the safety and welfare of all spectators, workers, and buildings first on their agenda. Should you have any other questions, or we can be of further assistance, please call.

Yours In Fire Safety,

Jenn Whitbeck
Fire Inspector



HARTLAND DEERFIELD FIRE AUTHORITY
FIRE MARSHALS OFFICE

Hartland Area Fire Dept.
3205 Hartland Road
Hartland, MI. 48353-1825

Voice: (810) 632-7676

Fax: (810) 632-2176

E-Mail: jwhitbeck@hartlandareafire.com

May 11, 2021

To: Hartland Township Board
2655 Clark Rd.
Hartland, MI 48353

Re: Waldenwoods application for fireworks

Based upon the review of the application named above and inspection of the proposed site for the fireworks display for July 18, 2021 and we recommend approval of the request contingent upon the following:

- 1) Wolverine Fireworks Display, Inc. is responsible for ensuring that NFPA 1123 is followed.
- 2) Based upon vegetation / weather conditions, the fire department may have a brush truck at the launching site with sufficient personnel to handle any fire emergencies that may arise.
- 3) Due to the cart path access to the site, it is not recommended that apparatus other than a fire department brush truck be used in a non-emergency situation.
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- 9) Insurance as agreed upon by the Hartland Township Board.
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The Waldenwoods fireworks display continues to be a spectacular event while keeping the safety and welfare of all spectators, workers, and buildings first on their agenda. Should you have any other questions, or we can be of further assistance, please call.

Yours In Fire Safety,

Jenn Whitbeck
Fire Inspector



HARTLAND DEERFIELD FIRE AUTHORITY
FIRE MARSHALS OFFICE

Hartland Area Fire Dept.
3205 Hartland Road
Hartland, MI. 48353-1825

Voice: (810) 632-7676
Fax: (810) 632-2176

E-Mail: jwhitbeck@hartlandareafire.com

May 11, 2021

To: Hartland Township Board
2655 Clark Rd.
Hartland, MI 48353

Re: Waldenwoods application for fireworks

Based upon the review of the application named above and inspection of the proposed site for the fireworks display for August 6, 2021 and we recommend approval of the request contingent upon the following:

- 1) Wolverine Fireworks Display, Inc. is responsible for ensuring that NFPA 1123 is followed.
- 2) Based upon vegetation / weather conditions, the fire department may have a brush truck at the launching site with sufficient personnel to handle any fire emergencies that may arise.
- 3) Due to the cart path access to the site, it is not recommended that apparatus other than a fire department brush truck be used in a non-emergency situation.
- 4) No one will be allowed within 100 yards of the launch site during the display.
- 5) Smoking and open flame will not be permitted within 50 feet of the launch site. Exception: Items required for the ignition of the displays by trained and certified professionals.
- 6) The transportation boat will be docked across the lake from the launch site.
- 7) The display will not begin until all persons are off of the lake. The display will be stopped in the event anyone ventures onto the lake, and the display will not be resumed until the lake is cleared.
- 8) It is understood that the fire department will not allow the display to commence or continue in the event that these conditions are not met, or in the event of conditions arising, such as adverse weather or faulty firing of the displays, or any condition which this department deems unsafe for the display to continue.
- 9) Insurance as agreed upon by the Hartland Township Board.
- 10) Final approval and permitting by the Hartland Township Board.

The Waldenwoods fireworks display continues to be a spectacular event while keeping the safety and welfare of all spectators, workers, and buildings first on their agenda. Should you have any other questions, or we can be of further assistance, please call.

Yours In Fire Safety,

Jenn Whitbeck
Fire Inspector



HARTLAND DEERFIELD FIRE AUTHORITY
FIRE MARSHALS OFFICE

Hartland Area Fire Dept.
3205 Hartland Road
Hartland, MI. 48353-1825

Voice: (810) 632-7676
Fax: (810) 632-2176

E-Mail: jwhitbeck@hartlandareafire.com

May 11, 2021

To: Hartland Township Board
2655 Clark Rd.
Hartland, MI 48353

Re: Waldenwoods application for fireworks

Based upon the review of the application named above and inspection of the proposed site for the fireworks display for September 25, 2021 and we recommend approval of the request contingent upon the following:

- 1) Wolverine Fireworks Display, Inc. is responsible for ensuring that NFPA 1123 is followed.
- 2) Based upon vegetation / weather conditions, the fire department may have a brush truck at the launching site with sufficient personnel to handle any fire emergencies that may arise.
- 3) Due to the cart path access to the site, it is not recommended that apparatus other than a fire department brush truck be used in a non-emergency situation.
- 4) No one will be allowed within 100 yards of the launch site during the display.
- 5) Smoking and open flame will not be permitted within 50 feet of the launch site. Exception: Items required for the ignition of the displays by trained and certified professionals.
- 6) The transportation boat will be docked across the lake from the launch site.
- 7) The display will not begin until all persons are off of the lake. The display will be stopped in the event anyone ventures onto the lake, and the display will not be resumed until the lake is cleared.
- 8) It is understood that the fire department will not allow the display to commence or continue in the event that these conditions are not met, or in the event of conditions arising, such as adverse weather or faulty firing of the displays, or any condition which this department deems unsafe for the display to continue.
- 9) Insurance as agreed upon by the Hartland Township Board.
- 10) Final approval and permitting by the Hartland Township Board.

The Waldenwoods fireworks display continues to be a spectacular event while keeping the safety and welfare of all spectators, workers, and buildings first on their agenda. Should you have any other questions, or we can be of further assistance, please call.

Yours In Fire Safety,

Jenn Whitbeck
Fire Inspector

2021 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY

DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256

The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

- ☐ Agricultural or Wildlife Fireworks
- ☐ Public Display
- ☐ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

☐ Articles Pyrotechnic


☐ Display Fireworks

★ Private Display

NAME OF APPLICANT Waldenwoods		ADDRESS OF APPLICANT 29750 Old US 23	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="radio"/> YES <input type="radio"/> NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER Anne Graham		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER 2975 Old US 23	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
NAME OF PYROTECHNIC OPERATOR Wolverine Fireworks		ADDRESS OF PYROTECHNIC OPERATOR 205 West Seidlers Rd.	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="radio"/> YES <input type="radio"/> NO
NO. YEARS EXPERIENCE	NO. DISPLAYS	WHERE	
NAME OF ASSISTANT	ADDRESS OF ASSISTANT		AGE OF ASSISTANT 18 YEARS OR OLDER <input type="radio"/> YES <input type="radio"/> NO
NAME OF OTHER ASSISTANT	ADDRESS OF OTHER ASSISTANT		AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input type="radio"/> YES <input type="radio"/> NO

EXACT LOCATION OF PROPOSED DISPLAY Waldenwoods	
DATE OF PROPOSED DISPLAY September 25th, 2021	TIME OF PROPOSED DISPLAY 9:00pm
MANNER AND PLACE OF STORAGE SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES. IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT	

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT)	NAME OF BONDING CORPORATION OR INSURANCE COMPANY
ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY	

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
	See Attached Form
SIGNATURE OF APPLICANT 	DATE 5-6-2021


2021 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY

DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256

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TYPE OF PERMIT(S) (Select all applicable boxes) <input type="checkbox"/> Agricultural or Wildlife Fireworks <input checked="" type="checkbox"/> Public Display <input type="checkbox"/> Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes		<input type="checkbox"/> Articles Pyrotechnic <input checked="" type="checkbox"/> Private Display		<input type="checkbox"/> Display Fireworks	
NAME OF APPLICANT Waldenwoods		ADDRESS OF APPLICANT 29750 Old US 23		AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="radio"/> YES <input type="radio"/> NO	
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER Anne Graham		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER 2975 Old US 23			
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)		TELEPHONE NUMBER	
NAME OF PYROTECHNIC OPERATOR Wolverine Fireworks		ADDRESS OF PYROTECHNIC OPERATOR 205 West Seidlers Rd.		AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="radio"/> YES <input type="radio"/> NO	
NO. YEARS EXPERIENCE		NO. DISPLAYS		WHERE	
NAME OF ASSISTANT		ADDRESS OF ASSISTANT		AGE OF ASSISTANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO	
NAME OF OTHER ASSISTANT		ADDRESS OF OTHER ASSISTANT		AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO	
EXACT LOCATION OF PROPOSED DISPLAY Waldenwoods					
DATE OF PROPOSED DISPLAY July 18th, 2021		TIME OF PROPOSED DISPLAY 9:00pm			
MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT					
AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT)		NAME OF BONDING CORPORATION OR INSURANCE COMPANY			
ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY					
NUMBER OF FIREWORKS		KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)			
		See Attached Form			
SIGNATURE OF APPLICANT 		DATE 5/6/2021			

2021 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY

DATE PERMIT(S) EXPIRE:

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Authority: 2011 PA 256

TYPE OF PERMIT(S) (Select all applicable boxes)

- ☐ Agricultural or Wildlife Fireworks
- ☒ Public Display
- ☒ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

☐ Articles Pyrotechnic


★ Private Display

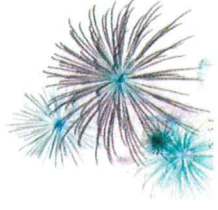
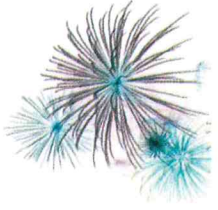
☐ Display Fireworks

NAME OF APPLICANT Waldenwoods		ADDRESS OF APPLICANT 29750 Old US 23	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER Anne Graham		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER 2975 Old US 23	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
NAME OF PYROTECHNIC OPERATOR Wolverine Fireworks		ADDRESS OF PYROTECHNIC OPERATOR 205 West Seidlers Rd.	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NO. YEARS EXPERIENCE	NO. DISPLAYS	WHERE	
NAME OF ASSISTANT	ADDRESS OF ASSISTANT		AGE OF ASSISTANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF OTHER ASSISTANT	ADDRESS OF OTHER ASSISTANT		AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO

EXACT LOCATION OF PROPOSED DISPLAY Waldenwoods	
DATE OF PROPOSED DISPLAY August 6th, 2021	TIME OF PROPOSED DISPLAY 9:00pm
MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT	

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT)	NAME OF BONDING CORPORATION OR INSURANCE COMPANY
ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY	

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
	See Attached Form
SIGNATURE OF APPLICANT	DATE
	5-6-2021



WALDENWOODS

2021 FIREWORKS DISPLAY PACKAGES

(REQUIREMENTS FOR BOOKING A FIREWORKS DISPLAY: 50% DEPOSIT OF FIREWORKS PACKAGE CHOSEN DUE AT TIME OF BOOKING. CONTRACTING WITH WALDENWOODS FOR A FIREWORKS PACKAGE IS A BINDING COMMITMENT, IT CANNOT BE CANCELLED)

3 Minute Firework Display \$2500

OPENING

3	25 Shot	Cluster Bombs
---	---------	---------------

MAIN SHOW

24	2.5"	Assorted Flower Basket Shells
30	3"	Assorted Lidu Shells W/Tails

MID SHOW

6	2.5"	Chrysanthemums (In Wedding Colors)
6	3"	Peonies (In Wedding Colors)

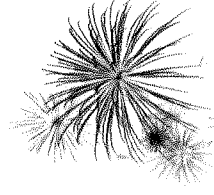
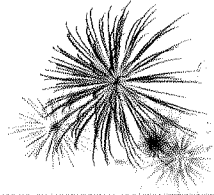
MAIN SHOW Continued...

24	2.5"	Assorted Flower Basket Shells
30	3"	Assorted Lidu Shells W/Tails

FINALE

2	100 Shot	Touchdown Cakes (Fast Barrage of Color, Whistling and Report)
120	2.5"	Titanium Salute Finales (Chained 12/1)





5 MINUTE WEDDING SHOW

\$3300.00

Includes Labor, Insurance and Permits

OPENING

3 25 Shot Cluster Bombs

MAIN SHOW

36 2.5" Assorted Flower Basket Shells
30 3" Assorted Lidu Shells W/Tails

MID SHOW

4 1.5" Crossette Candles (8 Shots Each, In Wedding Colors)
6 2.5" Chrysanthemums (In Wedding Colors)
6 3" Peonies (In Wedding Colors)

MAIN SHOW Continued...

36 2.5" Assorted Flower Basket Shells
30 3" Assorted Lidu Shells W/Tails

FINALE

2 100 Shot Touchdown Cakes (Fast Barrage of Color, Whistling and Report)
60 2.5" Titanium Salute Finales (Chained 12/1)
60 3" Brocade Color and Report Finales (Chained 12/1)





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/10/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Partners Group Ltd 11225 SE 6th St., Suite 110 Bellevue WA 98004	CONTACT NAME: Janet Nau PHONE (A/C, No. Ext): 425-455-5640 E-MAIL: jnau@tpgrp.com ADDRESS: jnau@tpgrp.com FAX (A/C, No): 425-455-6727
INSURED Wolverine Fireworks Display, Inc. 205 West Seidlers Road Kawkawlin MI 48631	INSURER(S) AFFORDING COVERAGE INSURER A : T.H.E. Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F : NAIC # 12866

COVERAGES **CERTIFICATE NUMBER:** 2014382537 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION	INSR. WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	Y		CPP010729701	2/1/2021	2/1/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 100,000 PERSONAL & ADV INJURY \$ Excluded GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	COMMERICAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	ANY AUTO ALL OWNED AUTOS HIRED AUTOS						
	<input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			ELP001317401	2/1/2021	2/1/2022	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						\$ GL ONLY
	DED <input checked="" type="checkbox"/> RETENTION \$ 0						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N <input type="checkbox"/>					WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
The following are Additional Insured on General Liability as their interest may appear as respects operations performed by or on behalf of the Named Insured, as required by written contract.

Waldenwoods Resort and Hartland Township
Dates of Events: 7/18/21, 8/6/21 and 9/25/21
Location of Event: Waldenwoods Resort, 2975 Old US 23, Hartland, MI 48353

CERTIFICATE HOLDER **CANCELLATION**

Waldenwoods Resort 2975 Old US 23 Hartland MI 48353	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	---

2021 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY
OF CITY, VILLAGE OR TOWNSHIP
BOARD ONLY
DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256

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TYPE OF PERMIT(S) (Select all applicable boxes)

- ☐ Agricultural or Wildlife Fireworks ☐ Articles Pyrotechnic ☒ Display Fireworks
- ☐ Public Display ☒ Private Display
- ☐ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT <i>Waldenwoods</i>		ADDRESS OF APPLICANT <i>2975 Old US 23</i>	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER <i>2975 Old US 23</i>	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
NAME OF PYROTECHNIC OPERATOR <i>Wolverine Fireworks</i>		ADDRESS OF PYROTECHNIC OPERATOR <i>205 West Seidlers Rd</i>	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO
NO. YEARS EXPERIENCE	NO. DISPLAYS	WHERE	
NAME OF ASSISTANT		ADDRESS OF ASSISTANT	AGE OF ASSISTANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF OTHER ASSISTANT		ADDRESS OF OTHER ASSISTANT	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO

EXACT LOCATION OF PROPOSED DISPLAY
Waldenwoods Resort

DATE OF PROPOSED DISPLAY
July 3rd

TIME OF PROPOSED DISPLAY
~ 10pm

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT) NAME OF BONDING CORPORATION OR INSURANCE COMPANY

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY

NUMBER OF FIREWORKS KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)

SIGNATURE OF APPLICANT

HL Gowan

DATE

4/28/21

Application for Fireworks Other Than Consumer or Low Impact

[illegible]



Wolverine FIREWORKS

205 West Seidlers Rd. • Kawkawlin, MI 48631
Phone: 989.662.0121 • Fax: 989.662.0122

Display, Inc.

Visit us at www.wolverinefireworks.com

1/13/21

Waldenwoods Resort
Attn: Debbie Whiteman
P.O. Box 248
2975 Old US-23
Hartland, MI 48353

Hi Debbie,

Happy New Year! I hope your holidays went well.

Enclosed you will find the following:

- \$7,000 Proposal for 2021
- Three Year Contract for 2021-2023

Please review the enclosed materials regarding your fireworks display contract for 2021-2023 and proposal for 2021. Pricing for your 2021 proposal is guaranteed until 30 days from the date of this letter (February 12, 2021). To accept this proposal please sign and return the contract by that date. At that point, if everything looks okay to you, I can get your insurance certificate and send that to you. If you have any questions please feel free to let me know.

Thank you,



Jenny Campau,
Display Manager



Wolverine FIREWORKS

205 West Saddle Creek Rd. • Keweenaw, MI 49753
Phone: 989.662.0121 • Fax: 989.662.0122

Display, Inc.

Visit us at www.wolverinefireworks.com

PROPOSAL FOR WALDENWOODS RESORT

July 3, 2021

\$7,000.00 Includes Insurance & Labor

OPENING

60	3"	U.S.Designers Titanium Salutes
20	4"	Brocade to Color

Total
80

MAIN SHOW

10	3"	Flower Basket Salutes
36	3"	Sunny Assorted Shells

Total
46

36	4"	Gold Pyro Assorted Shells
----	----	---------------------------

Total
36

36	5"	Flower King Assorted Shells
----	----	-----------------------------

Total
36

18	6"	Flower Basket Shells Assorted
9	6"	Sunny Assorted Shells

Total
27



Wolverine FIREWORKS

205 West Seidlers Rd. • Kawkawlin, MI 48631
Phone: 989.662.0121 • Fax: 989.662.0122

Display, Inc.

Visit us at www.wolverinefireworks.com

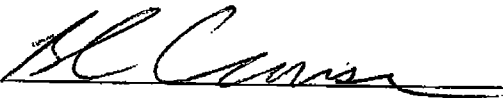
THREE YEAR CONTRACT CONTINUED

H: Sponsor agrees to procure and furnish a suitable place to display the fireworks in accordance with the NFPA 1123, and to secure all police, fire, and local and state permits, to arrange for any security bonds as required by law and to furnish all necessary and proper police and fire protection for the protection of Sponsor, the public, individuals who work in or around the display, for proper crowd control, vehicle parking and proper supervision. Sponsor further agrees to provide all necessary and proper discharge site security.

I: Sponsor agrees to indemnify, hold harmless and defend Professional from and against any and all liability, expense, including attorney fees, claims, demands and suits for injury, including death, of any person or damage to property arising out of or occurring in connection with the performance of this Contract, except if such damages or injuries are caused by the sole negligence of Professional.

J: Sponsor agrees that Professional may cancel this Contract at any time if in its sole discretion it is unable to obtain satisfactory liability insurance at a cost satisfactory to Professional and, in that event, Sponsor shall remain responsible to Professional for any amounts owed to Professional up to the date of such cancellation.

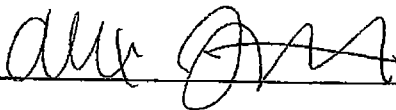
Sponsor



Date

4/23/21

Witness



Date

4/23/21

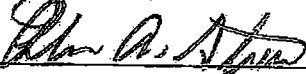
Professional



Date

1/13/21

Witness



Date

1-13-21



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/23/2021

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Partners Group Ltd 11225 SE 6th St., Suite 110 Bellevue WA 98004		CONTACT NAME: Janet Nau PHONE (A/C, No, Ext): 425-455-5640 E-MAIL ADDRESS: jnau@tpgrp.com FAX (A/C, No): 425-455-6727		
INSURED Wolverine Fireworks Display, Inc. 205 West Seidlers Road Kawkawlin MI 48631		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : T.H.E. Insurance Company		12866
		INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
INSURER F :				

COVERAGES

CERTIFICATE NUMBER: 622432806

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	Y		CPP010729701	2/1/2021	2/1/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ Excluded
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 10,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			ELP001317401	2/1/2021	2/1/2022	EACH OCCURRENCE	\$ 9,000,000
							AGGREGATE	\$ 9,000,000
								\$ GL ONLY
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				WC STATUTORY LIMITS	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The following are Additional Insured on General Liability as their interest may appear as respects operations performed by or on behalf of the Named Insured, as required by written contract.

Waldenwoods Resort and Hartland Township

Dates of Events: 7/3/21, 7/18/21, 8/6/21 and 9/25/21

Location of Event: Waldenwoods Resort, 2975 Old US 23, Hartland, MI 48353

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Waldenwoods Resort
2975 Old US 23
Hartland MI 48353

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Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: 04-30-2021 Hartland Township Board Special Meeting Minutes

Date: May 12, 2021

Recommended Action

Move to approve the Hartland Township Board Special Meeting minutes for April 30, 2021.

Discussion

Draft minutes are attached for review.

Financial Impact

None

Attachments

4-30-2021 HTB Special Minutes - DRAFT

HARTLAND TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING MINUTES

April 30, 2021 – 9:00 AM

DRAFT

1. Call to Order

The meeting was called to order by Supervisor Fountain at 9:05 a.m.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

ABSENT: None

Also present were Township Manager Bob West and Facilitator Dr. Lew Bender

4. Approval of the Agenda

Move to approve the agenda for the April 30, 2021 Hartland Township Board Special meeting as presented.

Motion made by Treasurer Horning, Seconded by Clerk Ciofu

Voting Aye: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

5. Call to the Public

No one came forward.

6. Pending & New Business

a. Hartland Township Board Strategic Planning Workshop

Dr. Lew Bender gave an overview of his background and a brief introduction as to the purpose of the meeting. He then led a discussion on the anatomy of Board decisions. Much of the discussion was centered on educating the public and the processes the Board uses in communicating with the public. Further discussion was held on new methods, practices and processes that could be used to enhance the communication of the Board decision making process with the public. The Board then discussed the next steps for the Board, and the Township, and the effects future growth would have on these issues. Dr. Bender then led a breakout session on Board members expectations of the Supervisor, Clerk, Treasurer, Manager and Trustees. The Board held an in-depth discussion of the results of the breakout sessions. The meeting concluded with closing comments from each Board member.

7. Adjournment

Move to adjourn the meeting at 3:00 p.m.

Motion made by Treasurer Horning, Seconded by Clerk Ciofu

Voting Aye: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

HARTLAND TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING MINUTES

April 30, 2021 – 9:00 AM

Submitted by

Larry N. Ciofu
Clerk

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: 05-04-2021 Hartland Township Board Regular Meeting Minutes

Date: May 12, 2021

Recommended Action

Move to approve the Hartland Township Board Regular Meeting Minutes for May 4, 2021.

Discussion

Draft minutes are attached for review.

Financial Impact

None

Attachments

5-4-2021 HTB Minutes - DRAFT

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

May 04, 2021 – 7:00 PM

DRAFT

1. Call to Order

The meeting was called to order by Supervisor Fountain at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

ABSENT: None

Also present were Township Manager Robert West and Public Works Director Michael Luce.

4. Approval of the Agenda

Move to approve the agenda for the May 4, 2021, Hartland Township Board meeting as presented.

Motion made by Trustee O'Connell, Seconded by Trustee Petrucci.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the May 4, 2021, Hartland Township Board meeting as presented.

Motion made by Treasurer Horning, Seconded by Clerk Ciofu.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. Approve Permit for Fireworks Display – Long Lake
- d. Investment Policy Review
- e. Special Event Permit #21-003 Hartland Polo Classic
- f. Ratify Hiring of S. Brummer as Code Enforcement Officer
- g. 04-20-2021 Hartland Township Board Regular Meeting Minutes
- h. 04-20-2021 Hartland Township Board Closed Session Meeting Minutes

7. Pending & New Business

- a. 2021 Gravel Road Improvements

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

May 04, 2021 – 7:00 PM

Township Manager Bob West presented the final phase of the Safer Road millage plan that was voter approved in 2014. This is the refurbishing that was planned for between years seven and eight of the road millage plan. This will add an aggregate cap of three-to-four inches to the improved gravel roads that we did in the beginning of the road millage. This was originally budgeted for last year, but due to the COVID circumstances it was postponed. The costs are slightly less this year than the prior years and it will include a limestone cap for Pleasant Valley Road, Bergin Road and both sections of Clyde Road that are currently gravel. Additionally, as we have discussed in prior work sessions, we have worked with Brighton Township and the Livingston County Road Commission (LCRC) to include in this proposal a section of Commerce Road, which is a separate contract, in an amount not to exceed \$40,000 for Hartland Township. This will be a three-way split between the LCRC, Brighton Township, and Hartland Township totalling \$120,000. Manager West stated he was recommending and seeking approval this evening of all five road projects as presented. Trustee Petrucci inquired as to how long a limestone road is good for, with regular maintenance. Manager West reported that it will depend on weight loads and traffic volumes. A road like Pleasant Valley which gets extremely high traffic volumes, as well as heavy weight loads, the limestone basically breaks down over time. Generally, you can get 7-9 years out of a limestone road when you initially do it, and then it will require an aggregate limestone cap to restore functionality. Trustee Petrucci stated that this seems to be a temporary fix and will not solve the problem long term and inquired as to whether the American Rescue Act (ARA) funds could be used for a long-term solution. Manager West responded that there is still uncertainty on what the ARA funds can be used for other than water, sewer, and broadband infrastructure, but more information should be coming in the next two weeks on the uses of the funds. Manager West reported that we are working with the LCRC on the probability of paving Pleasant Valley Road, and we are currently in the design phase of this project. We will likely have a cost estimate for this project within the next 24 months. If we get the cost estimates sooner, it will be brought back to the Board. If we look at paving Bergin Road, we will have issues with the number of easements that will be required to meet the LCRC design standards for the width of the road.

Move to approve the proposed contracts for the 2021 Gravel Road Improvements in an amount not to exceed \$479,000 with the corresponding budget amendment, as presented.

Motion made by Clerk Ciofu, Seconded by Trustee O'Connell

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

b. Township Parks Maintenance

Public Works is seeking to improve the existing playscapes that we have at the parks due to the substantial increase in patronage at the parks through the COVID circumstances. The additional wear and tear on the playscapes requires the need to replace some swings, chains, and other miscellaneous safety items. He stated the primary factor, in order to maintain compliance for playground safety, is the need to add more of the fibar wood chip fall protection. Over time this becomes compacted, and we are looking to build that back up to sustain compliance, which would be the largest portion of the cost for this project. We are looking to have the Public Works Director facilitate these improvements on behalf of the Board for an amount not to exceed \$10,000. Trustee Petrucci stated that some townships use rubber and inquired as to whether rubber would need to be replaced at some

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

May 04, 2021 – 7:00 PM

time. Manager West responded that the rubber will also breakdown over time but not as fast. It is more cost effective to do the playground fiber chips, which is like a triple shredded mulch. Trustee Petrucci inquired as to whether the quality of safety is the same. Manager West reported that it is not any different as they are measuring impact and are more concerned about how much impact the surface will absorb. Treasurer Horning would like to look into the pour and place rubber that some playgrounds use. Manager West stated that they did look into this when the parks were developed and at that time it was deemed not cost effective. We can review this, but it was his recollection that it was substantially more expensive. He also pointed out that the acidic nature of pine needles and tree leaves will stain the rubber surface and eat away at it, and that it is more suited for areas where there are no trees. Trustee Petrucci inquired as to whether the parks were inspected on a regular basis and by whom. Manager West stated that the Public Works department inspects these regularly for wasp nests and looks at the wear and tear on the equipment. Supervisor Fountain pointed out this is a bad year for ticks, and we may want to post something at the parks. Trustee Germane inquired as to where the money is coming from for this and if we did not allocate funds for maintenance. Manager West reported that it was budgeted for park maintenance, like we do every year, but during our recent inspection when we starting to open the parks, we saw the need for additional fiber fall protection. We thought that we could get one more year out of it and did not anticipated it for this year. We do have a contingency fund within general fund and Manager West is seeking to fund this project out of the contingency fund. He believes we can cover all of the costs for less than \$10,000, but he also wanted to be prepared for any subsequent unexpected repairs that would not normally be included in the budget. The Spranger playscape will just need to be topped off. Trustee Germane inquired as to the timing of the repairs and maintenance, if approved. Manager West stated the repairs will start as soon as the get the equipment. Also, the cooperative purchase of the fiber wood chips with neighboring communities to minimize costs by bulk purchasing, will affect the timing. We anticipate completion within the next 30-40 days.

Move to authorize the Public Works Director to act on behalf of the Board to restore compliance to Township playscapes including purchases, repairs, maintenance, and improvements to Township playscapes in an amount not to exceed \$10,000 and approved the necessary budget amendment, as presented.

Motion made by Treasurer Horning, Seconded by Trustee Germane.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

c. 2021 Hartland Large Item Clean-up Event

Public Works Director Michael Luce stated the Large Item Clean-up Day will be on Saturday, May 22, 2021, from 9 a.m. - 1 p.m. It will be held at the Hartland High School student parking lot and is free for all Hartland Township residents. We have contacted all of the vendors from previous years for tires, shredding, and disposal and everything is set up and ready to go. Supervisor Fountain inquired as to whether we will ever have an opportunity to dispose of old paint cans at our event. Manager West stated that Livingston County does have hazardous waste days where they would take them, but it is by appointment on those days. He did state that with household latex paints you can add kitty litter or a solution that will harden the paint to a solid and it would be disposable with your normal garbage pickup. Oil based paints would have to go to the county since they have a hazardous waste permit. Manager West also stated

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

May 04, 2021 – 7:00 PM

that all appliances must have the freon removed, but if your appliance does have freon we can take it, but will have to charge \$25 cash per unit to remove the freon. He also stated that this is the 11th year of Large Item Clean-up Day.

8. Board Reports

Trustee McMullen - No report.

Trustee Petrucci - No report.

Clerk Ciofu - No report.

Treasurer Horning - This Saturday May 8, will be the opening day at the Farmer's Market at 9 a.m. in the Rural King parking lot. There will be about 30 vendors coming. There are 13 vendors that signed up for the entire year ahead of time.

Trustee Germane - No report.

Trustee O'Connell - No report.

Supervisor Fountain - No report.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager West reminded the Board that the Hartland Polo Classic will be on June 12, 2021 at the Detroit Polo Club, and if Board members are interested in purchasing tickets, he could facilitate this, or they can go directly to the Hartland Area Chamber of Commerce. Staff is reviewing the water and sewer rates and conducting an analysis. Our rate study only went through this current year, so we are being proactive on this and are making some progress. Staff and Administration is also working with Planning Commissioner Sue Grissim on the M-59 Median Landscape Plan. This plan was started three years ago, and we completed the phase one pilot island, and we are continuing with the remaining four phases of the plan. This will also include the gateways signs. In addition, Commissioner Grissim is also working with township Administration for a Township Hall Landscape Plan. Commissioner Grissim stated that much of the Township Hall landscape is over-grown and needs replacement. The goal of the revised plan is to minimum maintenance at minimal cost. Manager West stated he is working on the annual compensation analysis for the organization, including the Board, Commissions, and staff. There is no action to be taken at this time but it will be discussed at an upcoming work session.

b. Board Workshop Review

Manager West presented Dr. Lew Bender's summary of the Board Workshop highlighting the last bullet point on "What should be done differently to be more effective". Dr. Bender indicated this should be looked at as a living document and should be reviewed at least quarterly. A brief discussion was held on this and the Next Steps to Consider. Discussion was held on reviewing the Strategic Plan in the fall. Discussion was held on setting five-year plan goals regarding roads, bonds, the Comprehensive Plan, Capital Improvements, citizen surveys and such and decided who would champion these items. Other items discussed were joint meetings with the Planning Commission with a facilitator regarding the Comprehensive Plan and the potential process for the Comprehensive Plan and the future development of the township.

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

May 04, 2021 – 7:00 PM

10. Adjournment

Move to adjourn the meeting at 8:05 p.m.

Motion made by Trustee O'Connell, Seconded by Trustee Germane.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director
Subject: Rezoning Application #21-001 (Arena Drive)
Date: May 11, 2021

Recommended Action

Move to Approved Rezoning Application #21-001, as outlined in the staff memorandum, dated May 11, 2021.

Approval is based on the following findings:

1. The requested rezoning of the subject property to the MR (Multiple Family Residential) zoning classification is consistent with the Township's Comprehensive Development Plan, which indicates the property should be developed as Multiple Family Residential.
2. Access to the subject properties provided along Arena Drive and each property has the minimum required frontage along Arena Drive for the MR zoning classification.
3. The requested rezoning of the subject properties to MR (Multiple Family Residential) zoning classification is compatible with the surrounding uses and zoning and is more appropriate than the current GC (General Commercial) zoning classification.
4. The rezoning area, as modified in the survey dated April 19, 2021

Discussion

Applicant: Mark Schaffer

Rezoning Request

The applicant is requesting to rezone two (2) parcels on Arena Drive. The parcels are north of Highland Road and south of Hartland Sports Center (2755 Arena Drive). One parcel is on the east side of Arena Drive and the other parcel is on the west side of Arena Drive. The request is to rezone each parcel from GC (General Commercial) to MR (Multiple Family Residential).

A public hearing for this request has held at the Planning Commission meeting on March 25, 2021. As outlined in the staff report dated March 18, 2021, the northern portion of the parcel on the east side of Arena Drive, to be rezoned as part of the current request, is occupied by off-street parking that serves the patrons of Hartland Sports Center, at 2755 Arena Drive (Parcel ID #4708-22-300-044). Concerns were raised by the Planning Commission with regards to the off-street parking being included in the rezoning request. The applicant was advised to reconfigure the east parcel and exclude the off-street parking lot portion of the parcel as part of the rezoning request and keep it in the GC (General Commercial) zoning category. This would require the applicant to provide a revised legal description to describe the portion of the property to be rezoned, after the off-street parking area is excluded. The Planning Commission recommended approval of the modified rezoning at the May 13, 2021 meeting.

The applicant has provided new surveys and legal descriptions for the east parcel, as requested, for the Planning Commission's consideration under REZ #21-001. The rezoning request remains the same as was outlined in the staff report dated March 18, 2021, which is provided as an attachment in this

memorandum. The purpose of this memorandum is to update applicable sections of the report as it pertains to the reconfigured parcel on the east side of Arena Drive,

Site Description

The subject parcel on the west side of Arena Drive (Parcel ID #4708-22-300-043 is approximately 4.060 acres in size. The frontage along Arena Drive is approximately 637.49 feet. The west parcel is undeveloped and has a mix of trees and field areas.

On the east side of Arena Drive, the subject parcel originally was approximately 2.98 acres in size and had approximately 629.98 feet of frontage along Arena Drive (Parcel ID #4708-22-300-013). The northern portion of the originally described parcel is occupied by a paved parking lot that serves the patrons of Hartland Sports Center, at 2755 Arena Drive. During the construction of the building addition to Hartland Sports Center and associated parking, the mid-section of the east parcel was graded and re-seeded in 2020. The remaining southern portion of the parcel was left undisturbed and is covered with vegetation.

The new survey, entitled Parcel Reconfiguration, dated April 19, 2021, shows the new configuration of the subject parcel that is part of the current rezoning request (labeled as Revised Parcel A). The parcel is approximately 1.93 acres in size and has approximately 413.44 feet of frontage along Arena Drive. As a point of information, setback lines are shown on the survey for this parcel; however, the setbacks do not accurately reflect the required setbacks for the MR (Multiple Family Residential) zoning district.

The off-street parking area associated with Hartland Sports Center, approximately 1.03 acres, has been excluded on the new survey and will be attached to the parcel associated with Hartland Sports Center (labeled as Revised Parcel 2 on the new survey) through a land division application. This parcel will remain in the GC (General Commercial) zoning category.

Zoning Districts

Proposed Zoning

The proposed zoning is MR (Multiple Family Residential). The Hartland Township Zoning Ordinance under Section 3.1.9, Intent of the MR District, states:

The intent of the Multiple Family Residential District is to address the varying housing needs of the Township residents by providing locations for development of multiple family housing needs, at a higher density than is permitted in single family districts. In addressing those housing needs, multiple family housing in the MR District should be designed in consideration of the following objectives:

- *Multiple family housing should preserve significant natural features of the site. Accordingly, preservation of open space, protection of flood prone areas, protection of wooded sites, and preservation of other natural features is encouraged.*
- *Multiple family housing should be provided with necessary services and utilities, including usable outdoor recreation space and a well-designed internal road network.*
- *Multiple family housing should be designed to be compatible with surrounding or nearby single family housing. Accordingly, multiple family development generally should be located where it serves as a transition zone between nonresidential and single family uses.*
- *Multiple family developments should have direct access to a paved collector road or major thoroughfare.*
- *In areas designated for Multiple Family Residential future land use in the Comprehensive Plan.*

Multiple Family Residential zoning allows for a variety of Principal Permitted Uses and Special Land Uses, which are listed in Section 3.1.9 (see in Attachments). Any of the listed uses could be permitted in the MR district

The minimum required lot size for a two-family building in the MR zoning category is a lot width of 120 feet and lot area of 15,000 square feet. A multiple-family building in the MR zoning category requires a lot width of 120 feet and lot area of 5 acres plus 5,554 square feet per dwelling.

Following is a chart listing the lot requirements for MR and GC zoning districts:

Zoning District	Lot Area	Lot Width
MR	15,000 sq. ft (two-family building)	120 feet
MR	5 AC + 5,554 sq. ft. per dwelling (multiple-family building; 8 units per building)	120 feet
GC	40,000 sq. ft.*	120 feet
	20,000 sq. ft.**	120 feet

*For parcels without public sanitary sewer

**For parcels with public sanitary sewer

Following is a chart listing the lot requirements for the MR zoning district and the lot information for each parcel:

Zoning District	Lot Area	Lot Width
MR	15,000 sq. ft (two-family building)	120 feet
MR	5 AC + 5,554 sq. ft. per dwelling (multiple-family building; 8 units per building)	120 feet
East Parcel	1.93 acres (84,071 sq. ft.)	413.44 feet (Arena Drive)
West Parcel	4.06 acres (176,854 sq. ft.)	637.49 feet (Arena Drive)

The property for the rezoning request contains 1.93 acres plus 4.06 acres for a total of 5.99 acres. Given a maximum density of eight (8) units per acre, as outlined in the Comprehensive Development Plan density for this property, a maximum of 48 dwelling units could be constructed on both properties (combine total). Approximately 15.44 units or 15 units on the east property and 32.48 units or 33 units on the west property.

In addition, the density provision in the PD (Planned Development) does allow for up to a 40% bonus density. This could allow up to an additional 19 units for a total of 66 units (48 + 19 = 67 units). However, the PD does require a minimum of 20 acres, and there would have to be a determination by the Planning Commission and Board to permit a PD on less than 20 acres. In general, these density numbers are simply mathematical estimates based on the size of the property and the maximum number of units per acre. Staff believes these estimates seem fairly high given these specific properties.

Zoning Ordinance Rezoning Criteria

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

The subject parcel west of Arena Drive is vacant. A portion of the parcel (northern portion) on the east side of Arena Drive was graded and re-seeded during the parking lot construction associated with the Hartland Sports Center addition in 2020. The southern portion is undeveloped and has a mix of trees and other vegetation.

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

Any future development of the properties will require compliance with the current Zoning Ordinance standards and requirements.

Section 7.4.3.K. Exclusionary and Spot Zoning Issues.

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

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

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

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

The proposed rezoning area consists of two (2) parcels, with a combined total of approximately 5.99 acres. The requested zoning MR (Multiple Family Residential) is consistent with land uses allowed in adjacent properties to the north, south, east, and west.

Process

Section 7.4 of the Hartland Township Zoning Ordinance outlines the process for a Zoning Map Amendment, or more commonly a “rezoning” of property. Essentially, the Township Board is the body that makes the final decision regarding a rezoning; however, the Planning Commission shall forward a recommendation to the Township Board. The Township Board may adopt the proposed rezoning, with or without modifications, or refer it back to the Planning Commission for further study and report. As a result, upon a recommendation from the Planning Commission, this request will be forwarded to the Township Board for a determination.

Although the process as noted above states the Planning Commission reviews the amendment request and makes a recommendation to the Township Board and the Township Board makes a decision, past

practices for rezoning requests has included an interim step between the Planning Commission's recommendation and the Township Board's decision. In the alternate process the Planning Commission holds a public hearing and may recommend approval, disapproval, or approval with conditions. A copy of the Planning Commission minutes, and evidence of the public hearing is then sent to the Livingston County Planning Commission for review and action.

After the Livingston County Planning Commission has made a recommendation, the request is then forwarded to the Township Board for a final decision.

Hartland Township DPW Review

No comments

Hartland Township's Engineer's Review

No comments.

Hartland Deerfield Fire Authority Review

No comments.

Attachments

1. REZ #21-001 Parcel Reconfiguration Survey, dated April 19, 2021
2. Staff memorandum dated March 18, 2021

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2021 Planning Commission Activity\Site Plan Applications\REZ #21-001 Arena Drive\Staff reports\REZ #21-001 staff report TB 05.11.2021.docx




1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. RECORD BEARINGS ARE FROM A PREVIOUS SURVEY BY BOSS ENGINEERING, JOB NO. 79121, DATED 10-23-79, AS RECORDED IN LIBER 965, PAGE 367, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

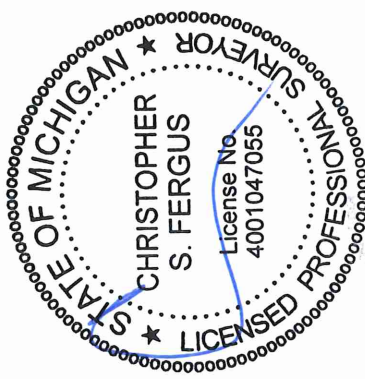
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF PUBLIC ACT NUMBER 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

DESCRIPTION:

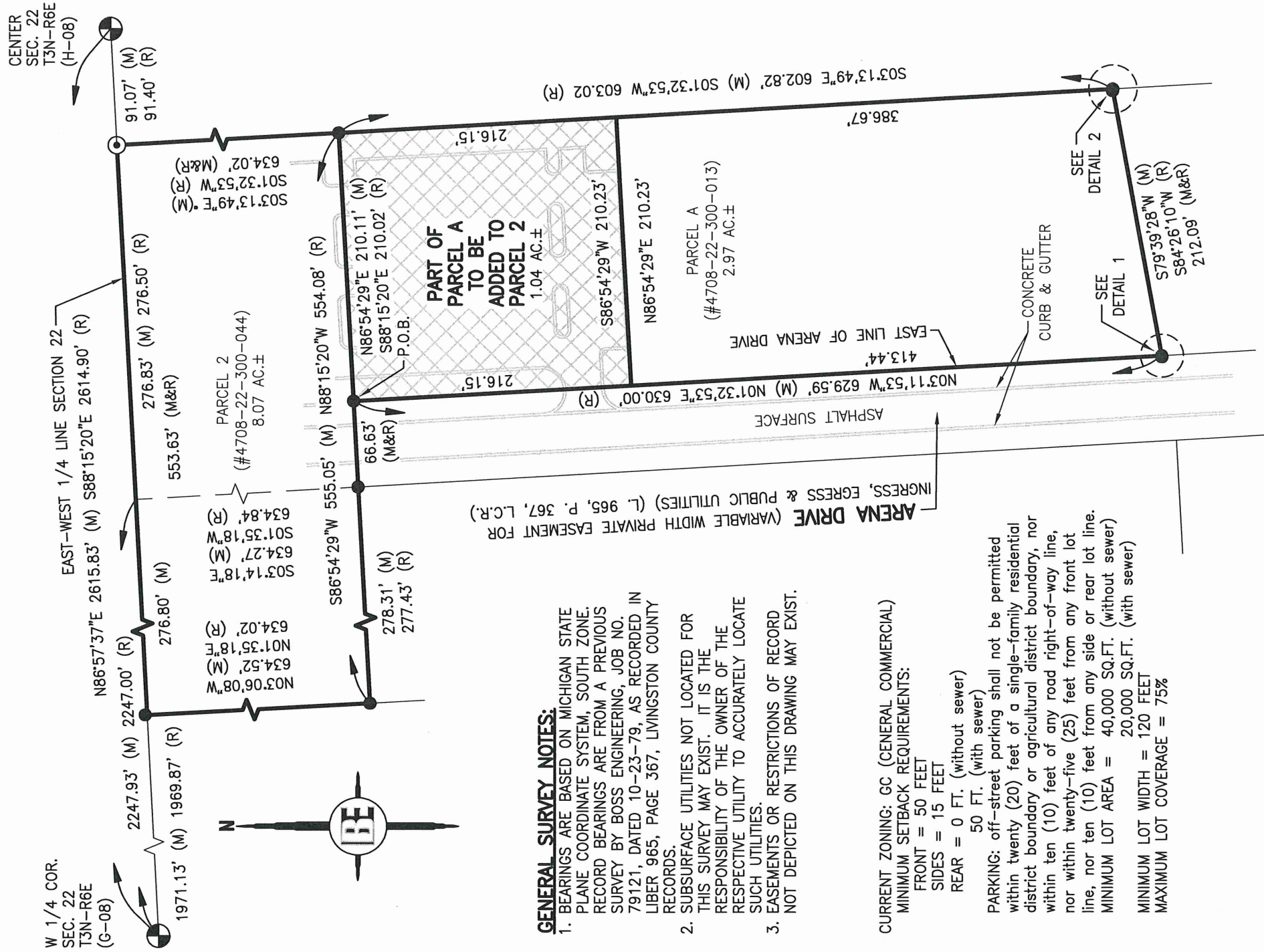
PART OF THE SOUTHWEST 1/4 OF
SECTION 22, T3N-R6E, HARTLAND
TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

REBOSS *Engineering*
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

CLIENT: SCHAFFER LAND COMPANY		200 0 100 200  SCALE: 1 INCH = 200 FEET		LEGEND ○ = IRON SET ● = IRON FOUND ⊙ = MONUMENT FOUND ✱ = FENCE (R) = RECORDED (M) = MEASURED
JOB NO.	18-412-3	DATE	4-19-21	
SHEET	1 OF 5	FB 626	CREW CE/RR DR. AEB CHKD.	
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RECONFIGURATION
DETAIL SHEET



GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. RECORD BEARINGS ARE FROM A PREVIOUS SURVEY BY BOSS ENGINEERING, JOB NO. 79121, DATED 10-23-79, AS RECORDED IN LIBER 965, PAGE 367, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

CURRENT ZONING: GC (GENERAL COMMERCIAL)

MINIMUM SETBACK REQUIREMENTS:

FRONT = 50 FEET

SIDES = 15 FEET

REAR = 0 FT. (without sewer)

50 FT. (with sewer)

PARKING: off-street parking shall not be permitted within twenty (20) feet of a single-family residential district boundary or agricultural district boundary, nor within ten (10) feet of any road right-of-way line, nor within twenty-five (25) feet from any front lot line, nor ten (10) feet from any side or rear lot line.

MINIMUM LOT AREA = 40,000 SQ.FT. (without sewer)

20,000 SQ.FT. (with sewer)

MINIMUM LOT WIDTH = 120 FEET

MAXIMUM LOT COVERAGE = 75%

DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF
SECTION 22, T3N-R6E, HARTLAND
TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

CLIENT: SCHAFER
LAND COMPANY

JOB NO. 18-412-3
SHEET 2 OF 5

DATE 4-19-21

FB 626

CREW CE/RR

DR. AEB

CHKD.

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BEBOSS
Engineering

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3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843

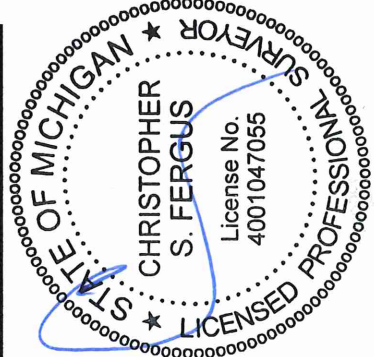
800.246.6735 FAX 517.548.1670

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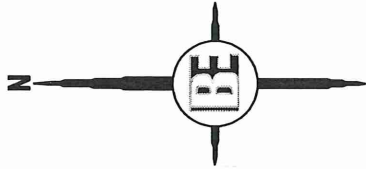
SCALE: 1 INCH = 100 FEET

LEGEND

- = IRON SET
- = IRON FOUND
- ⊙ = MONUMENT FOUND
- * = FENCE
- (R) = RECORDED
- (M) = MEASURED



PARCEL
RECONFIGURATION



CURRENT ZONING: GC (GENERAL COMMERCIAL)

MINIMUM SETBACK REQUIREMENTS:

FRONT = 50 FEET

SIDES = 15 FEET

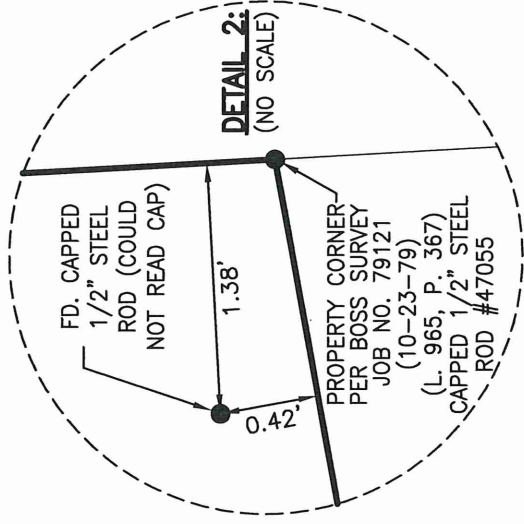
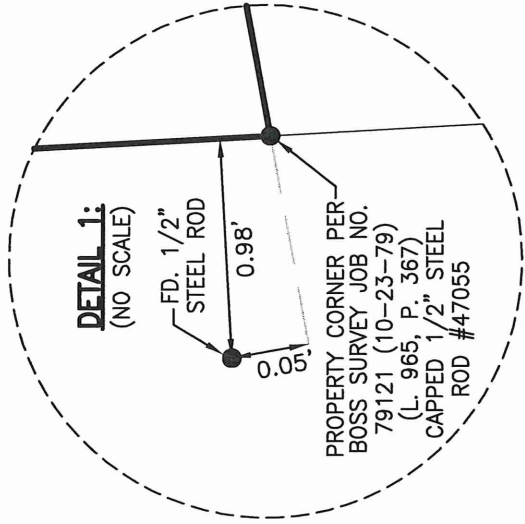
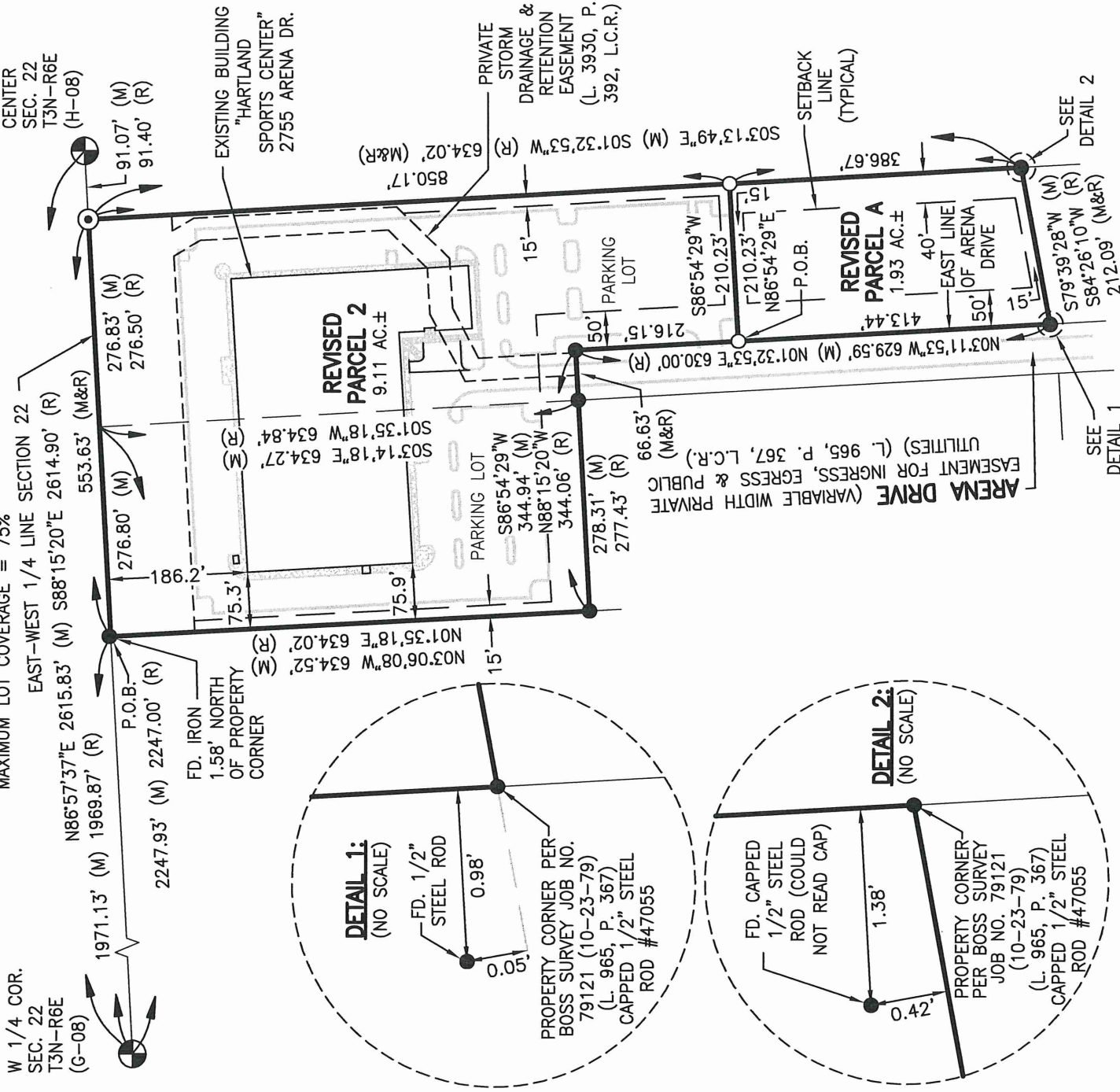
REAR = 0 FT. (without sewer); 40 FT. (with sewer)

PARKING: off-street parking shall not be permitted within twenty (20) feet of a single-family residential district boundary or agricultural district boundary, nor within ten (10) feet of any road right-of-way line, nor within twenty-five (25) feet from any front lot line, nor ten (10) feet from any side or rear lot line.

MINIMUM LOT AREA = 40,000 SQ.FT. (without sewer); 20,000 SQ.FT. (with sewer)

MINIMUM LOT WIDTH = 120 FEET

MAXIMUM LOT COVERAGE = 75%



GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. RECORD BEARINGS ARE FROM A PREVIOUS SURVEY BY BOSS ENGINEERING, JOB NO. 79121, DATED 10-23-79, AS RECORDED IN LIBER 965, PAGE 367, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF
SECTION 22, T3N-R6E, HARTLAND
TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

BEBOSS
Engineering
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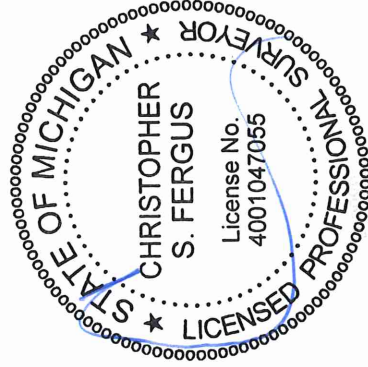
800.246.6735 FAX 517.548.1670

CLIENT: SCHAFER
LAND COMPANY

JOB NO. 18-412-3
SHEET 3 OF 5
DATE 4-19-21
FB 626 CREW CE/RR DR. AEB CHKD.

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SCALE: 1 INCH = 200 FEET

LEGEND
O = IRON SET
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* = MONUMENT FOUND
+ = FENCE
(R) = RECORDED
(M) = MEASURED



DESCRIPTION OF PARCEL #4708-22-300-013 (AKA PARCEL "A" PER BOSS ENGINEERING SURVEY, JOB NO. 79121, DATED OCT. 23, 1979, AS RECORDED IN LIBER 965, PAGE 367, LIVINGSTON COUNTY RECORDS):
A part of the Southwest 1/4 of Section 22, T3N-R6E, Hartland Township, Livingston County, Michigan, described as follows: Commencing at the West 1/4 Corner of said Section, thence S 88°15'20" E along the East-West 1/4 line, 2247.00 feet; thence S 01°35'18" W, 634.84 feet; thence S 88°15'20" E, 66.63 feet to the POINT OF BEGINNING of the Parcel to be described; thence continuing S 88°15'20" E, 210.02 feet; thence S 01°32'53" W, 603.02 feet; thence S 84°26'10" W, 212.09 feet; thence N 01°32'53" E, 630.00 feet to the POINT OF BEGINNING, containing 2.98 acres, more or less and including the use of an easement for ingress and egress and public utilities as recorded in Liber 965, Page 367, Livingston County Records.

DESCRIPTION OF PARCEL #4708-22-300-013, AS SURVEYED AND DESCRIBED IN BOSS ENGINEERING SURVEY, JOB NO. 18-412-2, DATED 3-24-21:

Part of the Southwest 1/4 of Section 22, T3N-R6E, Hartland Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West 1/4 Corner of Section 22, thence along the East-West 1/4 line of Section 22, N 86°57'37" E, 2247.93 feet (recorded as S 88°15'20" E, 2247.00 feet); thence S 03°14'18" E, 634.27 feet (recorded as S 01°35'18" W, 634.84 feet); thence N 86°54'29" E (recorded as S 88°15'20" E), 66.63 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing N 86°54'29" E, 210.11 feet (recorded as S 88°15'20" E, 210.02 feet); thence S 03°13'49" E, 602.82 feet (recorded as S 01°32'53" W, 603.02 feet); thence S 79°39'28" W (recorded as S 84°26'10" W), 212.09 feet; thence along the East line of Arena Drive (Variable Width Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, Page 367, Livingston County Records), N 03°11'53" W, 629.59 feet (recorded as N 01°32'53" E, 630.00 feet), to the POINT OF BEGINNING, containing 2.97 acres (recorded as 2.98 acres), more or less and including the use of Arena Drive (Variable Width Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, Page 367, Livingston County Records). Also subject to any other easements or restrictions of record.

DESCRIPTION OF PARCEL #4708-22-300-044 (AKA NEW PARCEL 2 PER ADVANTAGE CIVIL ENGINEERING SURVEY, JOB NO. 02146, DATED 3-28-03, AS RECORDED IN LIBER 3930, PAGE 392, LIVINGSTON COUNTY RECORDS):

Part of the Southwest 1/4 of Section 22, T3N-R6E, Hartland Township, Livingston County, Michigan, being described as follows: Commencing at the West 1/4 Corner of Section 22, T3N-R6E, thence along the East-West 1/4 line of Section 22, S 88°15'20" E, 1969.87 feet (recorded as 1970.00 feet) to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the East-West 1/4 line of said Section 22, S 88°15'20" E, 553.63 feet; thence S 01°32'53" W, 634.02 feet; thence N 88°15'20" W, 554.08 feet; thence N 01°35'18" E, 634.02 feet to the POINT OF BEGINNING and containing 8.06 acres, more or less, including the use of a Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, Pages 367-368, Livingston County Records. Also subject to any other easements or restrictions of record, if any.

PART OF PARCEL A (#4708-22-300-013) TO BE ADDED TO PARCEL 2 (#4708-22-300-044):

Part of the Southwest 1/4 of Section 22, T3N-R6E, Hartland Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West 1/4 Corner of Section 22, thence along the East-West 1/4 line of Section 22, N 86°57'37" E, 2247.93 feet (recorded as S 88°15'20" E, 2247.00 feet); thence S 03°14'18" E, 634.27 feet (recorded as S 01°35'18" W, 634.84 feet); thence N 86°54'29" E (recorded as S 88°15'20" E), 66.63 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing N 86°54'29" E, 210.11 feet (recorded as S 88°15'20" E, 210.02 feet); thence S 03°13'49" E (recorded as S 01°32'53" W), 216.15 feet; thence S 86°54'29" W, 210.23 feet; thence along the East line of Arena Drive (Variable Width Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, Page 367, Livingston County Records), N 03°11'53" W (recorded as N 01°32'53" E), 216.15 feet, to the POINT OF BEGINNING; containing 1.04 acres.

REVISED PARCEL A:

Part of the Southwest 1/4 of Section 22, T3N-R6E, Hartland Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West 1/4 Corner of Section 22, thence along the East-West 1/4 line of Section 22, N 86°57'37" E, 2247.93 feet (recorded as S 88°15'20" E, 2247.00 feet); thence S 03°14'18" E, 634.27 feet (recorded as S 01°35'18" W, 634.84 feet); thence N 86°54'29" E (recorded as S 88°15'20" E), 66.63 feet; thence along the East line of Arena Drive (Variable Width Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, Page 367, Livingston County Records), S 03°11'53" E (recorded as S 01°32'53" W), 216.15 feet, to the POINT OF BEGINNING of the Parcel to be described; thence N 86°54'29" E, 210.23 feet; thence S 03°13'49" E (recorded as S 01°32'53" W), 386.67 feet; thence S 79°39'28" W (recorded as S 84°26'10" W), 212.09 feet; thence along the East line of Arena Drive (Variable Width Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, Page 367, Livingston County Records), N 03°11'53" W (recorded as N 01°32'53" E), 413.44 feet, to the POINT OF BEGINNING, containing 1.93 acres, more or less and including the use of Arena Drive (Variable Width Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, Page 367, Livingston County Records). Also subject to any other easements or restrictions of record.

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April 19, 2021

Job Number: 18-412-3
Sheet: 4 of 5



3121 E. GRAND RIVER
HOWELL, MICHIGAN
517-546-4836
www.bosseng.com



CHRISTOPHER S. FERGUS, P.S.

REVISED PARCEL 2:

Part of the Southwest 1/4 of Section 22, T3N-R6E, Hartland Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West 1/4 Corner of Section 22, thence along the East-West 1/4 line of Section 22, N 86°57'37" E, 1971.13 feet (recorded as S 88°15'20" E, 1969.87 feet), to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the East-West 1/4 line of Section 22, N 86°57'37" E (recorded as S 88°15'20" E), 553.63 feet; thence S 03°13'49" E (recorded as S 01°32'53" W), 850.17 feet; thence S 86°54'29" W, 210.23 feet; thence along the East line of Arena Drive (Variable Width Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, Page 367, Livingston County Records), N 03°11'53" W (recorded as N 01°32'53" E), 216.15 feet; thence S 86°54'29" W, 344.94 feet (recorded as N 88°15'20" W, 344.06 feet; thence N 03°06'08" W, 634.52 feet (recorded as N 01°35'18" E, 634.02 feet); thence, to the POINT OF BEGINNING, containing 9.11 acres, more or less and including the use of Arena Drive (Variable Width Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, Page 367, Livingston County Records). Also subject to any other easements or restrictions of record.

Bearings are based on Michigan State Plane Coordinate System, South Zone. Record bearings are from a previous Survey by Boss Engineering, Job No. 79121, dated Oct. 23, 1979, as recorded in Liber 965, Page 367, Livingston County Records.

REFERENCES:

1. Survey by Boss Engineering, Job No. 79121, dated Oct. 23, 1979, as recorded in Liber 965, Page 367, Livingston County Records.
2. Survey by Advantage Civil Engineering, Job No. 02146, dated 3-28-03, as recorded in Liber 3930, Page 392, Livingston County Records.
3. Survey by Boss Engineering, Job No. 88412-2, dated 3-24-21.

WITNESSES:

West 1/4 Corner, Section 22, T3N-R6E (G-08) (2020CR-0011, L.C.R.)

Livingston County Remon Brass Cap

S55°W 45.59' Nail & L.C.S. Washer N/S 15" Hickory

West 33.15' Fd. Munsell & Garlock Capped Iron

N82°E 41.83' Nail & L.C.S. Washer N/S 24" Cherry

S80°E 33.26' Nail & L.C.S. Washer N/S 24" Oak

S15°E 148.49' Nail & L.C.S. Washer W/S 9" Oak

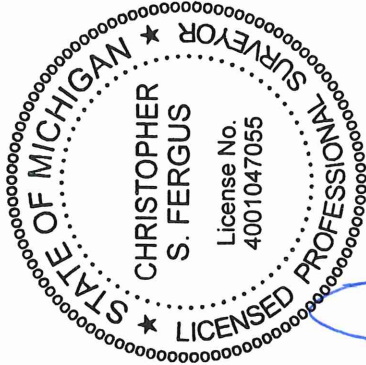
N25°W 66.66' Nail & L.C.S. Washer on top of the West end of a Culvert

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April 19, 2021

Job Number: 18-412-3
Sheet: 5 of 5



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HOWELL, MICHIGAN
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CHRISTOPHER S. FERGUS, P.S.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director
Subject: Rezoning Application #21-001 (Arena Drive)
Date: March 18, 2021

Recommended Action

The Planning Commission Recommends Approval of Rezoning Application #21-001 based on the following findings:

1. The requested rezoning of the subject property to the MR (Multiple Family Residential) zoning classification is consistent with the Township's Comprehensive Development Plan, which indicates the property should be developed as Multiple Family Residential.
2. Access to the subject properties provided along Arena Drive and each property has the minimum required frontage along Arena Drive for the MR zoning classification.
3. The requested rezoning of the subject properties to MR (Multiple Family Residential) zoning classification is compatible with the surrounding uses and zoning and is more appropriate than the current GC (General Commercial) zoning classification.

Discussion

Applicant: Mark Schaffer

Rezoning Request

The applicant is requesting to rezone two (2) parcels on Arena Drive. The parcels are north of Highland Road and south of Hartland Sports Center (2755 Arena Drive). One parcel is on the east side of Arena Drive and the other parcel is on the west side of Arena Drive. The request is to rezone each parcel from GC (General Commercial) to MR (Multiple Family Residential).

Site Description

The subject parcel on the west side of Arena Drive (Parcel ID # 4708-22-300-043 is approximately 4.060 acres in size. The frontage along Arena Drive is approximately 637.49 feet. The west parcel is undeveloped and has a mix of trees and field areas.

On the east side of Arena Drive, the subject parcel is approximately 2.98 acres in size and has approximately 629.98 feet of frontage along Arena Drive (Parcel ID #4708-22-300-013). The northern portion of this parcel, approximately one-third of the parcel (223 lineal feet along Arena Drive), is occupied by a paved parking lot that serves the patrons of Hartland Sports Center, at 2755 Arena Drive. During the construction of the building addition to Hartland Sports Center and associated parking, the mid-section of the east parcel was graded and re-seeded in 2020. The remaining southern portion of the parcel was left undisturbed and is covered with vegetation.

Background Information

In 2003, the Township Board approved Site Plan Application #341 and Special Use Application #217 for the construction of an ice arena, later to be called Hartland Sports Center. Also, in 2003, the Township Board approved Private Road Application #122, for the construction of a private road, Arena Drive. The

proposed private road would provide access to the Hartland Sports Center and several parcels along Arena Drive.

In 2019, the Planning Commission approved SP #19-001, a request to amend the previously approved plans and construct an approximate 8,064 square foot addition to the south side of the existing building and construct additional parking areas for Hartland Sports Center. The applicant had purchased the adjoining parcel of land south of Hartland Sports Center, on the east side of Arena Drive. The intention was to use part of that parcel for the construction of a new parking lot as part of the project reviewed under SP #19-001. Additional parking was required for this project to meet the parking requirements for the sports center facility.

This parcel (east parcel) is part of the current rezoning request (Parcel ID #4708-22-300-013). The new parking lot, approved under SP Application #19-001, occupies the northern portion of the east parcel, approximately one-third of the parcel, or approximately 1.08 acres of land. The east parcel is approximately 2.98 acres in total size.

During the discussion of the Hartland Sports Center project (SP #19-001), staff advised the applicant to consider doing a land division of the east parcel. Another option was to provide an easement for the parking area and have the easement recorded. To staff's knowledge, the easement has not been pursued. As a result, consideration should be given to remove this portion of the east parcel from the current rezoning request and maintain the current GC (General Commercial) zoning designation.

Zoning Districts

Following is a discussion of the current and proposed zoning categories. Currently the subject properties are zoned GC (General Commercial; Section 3.1.14) and the request is to rezone two (2) properties to MR (Multiple Family Residential; Section 3.1.9). The 2015 Hartland Township Future Land Use Map shows zoning for these properties as Multiple Family Residential. Zoning regulations are provided as attachments for the zoning districts as noted above, specifically regarding the permitted principal and special land uses for each district.

Current Zoning

The subject properties are currently zoned GC (General Commercial). The Hartland Township Zoning Ordinance under Section 3.1.14, Intent of the GC District, states:

The "GC" General Commercial District is established to accommodate those retail businesses and services which are intended to serve the requirements of the Hartland community. The large size and variety of permitted commercial uses typically generates significant volumes of vehicular traffic. Uses in the "GC" District typically require a relatively large area devoted to off-street parking and loading and tend to create problems of congestion. It is intended to direct intensive commercial development to those areas designated as such on the Hartland Township Comprehensive Plan.

Proposed Zoning

The proposed zoning is MR (Multiple Family Residential). The Hartland Township Zoning Ordinance under Section 3.1.9, Intent of the MR District, states:

The intent of the Multiple Family Residential District is to address the varying housing needs of the Township residents by providing locations for development of multiple family housing needs, at a higher density than is permitted in single family districts. In addressing those housing needs, multiple family housing in the MR District should be designed in consideration of the following objectives:

- *Multiple family housing should preserve significant natural features of the site. Accordingly, preservation of open space, protection of flood prone areas, protection of wooded sites, and preservation of other natural features is encouraged.*
- *Multiple family housing should be provided with necessary services and utilities, including usable outdoor recreation space and a well-designed internal road network.*
- *Multiple family housing should be designed to be compatible with surrounding or nearby single family housing. Accordingly, multiple family development generally should be located where it serves as a transition zone between nonresidential and single family uses.*
- *Multiple family developments should have direct access to a paved collector road or major thoroughfare.*
- *In areas designated for Multiple Family Residential future land use in the Comprehensive Plan.*

Multiple Family Residential zoning allows for a variety of Principal Permitted Uses and Special Land Uses, which are listed in Section 3.1.9 (see in Attachments). Any of the listed uses could be permitted in the MR district.

The minimum required lot size for a two-family building in the MR zoning category is a lot width of 120 feet and lot area of 15,000 square feet. A multiple-family building in the MR zoning category requires a lot width of 120 feet and lot area of 5 acres plus 5,554 square feet per dwelling.

Following is a chart listing the lot requirements for MR and GC zoning districts:

Zoning District	Lot Area	Lot Width
MR	15,000 sq. ft (two-family building)	120 feet
MR	5 AC + 5,554 sq. ft. per dwelling (multiple-family building; 8 units per building)	120 feet
GC	40,000 sq. ft.*	120 feet
	20,000 sq. ft.**	120 feet

*For parcels without public sanitary sewer

**For parcels with public sanitary sewer

Following is a chart listing the lot requirements for the MR zoning district and the lot information for each parcel:

Zoning District	Lot Area	Lot Width
MR	15,000 sq. ft (two-family building)	120 feet
MR	5 AC + 5,554 sq. ft. per dwelling (multiple-family building; 8 units per building)	120 feet
East Parcel	2.98 acres (129,809 sq. ft.)	629.98 feet (Arena Drive)
West Parcel	4.06 acres (176,854 sq. ft.)	637.49 feet (Arena Drive)

The property contains 2.98 acres plus 4.06 acres for a total of 7.04 acres. However, almost a third of the eastern parcel contains an off-street parking lot area, which is for the Ice Arena and associated uses in the Ice Arena building. Given a maximum density of eight (8) units per acre, as outlined in the Comprehensive Development Plan density for this property, a maximum of 56 dwelling units could be constructed on both properties. Approximately 23.84 units or 24 units on the east property and 32.48 units or 32 units on the west property. However, given that the east property is already developed with a required off-street parking lot, the east property density figure is not accurate. Without more detailed information, staff cannot estimate how much of the property is available for residential development.

In addition, the density provision in the PD (Planned Development) does allow for up to a 40% bonus density. This could allow up to an additional 22 units for a total of 78 units. However, the PD does require a minimum of 20 acres, and there would have to be a determination by the Planning Commission and Board to permit a PD on less than 20 acres. In general, these density numbers are simply mathematical estimates based on the size of the property and the maximum number of units per acre. Staff believes these estimates seem fairly high given these specific properties.

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

North: GC (General Commercial)

South: GC (General Commercial)

East: CA (Conservation Agricultural)

West: PDMDR (Planned Development Medium Density Residential- Heritage Meadows PDMDR)

Comprehensive Plan

The 2015 Hartland Township Comprehensive Plan Future Land Use Map (FLUM) designates both of the subject properties as Multiple Family Residential. The Comprehensive Development Plan has the following comments regarding this category:

General Location. Multiple Family Residential land uses are planned for approximately 574 acres within the Township. Attached condominium complexes and the existing apartment complex are found in this designation. It specifically includes the condominiums east of Hartland Road and south of Dunham Road, and the Oakbrook Apartment complex south of M-59 and west of Old US-23. Undeveloped areas for Multiple Family Residential include lands north of M-59 and east of Clark Road, significant areas within the Waldenwoods Resort complex, and areas adjacent to the Planned Industrial R&D designation at the Clyde Road interchange.

Intended Land Uses. The Multiple Family Residential designation is considered appropriate for land that is bordered on one or more sides of nonresidential uses and on the other sides by lower intensity single family designations. The Multiple Family Residential designation can serve as a buffer between higher intensity uses and single family uses.

Characteristics. Multiple Family Residential developments may consist of attached single family homes, townhouses, or one to two story apartment buildings. New developments should have access to a paved primary road and have paved internal streets, along with amenities including open space and park areas, sidewalks, and infrastructure built to an adequate capacity. Landscaped buffer areas should be provided between the multiple family use and adjacent single family residential uses. Multiple Family Residential areas are intended to permit developments with a maximum density of eight (8) units per acre.

Future Land Use Map designations for properties adjacent to the subject site for the rezoning request are as follows:

North: Multiple Family Residential

South: Office

East: Multiple Family Residential

West: Medium Urban Density Residential

Zoning Ordinance Rezoning Criteria

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

Section 7.4.3.A. Consistency with the adopted Comprehensive Plan.

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

The Future Land Use Map designates the subject properties as Multiple Family Residential category. Per the Comprehensive Plan, this zoning designation is intended for undeveloped lands north of M-59 and east of Clark Road as well as other locations in the Township as described in the Comprehensive Plan. The two parcels are located north of M-59 and east of Clark Road, and adjacent to non-residential uses on the south (offices) and east (Bella Vita Senior Living Facility), and a lower intensity single family designation on the west (Heritage Meadows PDMDR). The rezoning request is consistent with the FLUM and Comprehensive Plan.

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

The subject parcel west of Arena Drive is vacant. The parcel east of Arena Drive is partially developed. Approximately one-third of the site, at the northern end, is occupied by a parking lot that is dedicated for use by the patrons of Hartland Sports Center, at 2755 Arena Drive. The expansion of the Hartland Sports Center was approved by the Planning Commission on February 28, 2019, under Site Plan Application #19-001. The project included a building addition and expansion of the parking lot to meet the parking requirements. The central portion of the parcel was graded during the parking lot construction but is undeveloped. The southern portion is undeveloped and has a mix of trees and other vegetation.

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

The adjacent property south of the east parcel (11525 Highland Road) is occupied by a multi-tenant building with dental and orthodontic offices. The adjacent property south of the west parcel (11499 Highland Road) is occupied by a multi-tenant building with dental and orthodontic offices as well. North of the subject parcels is the Hartland Sports Center, with a portion of the east parcel occupied by a parking lot for that facility. It would seem that each parcel (east and west parcel) could be developed under the current GC zoning classification and provide a reasonable return on the investment.

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

The property to the north is zoned GC (Hartland Sports Center) and is currently used for a variety of sports related activities, was originally approved as a special land use in GC.

Properties immediately south are zoned GC as well and are occupied by multi-tenant professional office buildings.

The Bella Vita Senior Living Facility property, zoned CA, is adjacent to the east parcel. The 41,500 square foot nursing care facility offers assisted living and memory care options.

Heritage Meadows PDMDR is adjacent to the west parcel, and is a single family residential planned development, with 84 lots. An open space area associated with the PD abuts the west parcel.

The Planning Commission will need to determine if the permitted uses in the MR district are compatible with the existing and potential surrounding uses. Given that the surrounding properties on the north and south are zoned GC, a lower intensity single family planned development abuts the west parcel, and a nursing care facility abuts the east parcel, the proposed MR zoning classification appears to be compatible.

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

Municipal water and sanitary sewer are available for each parcel. Arena Drive would be the primary roadway, with direct access to M-59 (Highland Avenue). The street system should adequately support a residential development.

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

Road access to the subject area is provided from Arena Drive, which is a private road. Arena Drive is accessed from Highland Road, which is under the jurisdiction of the Michigan Department of Transportation (MDOT). A traffic impact study was not submitted as part of this request.

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

Rezoning the properties from GC to MR would be consistent with the Comprehensive Plan, as the subject parcels are designated as Multiple Family Residential and are part of the land area set aside in the Township for this type of residential use. The MR zoning designation could assist in meeting future demands for multiple family properties in the Township.

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

Any future development of the properties will require compliance with the current Zoning Ordinance standards and requirements. The east property currently contains an off-street parking lot that is specifically for the existing Ice Arena facility. Typically, off-street parking spaces for commercial businesses would not be permitted in a residential district. Consideration should be given toward keeping the off-street parking lot portion of the subject site separate from the rezoning request and keep it in the GC (General Commercial) zoning category. This would require the applicant to provide a revised legal description to describe the portion of the property to be rezoned, after the off-street parking lot area is excluded.

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

Based on the Future Land Use Map, MR is a zoning category that aligns with the Future Land Use Map (FLUM) designation of Multiple Family Residential. Properties to the north and east are also in the same classification on the FLUM. The property to the west is designated as Medium Urban Density Residential on the Future Land Use Map. The Medium Urban Density Residential category can be developed at a density of approximately two (2) to three (3) dwelling units per acre.

The proposed MR zoning classification seems to align with the intent of the Multiple Family Residential designation, which is intended to serve as a buffer between higher intensity uses and single family uses, for land that is bordered on one or more sides of nonresidential uses and on the other sides by lower intensity single family designations.

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

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

Generally, it is not advisable for the Township to only consider one of the permitted uses that are permitted in a proposed rezoning request. As a result, the Planning Commission should consider all permitted uses in the proposed rezoning request and determine if the subject properties are appropriate for those uses.

Section 7.4.3.K. Exclusionary and Spot Zoning Issues.

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

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

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

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

The proposed rezoning area consists of two (2) parcels, with a combined total of approximately 7.04 acres. The requested zoning MR (Multiple Family Residential) is consistent with land uses allowed in adjacent properties to the north, south, east, and west.

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

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

Section 7.4.3.M. Other Factors.

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

Process

Section 7.4 of the Hartland Township Zoning Ordinance outlines the process for a Zoning Map Amendment, or more commonly a “rezoning” of property. Essentially, the Township Board is the body that makes the final decision regarding a rezoning; however, the Planning Commission shall forward a recommendation to the Township Board. The Township Board may adopt the proposed rezoning, with or without modifications, or refer it back to the Planning Commission for further study and report. As a result, upon a recommendation from the Planning Commission, this request will be forwarded to the Township Board for a determination.

Although the process as noted above states the Planning Commission reviews the amendment request and makes a recommendation to the Township Board and the Township Board makes a decision, past practices

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

Hartland Township DPW Review

No comments

Hartland Township's Engineer's Review

No comments.

Hartland Deerfield Fire Authority Review

No comments.

Attachments

1. REZ #21-001 Survey
2. REZ #21-001 Arena Drive Aerial Photograph
3. Hartland Sports Center SP #19-001 site plan
4. List of Permitted and Special Uses for GC zoning district
5. List of Permitted and Special Uses for MR zoning district

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Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan with Special Land Use Application #21-007 (6043 Linden Road)

Date: May 11, 2021

Recommended Action

Move to Approved Special Land Use Application #21-007, as outlined in the staff memorandum, dated May 11, 2021.

Approval of the Site Plan with Special Land Use Application #21-007, a request to establish a woodworking business at 6043 Linden Road, as a special land use that is similar in nature and compatible with uses permitted in the LC (Limited Commercial) zoning district but is not specifically listed. The recommendation for approval is based on the following findings:

1. The proposed special land use, woodworking business, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6 (Special Uses). The Planning Commission has determined the proposed use is similar in nature and compatible with uses permitted in the LC (limited Commercial) zoning district.
2. The proposed use is compatible with the existing and future land uses in the vicinity.
3. The proposed use is served by private well and septic. The proposed use will be adequately served by existing essential facilities and public services, and the Fire Department has no objection.
4. The proposed use will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, or the public welfare.
5. The proposed use will not create additional requirements at public cost for public facilities as such improvements are not proposed.

Approval is subject to the following conditions:

1. The proposed Special Land Use, woodworking business, is subject to approval by the Township Board.
2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated May 6, 2021. Revised plans if necessary, shall be subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
3. The Planning Commission determined that adequate parking exists for the proposed use.
4. A land use permit is required after approval of the Site Plan and Special Use Permit.
5. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (HRC), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.

Discussion

Applicant: Kevin Dabrowski

Site Description

The applicant intends to establish a woodworking business in the existing building located at 6043 Linden Road, in Section 6 of Hartland Township (Parcel ID #4708-06-200-023). The subject property abuts the northern boundary of Hartland Township. The building is approximately 2,025 square feet (according to Assessing records). A paved parking area provides five (5) parking spaces, including one (1) barrier free parking space. The property, approximately 0.47 acres in size (20,473 square feet), is zoned LC (Limited Commercial).

The adjacent property to the west is zoned STR (Settlement Residential). The property to the east (east side of Linden Road) is zoned LC (Limited Commercial). Adjacent properties to the north are part of Tyrone Township and appear to be residential uses.

The 2015 Future Land Use Map designates the subject site as Village Residential.

Overview and Background Information

Following is a summary of the history of the property.

Building Permit #6654 August 25, 1965 (addition to existing building)

Altering the existing structure by constructing an addition of three (3) bedrooms and one (1) bath.

Land Use Permit #416 (Construct New Building)

On December 26, 1976, the request was to construct a new building on an existing foundation from the previous building, which had burned in November of 1975.

Special Use Permit #202 (Child Care Center) (2001)

Request to establish a child-care center in the building. The Planning Commission discussed this request at their April 26, 2001 meeting and postponed the request to permit the Livingston County Road Commission to provide comments. The Road Commission commented that no objects should be placed in right-of-way, such as trees, shrubs, or structures. Curbs are not common in Parshallville so they are not recommended at this location. The Planning Commission approved the request at the May 10, 2001 meeting.

Zoning Board of Appeals #463 (Child Care Center) (2001)

ZBA granted variance to reduce number of barrier free parking spaces on this site; a variance to eliminate the required sidewalk on this site; and a variance to allow parking within the required front setback. Variances were approved on May 30, 2001

Land Use Permit #243 (Child Care Center) (2001)

Request to remodel interior and have a child-care center.

Special Use Permit #498 (Woodworking shop) (2011)

Request to convert the existing building into a personal woodworking shop. Planning Commission approved Special Use Permit on April 28, 2011. The exterior of the building was remodeled at that time.

Special Use Permit #21-007 (2021)

Request to use existing facility for woodworking shop. Planning Commission recommended approval at the May 13, 2021 regular meeting.

Overview of the Proposed Use

The applicant proposes to establish a business at the subject site, utilizing the existing building and parking area, with five (5) parking spaces. The proposed business is a woodworking shop for the fabrication of specialty home use ‘basement games’, similar in size to a pinball machine, as well as the manufacturing of specialty cabinetry. A summary of the business is provided by the applicant as an attachment. The applicant’s summary notes this would be a low production business, with possibly a few products produced each month. The proposed business may employ one or two additional employees besides the applicant.

Customer traffic is anticipated to be minimal, as regular business hours to the public are not proposed. Delivery of materials via truck and trailer is anticipated to occur once or twice a week, with unloading occurring at the overhead/garage doors on the south side of the building.

The proposed use, specialty woodworking, is not specifically listed as a use permitted by right or special land use within the LC (Limited Commercial) district, as outlined Section 3.1.12 (Limited Commercial). The proposed use will be reviewed by the Planning Commission to see if it is similar in nature to the uses permitted in LC as a special land use.

The proposed request also requires site plan approval thus there are two application elements: special land use and site plan approval for the proposed specialty woodworking business. Although there are technically two elements, all are incorporated into one combined site plan which will be reviewed and approved concurrently. Modifications to the site layout, parking, building façade, and landscaping are not proposed but parking requirements for the proposed use will be discussed as part of the site plan review.

Per the Hartland Township Zoning Ordinance and the State Enabling Act, a public hearing is required for the special land use application. Given the requirements for publishing a notice for the special land use, the public hearing has been scheduled for the May 13, 2021 Planning Commission meeting.

Request

The applicant is requesting to establish a specialty woodworking business, in the existing building as a special land use that is of the same nature or class as permitted by right or special uses within the LC (Limited Commercial) district, as a use not otherwise listed. As noted, the applicant intends to utilize the existing building and interior layout for the woodworking business. The previous use, personal woodworking shop, was approved under Special Use Permit #498 in 2011. The current applicant feels his business is very similar to the previous use although it will be a commercial business. The interior space will be outfitted with equipment typically used in woodworking, although a proposed floorplan was not submitted. The parking area will remain the same as will the exterior of the building. The submitted plans are the plans approved under Special Use Permit #498.

Although not indicated on the submitted site plan, the applicant noted in his business summary that he may like to add a garden shed/accessory structure on the site, at a future date. The shed is not shown on the submitted site plan and is not a consideration of the current special land use request. However, based on Section 6.1.10.E, staff may approve the location of the accessory structure administratively with a land use permit, at a later date.

Approval Procedure

The proposed use, specialty woodworking business, requires approval from the Township Board for the special land use. The Planning Commission will review the special land use to determine if the proposed special land use is compatible with and similar to uses permitted in the LC (limited Commercial) zoning district. The Planning Commission will make a recommendation to the Township Board.

The project also requires the site plan to be reviewed by the Planning Commission who will make a final decision on the site plan. The plans will be reviewed using the development standards of the LC (Limited Commercial) zoning district (Section 3.1.12.), and all applicable zoning standards in the Zoning Ordinance.

SPECIAL LAND USE REVIEW – General Standards

In accordance with Section 6.6, Special Uses, of the Hartland Township Zoning Ordinance, the following standards shall serve the Planning Commission and Township Board as the basis for decisions involving such uses. The standards are provided below, and the applicant has submitted a letter, as a separate attachment, which addresses the special use criteria.

- A. Be harmonious and in accordance with the objectives, intent, and purposes of this Ordinance.
- B. Be compatible with the natural environment and existing and future land uses in the vicinity.
- C. Be compatible with the Hartland Township Comprehensive Plan.
- D. Be served adequately by essential facilities and public services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such service.
- E. Not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, person, property, or the public welfare.
- F. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

The Planning Department believes the proposed use can and will meet the criteria listed above for the special land use request. The applicant has provided responses to the Special Land Use general standards as an attachment. The applicant will be responsible for all applicable approvals and permits from other agencies and departments for the proposed use.

SITE PLAN REVIEW – Applicable Site Standards

Changes to the existing building, parking, and landscaping are not proposed, thus the discussion will be limited to off-street parking standards as applicable to the proposed use (Section 5.8.4.H.).

Off-street parking

Section 5.8.4.H. of the Zoning Ordinance outlines that Offices are required to provide one (1) off-street parking space for each 300 square feet of gross floor area. Based on the building size of 2,025 square feet, 6.75 or seven (7) off-street parking spaces are required. Section 5.8.4.H.ii. indicates that the Parking Standards in the LC district for non-residential uses, required under Section 5.8, may be reduced by the Planning Commission by up to fifty percent (50%) upon finding that patrons will be able to walk to the use from nearby residential areas, patrons are parked at other uses and visiting several uses, and/or on-street parking is available.

The site contains five (5) off-street parking spaces, of which one of them is a barrier-free parking space. Therefore, there are not adequate off-street parking spaces to comply with the required seven (7) off-street parking spaces. However, the applicant has indicated that he may have one (1) or two (2) employees at

the building, in addition to himself. Regular business hours to the public are not anticipated and customers could be accommodated by appointment only on the site. As a result, the Planning Commission could determine that adequate parking exists for the proposed use.

Other Requirements-Zoning Ordinance Standards

Nothing additional at this time.

Hartland Township DPW Review

No comments at this time.

Hartland Township Engineer's Review (HRC)

No comments at this time.

Hartland Deerfield Fire Authority Review

The plans were reviewed by the Hartland Deerfield Fire Authority who has no concerns at this time.

Attachments:

1. Applicant's summary dated February 23, 2021 – *PDF version*
2. Applicant's Responses to SUP Criteria dated April 14, 2021 – *PDF version*
3. LC Zoning District Uses – *PDF version*
4. 2011 Site Plans SUP #498 – *PDF version*

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Martha Wyatt

From: Martha Wyatt
Sent: Wednesday, March 31, 2021 3:36 PM
To: Martha Wyatt
Subject: FW: Regarding property at 6043 Linden Rd. (Special use permit)

February 23, 2021

Here is the outline of my plans for 6043 Linden Road as it pertains to a special use permit.

After learning it was used as a wood shop, my wife and I looked at the building and how the previous occupant laid out the electrical, air lines, etc. It seems my use for the building would be very similar to the previous use. Similar to the last occupant, it would include outfitting the shop with a table saw, drill press, CNC router, band saw, sander, and a few other tools.

The difference would be my intention to run a small business from the location. The shop would be used for 2 purposes. The first would be building specialty home use 'basement' games. That's the only way I can think to describe what I'm hoping to build.

I've collected and restored pinball machines for about 20 years. I am looking for a space where I could make my own games (similar in size to a pinball machine). This would not be a mass produced sort of thing and may never really come to fruition. I would be happy if I could build a few of these each month and sell them to friends and other game collectors.

The other use would be for building some other specialty cabinetry. This would also be low production and would be considered more prototyping work.

During our discussion, Troy, you mentioned the small parking pad and that the neighbors wouldn't want to have cars in the street, etc. I would have no need to overfill the lot or have cars in the street. I expect there would be 1 to 3 cars in the lot. My business would not have customers coming to the location like a company with business hours. I may have an occasional person stop over, but it would not be an hourly or even daily occurrence.

I suspect I would have to bring materials in or out and that would require a truck or trailer to back up to the garage door. That might be a once or twice a week occurrence.

As far as employees, my plan is to teach my boys some skills, however, I might hire a friend or two to help with some of the work.

I don't think there is going to be enough going on that I would actually need more than 2 employees - and that would be a stretch. I'm saying this to err on the side of caution as we have this discussion.

This whole endeavor is sort of a partial retirement plan more than a real business, but I do want to be fully transparent. There is a necessity for a truck or trailer to drop things off and pick things up once in a while. There will be a couple cars in the lot. If the previous owner did any sort of work in the building, I suspect there were similar activities associated with the building's use.

I think it's a great building and a great little town. I would not disturb that.

One last thing I would like you and your colleagues to consider is the possible addition of a small structure in the yard. I have to call it a garden shed as a size descriptor, but it would not look like a typical shed. If all of this works out, as I hope it does, I would like to have a small building to keep a lawn mower, snow blower, etc. This structure would have windows and would be designed to match the building and neighborhood. It could be made to look rustic or cottage like - whatever fits in best.

I will close with that and hope I answered your questions. Please let me know if you need any additional information. Please let me know if there is a time frame for the decision. I would like to move forward with the purchase as soon as possible should you allow for the needed permit.

Kevin Dabrowski

Moonracer Enterprises, LLC

RE: 6043 Linden Road

Hartland, MI

A. Be harmonious and in accordance with the objectives, intent, and purposes of this Ordinance.

Moonracer Enterprises seeks to establish a small prototyping and specialty woodworking shop. By the nature of this business, it will have limited traffic and is presently designed with sufficient parking. The business will not have regular foot traffic, aside from owner and potential employees which can be readily accommodated by footprint.

The scope of the business is not significantly different than the previous special use permit. The exception being that it will be occupied by a small business versus a hobbyist.

B. Be compatible with the natural environment and existing and future land uses in the vicinity.

As noted, the scope of the business will not significantly differ from the previous special use permit and is not expected to alter the physical structure and property.

C. Be compatible with the Hartland Township Comprehensive Plan.

As the Hartland Township Comprehensive Plan seeks a harmonious mix of business and residential, the business to be established at 6043 Linden Road will maintain that plan with appropriate property use and management.

D. Be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such service.

The facilities and current disposition of the property will not require any additional public facilities or services related to the proposed use.

E. Not be detrimental, hazardous, or disturbing the existing or future neighboring uses, person, property or the public welfare.

The facilities and current disposition of the property would not change with the proposed use by Moonracer Enterprises, and therefore would not be detrimental, hazardous, or disturbing to the exiting or future neighboring uses, person, property or the public welfare.

F. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

The facilities, current disposition of the property, and proposed use will not require any additional requirements at public cost or to the detriment of the economy or welfare of the community.

A. INTENT

The intent of the “LC” Limited Commercial District is to provide for meaningful and realistic commercial utilization of appropriate portions of the settlements of Hartland and Parshallville while preserving the small town architectural character, mixture of uses, compact layout and historical nature of each community. In order to carry out this purpose only those uses and styles of architecture and landscaping existing, typical and amenable to the era during which these two settlements were developing shall be permitted in this district. More specifically, the Limited Commercial District is intended to achieve the following objectives:

- Implement the Village Commercial future land use category recommendations of the Comprehensive Plan.
- Encourage development which is consistent with the density and design of existing traditional settlement development.
- Provide a land use transition between the settlement areas and the more rural areas of the township.
- Establish a complimentary and integrated mixture of employment, shopping, entertainment and civic uses which create walkable communities with less reliance on automobile travel.
- Create district community centers and focal points in the township.
- Help ensure a consistent architectural theme without restricting innovative design.
- Integrate public gathering places.
- Promote long term viability in the established settlement areas.
- Enable development and redevelopment to occur in a manner that will be compatible with the existing and new settlement environments.



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

B. PRINCIPAL PERMITTED USES

- Single family dwellings^m
- Retail stores containing less than 2,000 square feet of gross floor area, including:
 - Food and beverage stores
 - Food and beverage service establishments
 - Personal service establishments
 - Banking and financial institutions without drive-through service
 - Repair shops for bicycles, appliances, shoes, jewelry, small motors, and other such items but not motor vehicles
 - Music/dance studios and technical or vocational training facilities
- Professional offices containing less than 3,000 square feet of gross floor area
- Public buildings, post offices, libraries, libraries, community centers but not including warehouses, garages, or storage areas
- Essential public service buildings, excluding storage yard** §4.26
- Outdoor seating and dining areas** §4.47

C. ACCESSORY USES

- Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14

D. SPECIAL LAND USES

- Two family dwellings^m
- Apartments
- Bed and breakfast facilities**^m §4.18
- Any principal permitted non-residential uses, except office-type uses, containing between two thousand (2,000) and three thousand (3,000) square feet of gross floor area
- Outdoor retail sales or display, when accessory to a permitted use** §4.38
- Any principal permitted professional offices containing between three thousand (3,000) and five thousand (5,000) square feet of gross floor area
- Adult day care facilities**^m and **child care centers**^m §4.12
- Private clubs^m and fraternal halls
- Churches and religious institutions**^m §4.20
- Public & private elementary, intermediate or high schools** §4.42
- Automobile repair - minor (provided all work is conducted indoors)** §4.60
- Personal fitness centers^m
- Uses of the same nature or class as uses listed in this district as either a permitted Principal Use or a Special Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.



E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area [Ⓐ] :	Same as adjacent lots or existing building if re-use
Minimum lot width [Ⓐ] :	Same as adjacent lots or existing building if re-use

Setbacks[Ⓐ]

Minimum front yard setback:	Same as adjacent lots or existing building if re-use
Minimum rear yard setback:	Same as adjacent lots or existing building if re-use
Minimum side yard setback:	Same as adjacent lots or existing building if re-use

Building Height[Ⓐ]

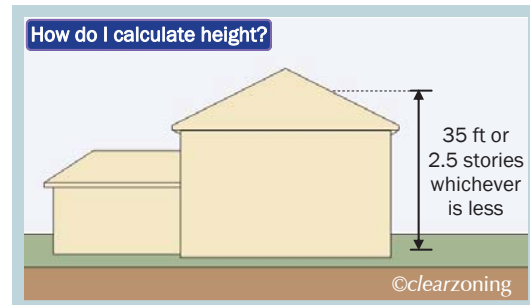
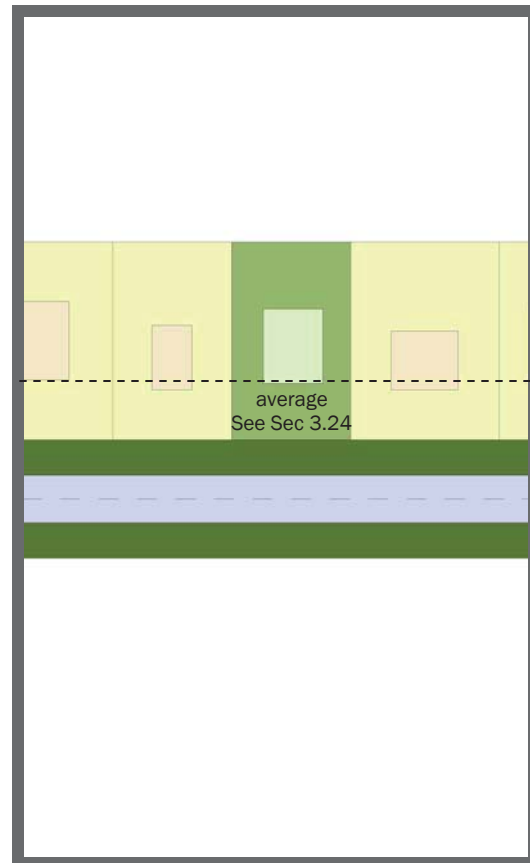
Maximum building height:	
Principal building	35 ft or 2.5 stories whichever is less
Accessory structure	15 ft or 1 story

Floor Area[Ⓐ]

Minimum floor area per dwelling [Ⓐ] :	
Efficiency apartment:	400 sq. ft
One bedroom apartment:	650 sq. ft
Two bedroom apartment:	850 sq. ft
Three bedroom apartment:	1,050 sq. ft

NOTES

- For additions to the above requirements, refer to Section 3.24: 1, 5, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24, 27, 28.
- See *Suggested References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- **LC District Standards** §3.19
- **Architecture in the LC District** §3.20
- **Sidewalks** §3.21
- **Utilities** §3.17.2
- **Single Family Lot Coverage Exemption** §3.25

5. Site Standards

- **Sidewalks & Pathways** §5.12
- **Landscaping** §5.11
- **Lighting** 5.13
- **Off-Street Parking and Loading Requirements** §5.8.4.H.ii
- **Access Management and Driveways** §5.10
- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24

6. Development Procedures

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

7. Admin. and Enforcement

- **7.3 - 7.8**

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

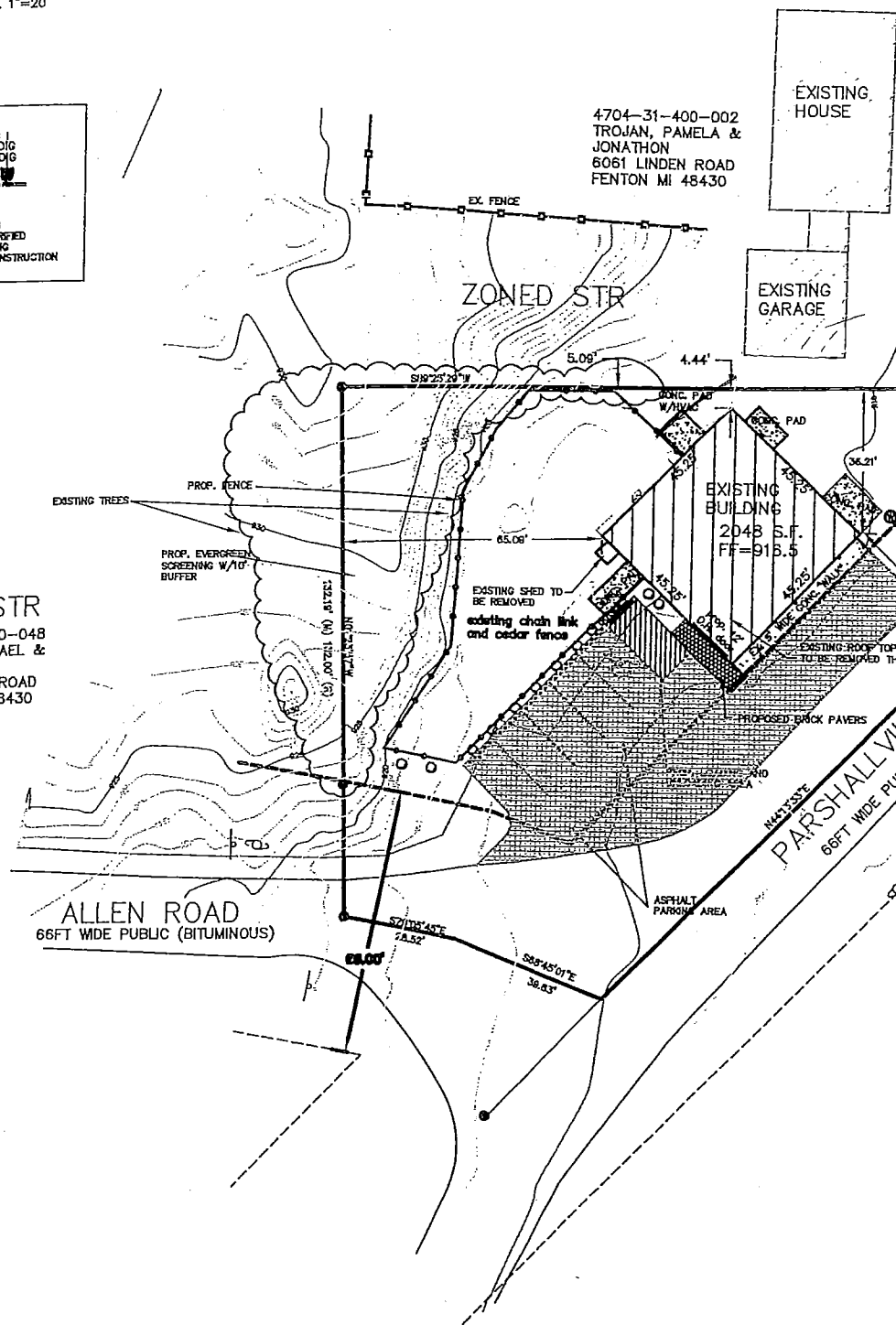
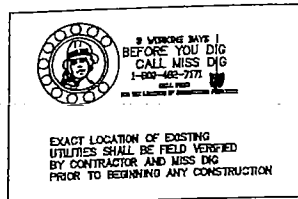
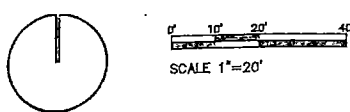
4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement





SITE DATA TABLE

PROPERTY ZONING: LC-LIMITED COMMERCIAL

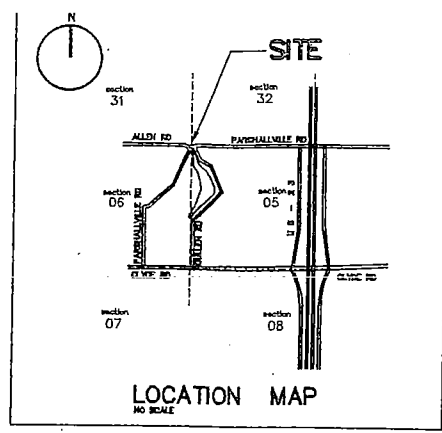
GROSS AREA: 20,795 S.F. (0.48 AC)

NET AREA: 12,568 S.F. (0.29 AC)

EX. BUILDING AREA: 2048 S.F.

NET AREA - BUILDING AREA = 10,520 S.F.

RECEIVED
MAR 22 2021
HARTLAND TOWNSHIP



- GENERAL NOTES:**
- Property zoned: LC (LIMITED COMMERCIAL)
 - Developer shall comply with soil erosion and sedimentation control measures as required by Livingston County Drain Commissioner.
 - All signs shall meet the requirements of the Hartland Twp. Zoning Ordinance. Any proposed signage shall be made under separate application, there is none as part of this plan.
 - Property to be serviced by individual septic system approved by the Livingston County Health Dept. Water to be from the existing cistern well.
 - Handicapped parking space shall be marked with above grade sign.
 - Loading/Unloading parking space shall be marked with above grade sign.
 - All construction shall be performed in accordance with the current standards and specifications of Livingston County and Hartland Twp.
 - Three working days prior to any construction, the Contractor shall telephone MISS DIG (800-426-7171) for the location of underground gas and cable facilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect this job.
 - Station use: Equipment Store
 - No irrigation system is planned as part of this plan.
 - Parking calculations: # of parking spaces req'd.
(Equipment Store) 1.5 spaces per 1000 s.f. usable floor area.
2048 s.f. gross area x .80 = 1638 s.f. usable/1000 s.f. x 1.5 = 2.24 = 3 spaces required
 - PARKING SPACES REQUIRED = 3
BARRIER FREE PARKING SPACES = 1
NUMBER OF PARKING SPACES PROVIDED = 4, PLUS 1 barrier free and 1 loading/unloading
 - No modifications to the existing structure are proposed as part of this plan.
 - No modifications to the existing utilities are proposed as part of this plan.
 - Landscaping/Screening has been provided where allowed and feasible however site restrictions have limited the amount of Landscaping/Screening provided as shown in this plan.
 - No deed restrictions are known to exist that may adversely affect the development of this property as shown in this plan per property owner.
 - Trash Receptacle to be of typical "cart type" and will not be screened.
 - No proposed lighting in part of this plan.

VARIANCES REQUESTED FROM PLANNING COMMISSION:

- PARKING PERMITTED WITHIN FRONT YARD SETBACK.
- LANDSCAPING AS SHOWN NOTING EXISTING TREES ON PROPERTY AND LANDSCAPING ALONG EXISTING ROADS WOULD BE IN R.O.W. WHICH IS NOT PERMITTED.
- ELIMINATION OF REQUIREMENT FOR A SIDEWALK AS THERE IS CURRENTLY NO EXISTING SIDEWALK IN THE AREA.

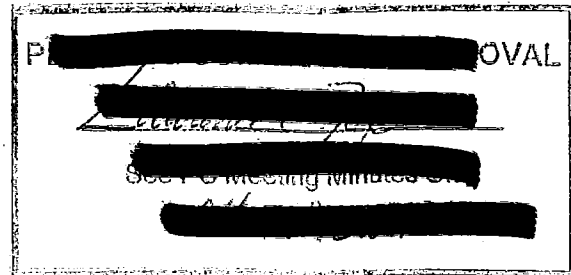
BEARINGS WERE BASED ON A PREVIOUS SURVEY BY TRI-COUNTY SURVEYS, INC. JOB NO. 05-12-A, DATED 3-2-1985.

LEGAL DESCRIPTION (AS RECORDED)

A PART OF THE NORTHEAST QUARTER 1/4 OF SECTION 8, T4N-R6E, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING 218.8 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 8; THENCE WEST 214.5 FEET; THENCE SOUTH 132 FEET TO THE CENTERLINE OF HIGHWAY; THENCE ALONG THE CENTERLINE OF SAID HIGHWAY TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS MEASURED)

PART OF THE NE 1/4 OF SECTION 8, T4N-R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE S 89°22'48" W. 214.5 FEET (RECORDED AS 214.5 FEET) TO THE SE CORNER OF SECTION 8, T4N-R6E, THENCE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN AND POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE CENTERLINE OF PARSHALLVILLE ROAD, S 44°13'33" W. 216.15 FEET; THENCE ALONG THE CENTERLINE OF ALLEN ROAD, N 64°50'11" W. 264.33 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF ALLEN ROAD, N 79°05'45" W. 264.33 FEET; THENCE N 01°23'57" W. 132.19 FEET (RECORDED AS 132.00 FEET); THENCE ALONG THE NORTH LINE OF SAID SECTION 8, N 89°23'59" E. 214.43 FEET (RECORDED AS 214.5 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.48 ACRES, MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EXISTING PARSHALLVILLE ROAD AND ALLEN ROAD, ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.



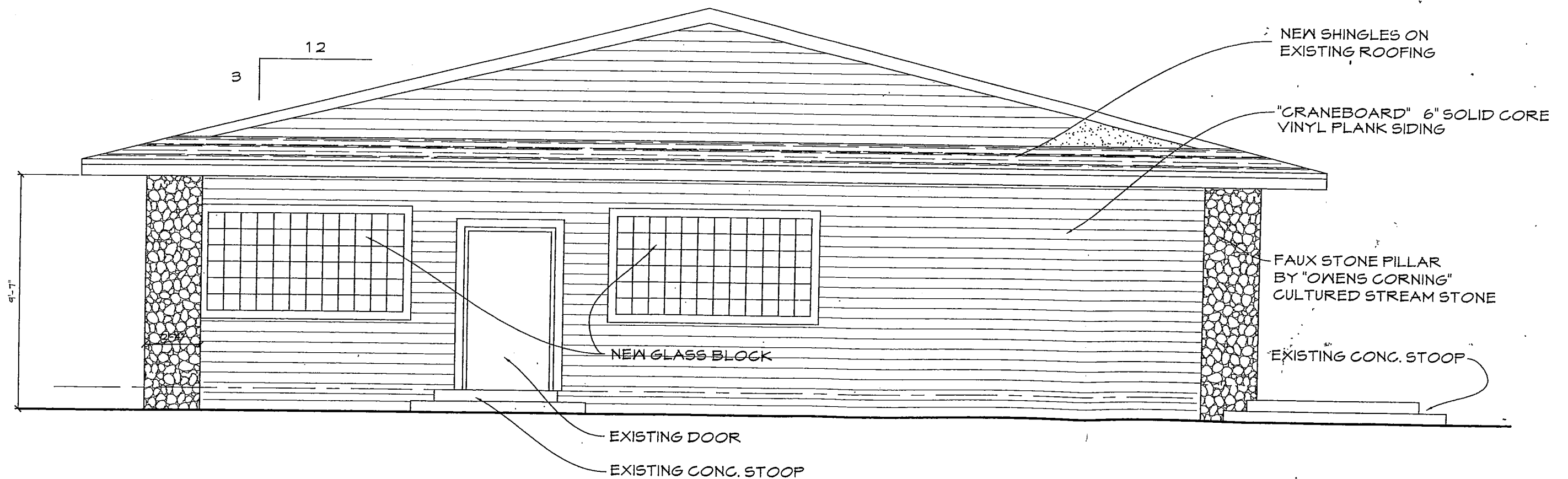
LEGEND

✱	LIGHT POLE
⬢	EXTERIOR BUILDING LIGHT
⬢	SEWER
⬢	UTILITY POLE
⬢	TELEPHONE POLE
⬢	CATCH BASIN
⬢	MANHOLE
⬢	VALVE
⬢	HYDRANT
⬢	WELL
⬢	EXISTING SPOT ELEVATION
⬢	PROPOSED SPOT ELEVATION
---	MAJOR ELEV. CONTOUR - 1' INTERVAL
---	MINOR ELEV. CONTOUR - 1' INTERVAL
---	PROPOSED CONTOUR
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER MAIN
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND ELECTRIC LINE
---	FENCE LINE
---	QUADRANT
---	DITCH CENTERLINE, TYP. OF SLOPE
---	SILT FENCE
---	PROPOSED RIPRAP
---	PROPOSED DRAIN FILTER
---	EXISTING TREE AND BRUSH LINE

THOMPSON COMMERCIAL BUILDING
SECTION 6, HARTLAND TWP.
FINAL SITE PLAN & LAYOUT

ADVANTAGE CIVIL ENGINEERING
3040 Doughty, Hartland, MI 48331
817 848-4444 Fax 817 848-4148

DATE: 03-15-01
DRAWN BY: CMF
CHECKED BY: PCK
JOB NO.: 01043
DRAWING NO.: 1



NOTE: ALL TRIM, SOFFIT AND
EAVES TO MATCH THE VINYL
PLANK SIDING

FRONT (EAST) ELEVATION

1/4" = 1'-0"

NOTE: ALL TRIM, SOFFIT AND
EAVES TO MATCH THE VINYL
PLANK SIDING

NEW FIBERGLASS SHINGLES ON
EXISTING ROOFING BY
"CERTAINTED" - LANDMARK
SERIES COLOR BLACK

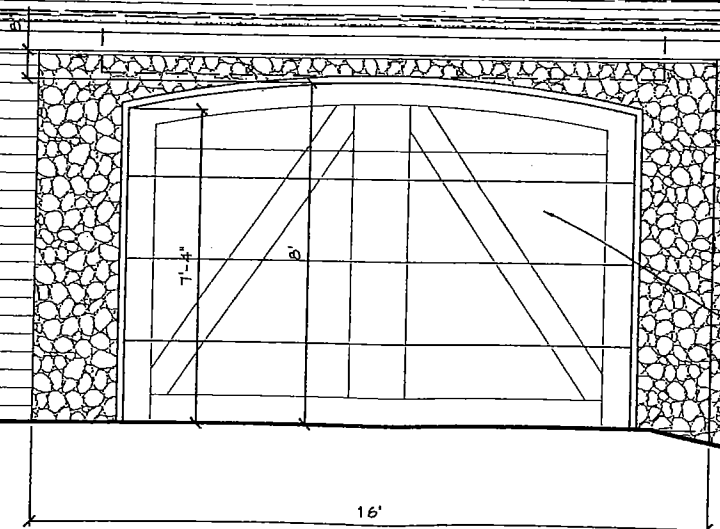
"CRANEBOARD" 6"
SOLID CORE
VINYL PLANK SIDING

EXISTING H.M. DOOR

NEW 1" INSULATED GLASS
AND FRAME IN EXIST. OPENING

FAUX STONE PILLAR

NEW O.H. DOOR



SIDE (SOUTH) ELEVATION
1/4" = 1'-0"

PL [REDACTED] QUAL [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

NEW FIBERGLASS SHINGLES ON
EXISTING ROOFING BY
"CERTAINTEED" - LANDMARK
SERIES COLOR BLACK

EXISTING CONC. BLOCK

FAUX STONE PILLAR
BY "OWENS CORNING"
CULTURED STREAM STONE

EXISTING H.M. DOOR

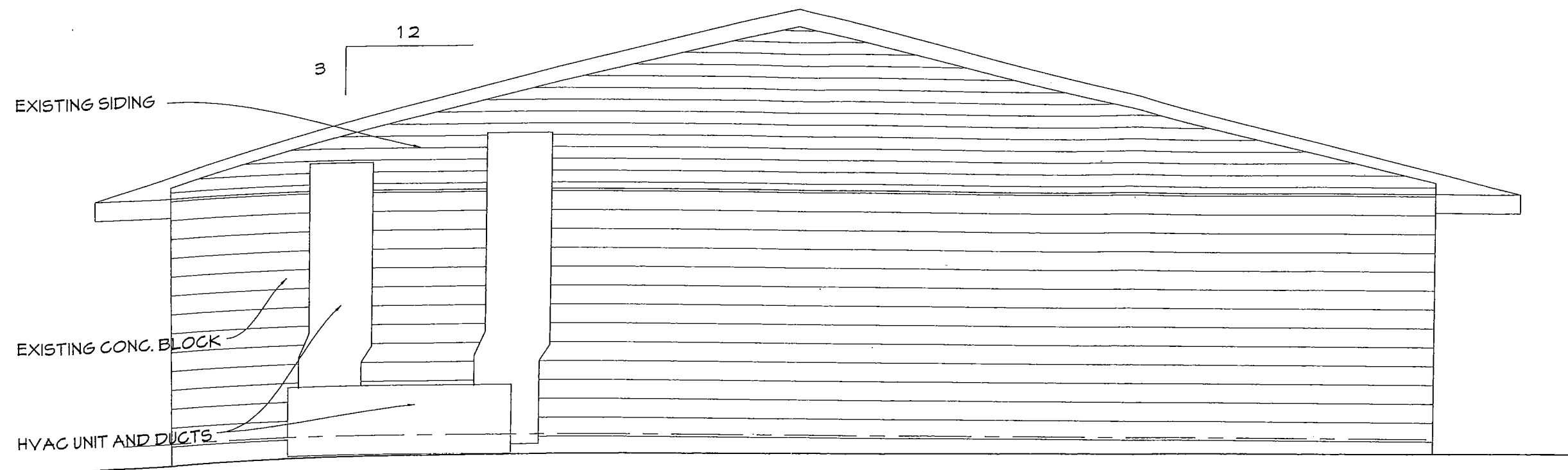
NEW GLASS BLOCK

EXISTING CONC. STOOP

SIDE (NORTH) ELEVATION

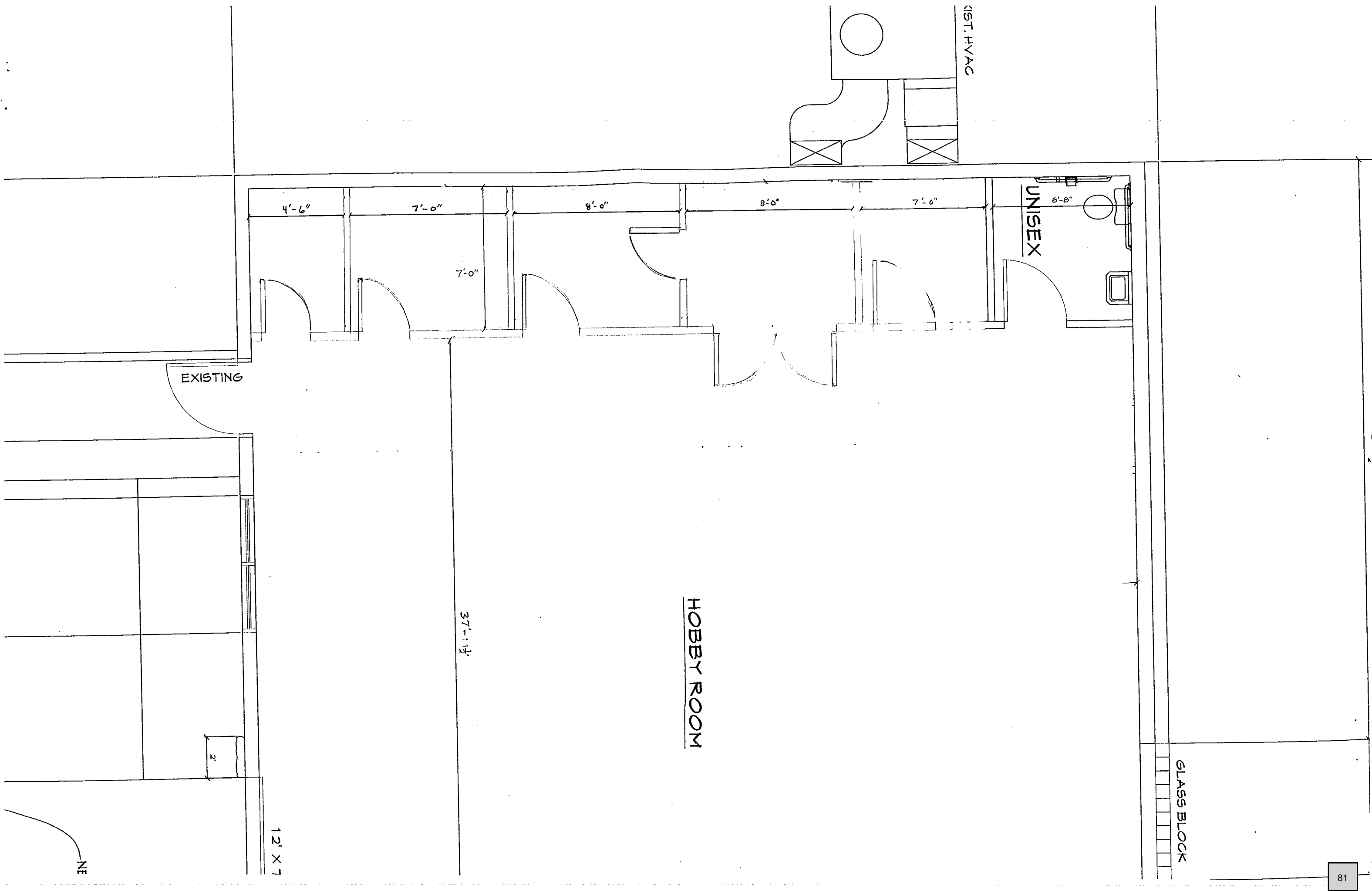
1/4" = 1'-0"

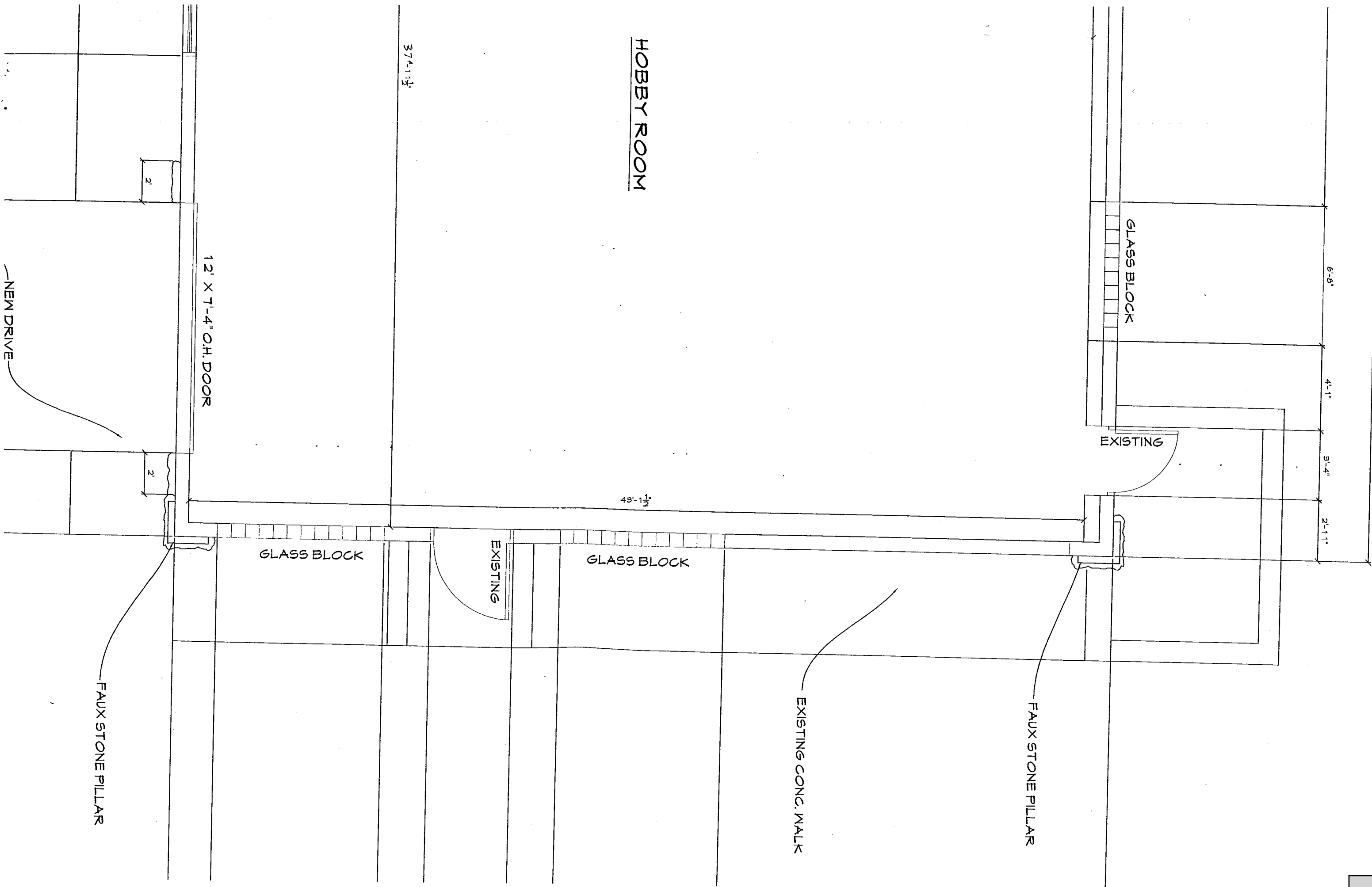
PLANNING COMMISSION APPROVAL
<i>[Signature]</i>
<i>[Signature]</i>
<i>[Signature]</i>



REAR (WEST) ELEVATION

1/4" = 1'-0"





Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: 2020-2021 Amendment to Future Land Use Map and Comprehensive Development Plan

Date: May 12, 2021

Recommended Action

Approval of the Resolution, as attached in this Memorandum, dated May 12, 2021, with the revisions as outlined.

Discussion

The Planning Commission has recommended approval of the proposed update at their May 13, 2021 regular meeting.

Since the last update to the Comprehensive Plan, in 2015, there have been some changes and additional information over the years that have been presented to the Planning Commission, as outlined below:

- The Township hired Gibbs Group to perform a Retail Market Analysis for Commercial Retail and Restaurants.
- The Township is in the process of extending municipal water down M-59 to serve several parcels.
- The Township has reviewed several development projects, including mixed use, commercial, and multi-family projects that are located along M-59. Some of these projects would be served by the extension of municipal water.
- In reviewing of several proposed multi-family development projects, the Township has gained additional information on successful multi-family developments.
- There are a series of on-going development trends in commercial retail and restaurant uses that are changing and the Township is very interested in making changes to accommodate these developing trends.

All of these factors have caused the Township Planning Commission to also re-examine a previously submitted Residential Market Analysis, by Zimmerman-Volk, which was completed in 2014.

As part of these changes, the Planning Commission established a sub-committee to examine the Township Future Land Use Plan and Comprehensive Development Plan to examine if any changes could be made to better accommodate these changes. The sub-committee incorporated the Residential Market Analysis and Retail Market Analysis as part of its examination.

Ultimately, the Township identified six (6) areas on the Future Land Use Map that should be amended to better accommodate potential future development, as well as protect the interests of existing property development. The Planning Commission held a public hearing in January of 2021 to receive comments and initiated the amendment. After the public hearing, the Planning Commission forward their recommendation to the Livingston County Planning Commission for review and County Planning Commission recommended approval at the February 18, 2021 regular meeting. The Township Board authorized the Planning Commission to distribute and hold a public hearing at its meeting on March 2, 2021. The following areas are outlined below:

Area #1 – South of Clyde Road, East of US-23 – Multiple Family Residential to Estate Residential

This area consists of 137.95 acres on the south side of Clyde Road and is currently designated in the multi-family residential category. The following parcels are part of this area:

4708-09-100-001	43.000 acres	South side of Clyde Road
4708-09-100-009	24.500 acres	South side of Clyde Road
4708-09-300-001	70.445 acres	South side of Clyde Road

The Future Land Use Map currently designates these properties in the Multiple-Family Residential category. The Planning Commission intended to change this property to the Estate Residential category. Instead, there was a typographical error in prior documents that reflected this to be placed in the Low Suburban Density category.

The two categories have very similar color codes on the Future Land Use Map, and although the Planning Commission fully intended to change this property to the Estate Residential category, which surrounds the subject property and immediately abuts this property, for some reason, it was listed as Low Suburban Density, which is not otherwise in the immediate area.

General Location. Multiple-Family Residential land uses are planned for approximately 574 274.01 acres within the Township. Attached condominium complexes and the existing apartment complex are found in this designation. It specifically includes the condominiums east of Hartland Road and south of Dunham Road, and the Oakbrook Apartment complex south of M-59 and west of Old US-23. Undeveloped areas for Multiple-Family Residential include lands north of M-59 and east of Clark Road, significant areas within the Waldenwoods Resort complex, and areas adjacent to the Planned Industrial R&D designation at the Clyde Road interchange.

Intended Land Uses. The Multiple-Family Residential designation is considered appropriate for land that is bordered on one or more sides by nonresidential uses and on the other sides by lower intensity single-family designations. The Multiple-Family Residential designation can serve as a buffer between higher intensity uses and single-family uses.

Characteristics. Multiple-Family Residential developments may consist of attached single-family homes, townhouses, or one to two story apartment buildings. New developments should have access to a paved primary road and have paved internal streets, along with amenities including open space and park areas, sidewalks, and infrastructure built to an adequate capacity. Landscaped buffer areas should be provided between the multiple-family use and adjacent single-family residential uses. Multiple-Family Residential areas are intended to permit developments with a maximum density of eight (8) units per acre.

Any strikeouts in the above paragraph and throughout this report indicate the language in the 2015 Amendment to the Comprehensive Development Plan, which is in the knockout, with the current figures based on the 2020-2021 proposed amendment after.

Based on the Comprehensive Development Plan, multiple family residential developments can be used to serve as a buffer between higher intensity uses and single family uses; in addition, they should have amenities such as open space and parking areas, sidewalks, and infrastructure built to an adequate capacity. The Comprehensive Development Plan appears to be in line with the Retail Market Analysis performed by Gibbs Planning Group, which indicated that there is a growing trend towards walk ability developments. That report mainly focused retail development being walkable, but also including residential development in a mixed-use style development. Mixed-use developments could include apartments or condominium as

the residential component. The Township has also had several multi-family development project proposals from major apartment complex management companies. They all echoed a similar focus on multiple family being developed near existing commercial developments. Residents of multi-family developments tend to desire to be located near restaurants and commercial shopping and entertainment. Those multi-family developments that are located further away from often become less desirable and are more likely to fall into disrepair.

In addition, the Residential Market Analysis indicated that the Township can absorb 500 new dwelling units over the next 5-6 years. Those units are a combination of rentals (150 units), multi-family condominiums (56 units). Based on the development submittals and potential other multi-family development projects, the Township will exceed that amount of residential development and may over-saturate the market.

As a result, this area was targeted to be removed from the Multiple-Family category and changed to the Estate Residential Category. The Estate Residential category is described as follows in the Comprehensive Development Plan:

General Location. This designation has been planned for ~~12,046~~ 12,322.40 acres and is the predominate type of residential land use intended for the Township. It encompasses nearly half of the land in the Township at approximately 50%. In many respects, these areas are intended to be transitional in nature, accommodating both agricultural as well as large-lot residential uses.

Intended land Uses. The Estate Residential areas are intended to provide for very low density residential development. Where appropriate, agricultural uses are also anticipated within this designation.

Characteristics. The Estate Residential designation is intended to permit new residential development on lots with an average density of two (2) or more acres per dwelling unit. Development within the Estate Residential designation should be considered as a transition area between the Rural Residential areas and the more intense single family residential and nonresidential areas of the Township. The residential development within this designation should be designed to protect view sheds from adjacent roadways. It should also be buffered from adjacent lower intensity land uses, as well as from higher intensity uses. New Estate Residential development should have access to paved streets, interior sidewalks or other pedestrian amenities, and feature ample landscaping with open space and park areas.

Given that this area already surrounds the subject property, it was determined this would be a good fit for the area.

Recommendation for Area #1: Amend Future Land Use Map from Multiple Family Residential to Estate Residential.

Area #2 – Southwest Corner of M-59 and Old US 23 – Commercial to Special Planning Area

4708-28-100-014	29.850 acres	South of M-59, West of Old US 23
4708-28-100-018	40.560 acres	South of M-59, West of Old US 23
4708-28-100-019	4.990 acres	South of M-59, West of Old US 23
4708-28-100-011	2.000 acres	South of M-59-West of Old US 23

The Future Land Use Map currently designates these properties in the Commercial category. The Comprehensive Development Plan indicates the following information on the Commercial category:

General Location. With the projected increase in population within the Township, and the retail and service demands that will be created by the increase, approximately 417 339.20 acres have been planned to accommodate future commercial land uses. The majority of commercial land uses within the Township are concentrated around the M-59 and US-23 interchange. This is the most intensive commercial area in the Township. Such uses should remain close to the interchange and not sprawl along M-59. Other smaller areas of commercial land uses are planned at the US-23 and Clyde Road interchange as well as on the west side of Old US-23, between Crouse Road and M-59.

Intended Land Uses. Land uses in this category are intended to provide for both the sale of convenience goods and personal/business services for the day-to-day needs of the immediate neighborhood and provide for auto-oriented services, customer and entertainment services, and the sale of soft lines (apparel for men, women and children) and hard lines (hardware, furniture and appliances). As the community and region continues to grow, there will be additional demand for commercial uses within the Township.

Characteristics. Commercial development should be of a high quality architectural design with generous landscaping and screening from adjacent lower intensity uses. Parking areas should be limited to the minimum amount necessary to service the proposed land use, be broken up with large planting strips and landscaped islands, and provide safe and efficient circulation. The Township should encourage access management by limiting the number of curb cuts along major thoroughfares and encouraging cross access between developments.

The current Comprehensive Development Plan does not describe a Special Planning Area for this area, as there is only one (1) Special Planning Area in Hartland Township. That Special Planning Area in the Comprehensive Development Plan indicates that it is designed to be a mix of residential office, and commercial development to create a walkable pedestrian-oriented development. This description is very similar to comments in the Retail Market Analysis indicating that “retail centers could be developed...into a walkable, mixed-use development...” In addition, the Township has reviewed a concept plan for a mixed-use development within this area. As a result, the Planning Commission targeted this area as a potential mixed-use site. In order to permit mixed use developments, the Future Land Use Map designation for this area would need to be modified to accommodate residential, since the currently classification of “Commercial” does not permit any residential. A new Special Planning Area would aid in permitting a mixed-use development. The Comprehensive Development Plan should provide language to give guidance toward future development. The existing language was used as the framework in the draft.

In 2011, the Township approved an amendment to the Comprehensive Development Plan. In that amendment, the Special Planning Area had a density of 3 to 4 dwelling units per acre. For some reason, in the 2015 amendment to the Comprehensive Development Plan, this density was removed, and there is no specific density provided. Staff would recommend that the Planning Commission re-establish a density of 3 to 4 dwelling units per acre, as was previously provided. This will establish some metric to review development projects in the future. It is anticipated that the property would be developed with the Planned Development (PD) standards, which require density be established based on the Future Land Use Map designation and density. The PD also permits a bonus density of up to 40%; however, this would essentially be meaningless if the Future Land Use designated did not establish a density. Effectively, there would be no limit on the number of units that could be permitted in a Special Planning Area.

Recommendation for Area #2: Amend Future Land Use Map from Commercial to Special Planning Area.

Area #3 – East of Hartland Road, South of Dunham Road – Multiple Family Residential to Medium Suburban Density Residential

This area consists of approximately 59.62 acres at the southeast corner of Hartland Road and Dunham Road. The Future Land Use Map designates these properties in the multi-family category. The following parcels are part of this area:

4708-21-100-001	0.770 acres	East Side of Hartland Road
4708-21-100-002	0.360 acres	East Side of Hartland Road
4708-21-100-012	1.540 acres	East Side of Hartland Road
4708-21-100-017	4.280 acres	East Side of Hartland Road
4708-21-100-019	1.700 acres	East Side of Hartland Road
4708-21-100-020	1.700 acres	East Side of Hartland Road
4708-21-100-027	5.000 acres	East Side of Hartland Road
4708-21-100-028	5.030 acres	East Side of Hartland Road
4708-21-100-029	2.360 acres	East Side of Hartland Road
4708-21-100-030	1.970 acres	East Side of Hartland Road
4708-21-100-031	2.540 acres	East Side of Hartland Road
4708-21-100-032	3.140 acres	East Side of Hartland Road
4708-21-100-033	1.940 acres	East Side of Hartland Road
4708-21-100-034	1.940 acres	East Side of Hartland Road
4708-21-200-005	10.320 acres	East Side of Hartland Road
4708-21-200-009	10.020 acres	East Side of Hartland Road
4708-21-200-010	5.010 acres	East Side of Hartland Road

The Future Land Use Map currently designates these properties in the Multiple Family Residential category. Please see the description under Area #1 for a description in the Comprehensive Development Plan for the category of Multiple Family Residential.

This particular area consists of many separate parcels, ranging in size from approximately an acre to approximately ten (10) acres. It is unlikely that all of these parcels (or most of these parcels) could be assembled under common ownership to establish a large enough property to support a multi-family development that would be a walkable multi-family with such amenities that are outlined in the Comprehensive Development Plan, such as is located immediately to the south. Instead, what is more likely is single property owners would desire to rezone their individual property to Multiple Family, in anticipation of establishing a duplex or tri-plex, or some other multi-family structure development. With the existence of several single-family homes in the area, this would likely be met with resistance from the neighboring homeowners. As a result, this area does not appear to be a viable area for a multi-family development.

In addition, the Residential Market Analysis indicated that the Township can absorb 500 new dwelling units over the next 5-6 years. Those units are a combination of rentals (150 units), multi-family condominiums (56 units). Based on the development submittals and potential other multi-family development projects, the Township will exceed that amount of residential development and may over-saturate the market.

As a result, this area was targeted to be removed from the Multiple Family category and changed to the single-family category that already surrounds this property, which is the Medium Suburban Density Residential Category. The Medium Suburban Density category is described as follows in the Comprehensive Development Plan:

***General Location.** This designation is also one of the larger land use categories; it has been planned for approximately ~~2,931~~ 2,605.37 acres of the Township. These areas include some of the most recent development in the community. Hartland Estates, San Marino Estates, Meadow View Estates, Autumn Woods and other similar single-family developments are all located within Medium Suburban Density Residential areas. This land use designation has been assigned to the areas adjacent to Tyrone Lake and Dunham Lake, as well as the areas adjacent to the Township waste water treatment plant. Other areas include the Clark and Dunham Road vicinities, where opportunities exist for somewhat higher densities.*

***Intended Land Uses.** The Medium Suburban Density Residential areas are intended to provide for slightly denser neighborhoods with larger lot homesites. As indicated by the name, these neighborhoods tend to be more suburban, than rural, in character.*

***Characteristics.** The Medium Suburban Density Residential designation will permit new housing development on lots with an average density of one-half to one (1) acre in area per dwelling unit.*

Given that this area already surrounds the subject property, it was determined this would be a good fit for the area.

Recommendation for Area #3: Amend Future Land Use Map from Multiple Family Residential to Medium Suburban Density Residential.

Area #4 – North of M-59, West of Clark Road – Multiple Family Residential to Medium Urban Density Residential

This area consists of 23.330 acres on the west side of Clark Road, north of the intersection with M-59 and is currently designated in the multi-family residential category. The following parcels are part of this area:

4708-21-400-046 23.330 acres North of M-59

The Future Land Use Map currently designates these properties in the Multiple Family Residential category. Please see the description under Area #1 for a description in the Comprehensive Development Plan for the category of Multiple Family Residential.

This property is approximately twenty-three (23) acres in area and contains a fairly large wetland that may limit the amount of land that can actually be developed. The proposed Future Land Use designation for this property is the Medium Urban Density Residential category, which permits lot sizes of 8,000 square feet. This Future Land Use category would be consistent with the existing single family residential subdivision, located immediately across Clark Road to the East. The Comprehensive Development Plan outlines the following comments on this category:

General Location. *The areas adjacent to Round, Handy and Maxfield Lakes, Millpointe subdivision, and Cobblestone Reserve site condominiums, are all included in the Medium Urban Density Residential designation. The undeveloped land northeast of the Clark and Dunham Road intersection, as well as southwest of the Old US-23 and Bergin Road interchange, is part of this designation which when combined totals approximately ~~94~~ 935.13 acres.*

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

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

Given that this area already surrounds the subject property, it was determined this would be a good fit for the area. In addition, a rezoning to multi-family may be viewed negatively by neighboring single family residential property owners in this area.

Recommendation for Area #4: Amend Future Land Use Map from Multiple Family Residential to Medium Urban Density Residential.

Area #5 – Hartland Glen Golf Course – Medium Suburban Density to Special Planning Area

This area consists of 385.09 acres on the south side of Cundy Road and north of Lone Tree Road. The following parcels are part of this area:

4708-26-100-019	383.150 acres	South of Cundy/M-59
4708-26-100-012	0.870 acres	South of Cundy
4708-26-100-001	1.070 acres	South of Cundy

The Future Land Use Map currently designates these properties in the Medium Suburban Residential category. The Comprehensive Development Plan has the following description of the Medium Suburban Residential category:

General Location. *This designation is also one of the larger land use categories; it has been planned for approximately ~~2,934~~ 2,605.37 acres of the Township. These areas include some of the most recent development in the community. Hartland Estates, San Marino Estates, Meadow View Estates, Autumn Woods and other similar single-family developments are all located within Medium Suburban Density Residential areas. This land use designation has been assigned to the areas adjacent to Tyrone Lake and Dunham Lake, as well as the areas adjacent to the Township waste water treatment plant. Other areas include the Clark and Dunham Road vicinities, where opportunities exist for somewhat higher densities.*

Intended Land Uses. *The Medium Suburban Density Residential areas are intended to provide for slightly denser neighborhoods with larger lot homesites. As indicated by the name, these neighborhoods tend to be more suburban, than rural, in character.*

Characteristics. *The Medium Suburban Density Residential designation will permit new housing development on lots with an average density of one-half to one (1) acre in area per dwelling unit.*

This property is currently being considered for development and that development includes the extension of municipal water and sewer to service this site. The property is already served with municipal sanitary sewer and has over 600 residential equivalent units (REU's) to be available to serve this site. With the investment going into this property, consideration was given to permit a density that would support that type of investment and would also be consistent with the surrounding properties. As a result, the Special Planning Area was viewed as a category that would allow for the flexibility to create density and open areas that would be a proper fit for this area.

In 2011, the Township approved an amendment to the Comprehensive Development Plan. In that amendment, the Special Planning Area had a density of 3 to 4 dwelling units per acre. For some reason, in the 2015 amendment to the Comprehensive Development Plan, this density was removed, and there is no specific density provided. Staff would recommend that the Planning Commission re-establish a density of 3 to 4 dwelling units per acre, as was previously provided. This will establish some metric to review development projects in the future. It is anticipated that the property would be developed with the Planned Development (PD) standards, which require density be established based on the Future Land Use Map designation and density. The PD also permits a bonus density of up to 40%; however, this would essentially be meaningless if the Future Land Use designated did not establish a density. Effectively, there would be no limit on the number of units that could be permitted in a Special Planning Area.

Recommendation for Area #5: Amend Future Land Use Map from Medium Suburban Density to Special Planning Area.

Area #6 – South of M-59 – Multiple Family Residential to Low Suburban Density Residential

This area consists of approximately 79.89 acres on the south side of M-59, east of Pleasant Valley Road and is currently designated in the multi-family residential category. The following parcels are part of this area:

4708-25-100-002	5.000 acres	South of M-59
4708-25-100-003	0.400 acres	South of M-59
4708-25-100-004	29.00 acres	South of M-59
4708-25-100-008	3.600 acres	South of M-59
4708-25-100-013	28.00 acres	South of M-59
4708-25-100-016	5.100 acres	South of M-59
4708-25-100-017	2.500 acres	South of M-59
4708-25-100-018	2.000 acres	South of M-59
4708-25-100-019	2.000 acres	South of M-59
4708-25-100-020	2.290 acres	South of M-59

The Future Land Use Map currently designates these properties in the Multiple-Family Residential category. Please see the description under Area #1 for a description in the Comprehensive Development Plan for the category of Multiple Family Residential.

This particular area consists of many separate parcels, ranging in size from approximately a half-acre to approximately twenty-eight (28) acres. It is unlikely that all of these parcels (or most of these parcels) could be assembled under common ownership to establish a large enough property to support a multi-family development that would be a walkable multi-family with such amenities that are outlined in the Comprehensive Development Plan, such as is located immediately to the south. Instead, what is more likely is single property owners would desire to rezone their individual property to Multiple Family, in anticipation of establishing a duplex or tri-plex, or some other multi-family structure development. With the existence of several single-family homes in the area, this would likely be met with resistance from the neighboring homeowners. As a result, this area does not appear to be a viable area for a multi-family development.

As a result, this area was targeted to be removed from the Multiple-Family category and changed to the single-family category that already surrounds this property, which is the Low Suburban Density Residential Category. Please see the description under Area #1 for a description in the Comprehensive Development Plan for Low Suburban Density Residential.

Given that this area to the south is already in this category, it was determined this would be a good fit for the area.

Recommendation for Area #6: Amend Future Land Use Map from Multiple Family Residential to Low Suburban Density Residential.

Summary

The Township continues to have an interest having successful commercial retail/restaurants as well as residential areas. The Township has taken efforts to perform a study of the residential market and retail markets in the area. The proposed changes to the Future Land Use Map and Comprehensive Development Plan are being done with the intent to further those goals.

Attachments

1. Township Board Resolution
2. Revised Draft 2020-2021 Comp Amendment PC 04.22.2021
3. Revised 2020-2021 Future Land Use Map Amendment 04.22.2021



Board of Trustees

William J. Fountain, Supervisor
Larry N. Ciofu, Clerk
Kathleen A. Horning, Treasurer

Matthew J. Germane, Trustee
Summer L. McMullen, Trustee
Denise M. O'Connell, Trustee
Joseph M. Petrucci, Trustee

RESOLUTION NO. 21-__

**RESOLUTION ASERTING THE RIGHT OF THE HARTLAND
TOWNSHIP BOARD OF TRUSTEES TO APPROVE OR REJECT THE
DRAFT 2020-2021 UPDATE TO THE HARTLAND TOWNSHIP
COMPREHENSIVE PLAN UPDATE**

At a regular meeting of the Township Board of Hartland Township, Livingston County, Michigan, held at the Township Hall in said Township on May 18, 2021 at 7:00 pm.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded
by _____.

WHEREAS, Section 43 the Michigan Planning Enabling Act provides the Hartland Township Board of Trustees the authority to assert by resolution its right to approve or reject the Township's Comprehensive Plan or an update to that Comprehensive Plan; and

WHEREAS, the Hartland Township Board of Trustees has historically retained its right to approve or reject the Hartland Township Comprehensive Plan or an update to that Comprehensive Plan; and

WHEREAS, the Hartland Township Planning Commission, at its January 28, 2021 meeting, approved the transmittal of the Draft 2020-2021 Comprehensive Plan Update to the Township Board of Trustees for review and distribution authorization; and

WHEREAS, the Township Board of Trustees has reviewed the Draft 2020-2021 Comprehensive Plan Update and formally authorizes the Secretary of the Planning Commission to distribute it in accordance with the provisions of the Michigan Planning Enabling Act; and

WHEREAS, the Livingston County Planning Commission reviewed the Draft 2020-2021 Comprehensive Plan Update and recommended approval at the February 17, 2021 regular meeting; and

WHEREAS, the Township Board of Trustees wishes to assert its right to approve or reject the 2015 Comprehensive Plan Update in accordance with the adoption provisions of the Michigan Planning Enabling Act;

NOW THEREFORE, be it resolved by the Board of Trustees of Hartland Township, Livingston County, Michigan, as follows:

1. The Township Board of Trustees asserts is right to approve or reject the 2015 Comprehensive Plan Update per the procedures of the Michigan Planning Enabling Act.

A vote on the foregoing resolution was taken on May 18, 2021 and was as follows:

ADOPTED:

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Township Clerk of the Township of Hartland, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a regular meeting held on the 18th day of May 2021.

Larry N. Ciofu, Hartland Township Clerk



HARTLAND TOWNSHIP

2020-2021 Comprehensive Plan Amendment

Adopted by the Hartland Township Board on _____
Approved by the Planning Commission on _____

**This document replaces the
2015 Comprehensive Plan Amendment
pages 74 through 88 of the**

2004 HARTLAND TOWNSHIP COMPREHENSIVE PLAN

Adopted _____

Amendment Prepared by:

**Hartland Township Planning Commission
Hartland Township Planning Department**

utilizing technical information provided by:

**Zimmerman/Volk Associates, Inc.
Gibbs Planning Group, Inc.**

ACKNOWLEDGEMENTS

HARTLAND TOWNSHIP BOARD OF TRUSTEES

William Fountain, Supervisor

Larry Ciofu, Clerk

Kathleen Horning, Treasurer

Matthew Germane

Summer L. McMullen

Denise M. O'Connell

Joseph Petrucci

Robert West – Township Manager

HARTLAND TOWNSHIP PLANNING COMMISSION

Larry Fox, Chair

Mike Mitchell, Vice Chair

Keith Voight, Secretary

Joe Colaianne, Township Board Liaison

Sue Grissim

Michelle LaRose

Tom Murphy

Troy Langer – Planning Director

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FUTURE LAND USE PLAN

INTRODUCTION

The Future Land Use Plan is the central element of a Comprehensive Plan. It represents an integration of all plan components and analysis by translating them into a future land use program that communicates the goals for various uses and purposes, and graphically portrays their future locations and interrelationships. The Future Land Use Map, the graphic representation, should ultimately reflect the community's vision for the future and illustrate how residents would like their community to function over the ensuing years.

In the case of an amendment to an existing Comprehensive Plan such as this, the base information contained in the document is generally accepted as still largely valid, with a determination that review of only certain components is warranted. Factors that are typically considered when amending a Future Land Use Plan include: 1) a review of existing land use patterns, 2) an evaluation of infrastructure availability, 3) consideration of population projections or specific characteristics of the regional market, 4) pending development projects, 5) land use goals and economic development objectives, and 5) an evaluation of the physical characteristics in terms of opportunities and constraints.

The leadership of Hartland Township, in an effort to encourage new residential growth and the corresponding economic development after enduring several years of recession, determined that it was in the Township's best interest to undertake a targeted analysis of the Township's residential market. This was done with the ultimate purpose of positioning itself to capture new residential construction as the regional housing development begins to expand. The results of the market study would then be used as a basis for reevaluating the Comprehensive Plan, specifically the adequacy of the various residential land use categories. Although this was recognized as a unique approach to a Comprehensive Plan amendment, it was deemed an effective interim measure considering that a full update was on the horizon.

At the request of the Township, the firm of Zimmerman/Volk Associates, Inc. conducted a target market analysis resulting in the document entitled: **An Analysis of Residential Market Potential for Hartland Township** and dated August 2014. This document was used, as intended, as a key resource in the 2015 Comprehensive Plan amendment and is hereby incorporated by reference.

Also, the Township Board had selected Gibbs Planning Group, Inc. to conduct a retail market analysis for Hartland Township, entitled: **Retail Market Analysis Hartland Township, Michigan** and dated April 10, 2019. This document was used and is intended as a key resource in the 2020-2021 Comprehensive Plan amendment and is hereby incorporated by reference.

OVERVIEW OF HARTLAND TOWNSHIP

The summary that follows is an excerpt from **An Analysis of Residential Market Potential for Hartland Township** as contained within the ***Overview of Hartland Township***.

Hartland Township is situated on the eastern edge of Livingston County, encompassing approximately 37.7 square miles, and bordered by Tyrone Township to the north, Highland Township in Oakland County to the east, Brighton Township to the south, and Oceola Township to the west. The Township was established at the same time as the County, in 1836, and much of its growth is attributable to the Crouse family, with the arrival of the Crouse brothers, Robert and Chauncey, in 1842.

Hartland Township is located approximately 10 miles north of the City of Brighton and approximately 10 miles east of the City of Howell. The City of Ann Arbor lies 26 miles south of the Township via U.S. 23 South and Detroit is 51 miles southeast of Hartland Township via U.S. 23 South, Interstates 96 and 696, and the John C. Lodge Freeway. Lansing, the State capitol, is reached via West Highland Road (M-59), Interstate 96 and Interstate 496.

Two major thoroughfares intersect in Hartland Township: M-59, which crosses the Township in an east-west direction, linking Interstate 96 in Howell and Interstate 94 in the east; and U.S. 23 which, on its way from Jacksonville, Florida to Mackinaw City, crosses the Township in a north-south direction. One other road, Clyde Road, traverses the entire Township from east to west, and it is a gravel road west of U.S. 23. Only one other road, Fenton Road/North Pleasant Valley Road, runs from beyond the Township's northern border to beyond the Township's southern border and it turns to gravel north of Lone Tree road. Livingston County has jurisdiction over 94 of the 106 miles of public roads in the Township and 37 of those 94 miles are unpaved.

The nearest airport is Bishop International Airport, located in Flint, 24 miles from Hartland Township, accommodating domestic flights and some flights to Canada. Offering similar service is the Capital Regional International Airport in Lansing, 54 miles away. The largest airport, approximately 51 miles from Hartland, is Detroit Metropolitan Wayne County Airport, a Delta Airlines hub, with domestic and international service provided by a variety of airlines.

The principal settlement in Hartland Township is the Township's historic downtown, Hartland Village, which flanks Avon Road/Hartland Road north of Crouse Road. The Village is home to several important Township institutions: the Florence B. Dearing Museum, the Hartland Music Hall, the United States Post Office, the Cromaïne Village Library, the Hartland Village Cemetery, as well as historic churches, residences, shops, eateries, and small businesses, and the Hartland Village Elementary School on Hibner Road. The Hartland Township Fire Hall, Hartland High School, Hartland Middle School, and the Creekside Elementary School are all located off Hartland Road south of the Village.

Hartland Township Hall and the 100-acre Hartland Settlers Park are located on Clark Road; Hartland Heritage Park, which includes 10 sports fields for football, lacrosse, and soccer, is found on Highland Road west of Fenton Road. Multiple lakes and waterways are situated throughout the Township; Lake Walden is site of the Waldenwoods Family Recreation Resort and the 27-hole Majestic at Lake Walden Golf Course and Jerry Matthews driving range. The Township is also home to the 36-hole Hartland Glen Golf Course and driving range located south of Highland Road and to the Dunham Hills golf club on Dunham Road.

Parshallville is a smaller settlement only partially located in Hartland Township and is the site of the Parshallville Cider Mill (formerly Tom Walker's Grist Mill), a 136-year-old water-powered mill, which during the autumn produces and sells cider, apples and related foodstuffs.

The central business district in Hartland Township is now found in and around the intersections of M-59 (Highland Road) with Old U.S. Highway 23, U.S. 23, and Hartland Road. This area includes two major grocery stores, Meijer and Kroger, a Walmart Supercenter, and a Target store, which anchor shopping centers featuring national, local and regional tenants, ranging from restaurants, coffee shops, beauty parlors, a Best Western, to multiple other purveyors of goods and services.

Based on past demographic trends, the Nielsen Company, a respected provider of Census-based demographic data, estimates that the Township's population reached 15,055 persons in 2014, up from 14,663 persons as of the 2010 Census, an increase of almost 2.7%. That growth was in addition to the gain of more than 3,360 persons between the 2000 Census and the 2010 Census. Nielsen projects that the

Township's population will climb to 15,450 persons by 2019, an increase of over 2.6% over the next five years.

There were 3,698 households in Hartland Township as of the 2000 Census, rising to 5,154 households by the 2010 Census. Between 2014 and 2019, the number of households is projected to increase from 5,286 to 5,426 households. The 2019 projection represents household growth of more than 46% since the year 2000.

The number of persons per household has a significant impact on the type of housing required by households living in the Township.

- *Just under 51% of all households currently living in Hartland Township contain just one or two persons (almost nine percentage points below the national share of 59.5%).*
- *17.9% contain three persons (compared to the national share of 16.2%).*
- *The remaining 31.4% contain four or more persons (24.3% nationally).*

The composition of those households can also affect the type of housing required and influence housing preferences.

- *Approximately a third of the Township's households can be characterized as traditional families, e.g. married couples with children under age 18 (21.8% nationally).*
- *Non-traditional families with children, e.g. single persons with children under 18, represent less than 8% of the Township's households (11.7% nationally).*
- *The remaining 58.4% of Hartland Township households do not have children under 18 and include married couples (33.8%), other non-traditional family households (4.3%, related adults living in the same households), and 20.3% non-family households (unrelated or single adults living in the same household).*

Median household income in the Township is estimated at \$78,122, almost 17% higher than the Livingston County median of \$66,938. More than a third of Hartland Township's households have incomes above \$100,000 per year.

The Township's population is less diverse than the national as a whole.

- *Nearly 96 % of the Township's current residents are white (71.3% nationally).*
- *Less than 1% are African American (12.7% nationally).*
- *1.2% are Asian (over 5% nationally).*
- *The remaining 2.3% are native Hawaiian, some other race, or a mix of two or more races (16% nationally).*

Less than 3% of the population is Hispanic/Latino by origin, predominantly Mexican, Puerto Rican, and Cuban (17.6% nationally).

Hartland Township residents are significantly better educated than the nation as a whole. Over 34% of all Township residents aged 25 or older have a college or advanced degree, well above the national share of 28.4%.

Single-family detached houses are the predominant housing type in Hartland Township.

- *Nearly 81% of the Township's 5,574 housing units are single-family detached houses (61.6% in the U.S.).*
- *3% are single-family attached units (5.8% nationally).*
- *1.2% are units in two-unit buildings (3.8% nationally).*
- *5.4% are located in buildings of three to 19 units (just under 14% nationally).*
- *Less than 1% are in buildings of 20 or more units (8.5% nationally).*
- *Nearly 8.7% of Township units are mobile homes, trailers, boats, RVs, or vans (6.7% nationally).*

Approximately 5% of all Township housing units are currently estimated to be vacant. Of the 5,286 occupied units, 12.6% are rented and 87.4% are owner-occupied, a very high homeownership rate – the national homeownership rate is 65%.

The median year built of the Township's housing stock is 1992. Over 27% of all housing units were built during the 1990's, with over 20% constructed during the 1970's, and just under 20% between 2000 and 2004. The median value of owner-occupied dwelling units in the Township is estimated at \$200,142, almost 10% higher than the national median of \$182,100.

Residents of Hartland Township also have higher rates of automobile ownership than the nation as a whole, in part because there is very limited public transportation in the Township.

- *2.3% of the Township's households do not own an automobile (just under 10% nationally).*
- *Less than 20% own only one vehicle (34% nationally).*
- *Nearly 78% own two or more vehicles (nearly 57% nationally).*

The primary transportation to work for Hartland Township employees aged 16 and older is the automobile, again because there are few transportation alternatives in the Township.

- *Nearly 88% drive alone to work (76.4% nationally).*
- *Just under 7% car-pool (9.8% nationally).*
- *Only 0.15% take public transportation (5% nationally).*

- *Just 1.7% walk to work (less than 3% nationally).*
- *The remaining 3.5% either work at home (2.6%) or have other means of getting to work (0.9%). (Nationally, 4.3% work at home, and over 1.7% have other means.)*

Approximately 66% of the Township's residents over age 16 are employed in white-collar occupations, 20.8% blue-collar, and 13.2% service and farm occupations. Nationally, white-collar jobs make up more than 60% of all employment, blue-collar 20.4%, and service and farm occupations 18.9%.

Nearly three-quarters of the Township's residents over age 16 are employed by private businesses, 6% work for non-profit private companies, and 12.3% are local, State, or federal government employees. Just 6.8% are self-employed, and 0.17% are unpaid family workers.

By occupation, sales and related jobs account for the largest percentage of civilian employees, at 12.1%, followed by office and administrative support at 11.7%, and management positions at 10.7%. These are roughly comparable to the national numbers; nationally, sales and related occupations represent just under 11%; office and administrative support 13.7%; and management 10.7% of national civilian employment.

Sources: U.S. Bureau of the Census; The Nielson Company; Zimmerman/Volk Associates, Inc.

SUMMARY OF FINDINGS

The Planning Commission began its evaluation of the 2011 Comprehensive Plan following a thorough review of the document entitled, **An Analysis of Residential Market Potential for Hartland Township**. As indicated previously, this document was contracted by the Township for the purpose of serving as a resource in the update of the Comprehensive Plan, and the Planning Commission utilized this document throughout the process. Many other important factors relating to residential growth were considered, including improvements contained in the Capital Improvements Program, current and future water and sewer service needs, the status of the Safer Roads Plan, School District and other public facility locations, and the status of known development projects.

For purposes of this 2020-2021 Comprehensive Plan amendment, the Planning Commission maintained a focus on the residential elements of the 2015 Comprehensive Plan, with the knowledge that a full update would likely occur in the near future. Prior to beginning analysis of the individual designations however, the Residential Development policies were re-evaluated. Since the Residential Development policies provide important context, it was necessary to ensure that these Policies still reflected community views on neighborhood characteristics.

The Planning Commission then proceeded to evaluate each residential future land use designation individually, assessing the adequacy of each relative to the target markets described in the Zimmerman/Volk Analysis along with other related factors. Each residential designation was reviewed and updated, and the locations analyzed. The Future Land Use Map was updated to reflect the findings.

A Public Workshop was held to gain input on proposed changes prior to the required Public Hearing. The purpose was to provide ample opportunity for any issues or concerns to be heard before the draft document was finalized. Once the Planning Commission approved the draft 2015 Comprehensive Plan amendment, it was conveyed to the Township Board of Trustees for review and comment. The adoption of the 2015 Hartland Township Comprehensive Plan amendment was undertaken in accordance with all relevant provisions of Public Act 33 of 2008, the Michigan Planning Enabling Act.

In 2019, the Township Board approved a Retail Market Analysis by Gibbs Planning Group. In summary, the report found that Hartland can support the following increase in square footage of retail/restaurants and the amount of additional sales:

<i>Presently</i>	<i>116,800 square feet of retail/restaurants</i>	<i>\$35.4 million in sales.</i>
<i>By 2025</i>	<i>133,700 square feet of retail/restaurants</i>	<i>\$43 million in sales.</i>
<i>By 2035</i>	<i>159,500 square feet of retail/restaurants</i>	<i>\$50.7 million in sales.</i>

A general planning principal on development is for every acre of land, 10,000 square feet of commercial/restaurant could be developed. In cases of extreme wetlands/natural features, sometimes that figure can be as low as 6,000-8,000 square feet of commercial/restaurant development per acre of land. As indicated in the Retail Market Analysis, an additional 20-25 acres of commercial retail/restaurant development could be supported in Hartland Township through the year 2035. The report further indicated that walkability and mixed-use communities would have the most success.

In addition, the Township has reviewed and discussed several apartment complex developments. The 2014 Residential Market Analysis indicated the Township could absorb approximately 500 new units within the near future. Based on recent development trends, the Township determined too much land is currently designated in the Multiple-Family land use category on the Future Land Use Plan.

The Township has expressed an interest in having mixed-use developments that present walkable communities; based on findings of the Residential Market Analysis and Retail Market Analysis, as well as requests from the private sector. As a result, the Planning Commission has initiated the proposed amendments to the Future Land Use Map and Comprehensive Development Plan.

RESIDENTIAL DEVELOPMENT POLICIES

Hartland Township is expected to continue to be a desirable community in which to live and raise a family. The Township offers a unique blend of rural and suburban characteristics, and it should strive to preserve these existing qualities while at the same time encourage new residential development that will meet the needs of a future population. A variety of housing types, forms, sizes and costs are all necessary to accommodate a diverse and growing residential population and provide for the changes in lifestyles that such growth brings.

The following residential development policies should be followed when evaluating future residential proposals to ensure that such new development is compatible with the existing character of the Township, to provide housing opportunities for all lifestyles, and to offer the amenities typical of a healthy, active community.

1. Maintain large, landscaped buffer areas along major roadways to protect natural viewsheds and ensure the preservation of the rural character. This is especially important where a transition in land use intensity is separated by a roadway.
2. Preserve existing vegetation as much as possible. When vegetation must be removed or where a site has been previously cleared, new plantings should be installed to ensure that the development has a

lush, pleasing appearance that adds value to the future residents of the development, as well as to the Township as a whole.

3. Provide pedestrian amenities including sidewalks, pathways, and trail systems to encourage safe, convenient access to adjacent pedestrian networks, and facilitate walking, biking, and similar active, outdoor pursuits within the neighborhood itself. This is particularly important in medium and higher density neighborhoods.
4. Encourage varied housing types, forms, sizes and costs that complement the existing, surrounding development patterns and integrate with the natural environment.
5. Provide a landscape plan that includes street trees and plantings in all open and common areas within residential developments.
6. Where appropriate, encourage a mix of residential, retail and office uses that residents can safely walk to and from.
7. All internal streets and vehicular access routes should be paved and necessary infrastructure should be designed and installed in a way that minimizes negative visual impacts and protects community property values.
8. Where feasible, encourage clustering of homes in order to preserve natural features that add interest, environmental value, and wildlife habitat.
9. Encourage open space within all new residential developments in order to accommodate future infrastructure requirements, provide common areas, allow for recreational opportunities, and preserve unique natural features.
10. Design developments to provide road connections to adjacent developments.
11. Continue to promote high maintenance standards and encourage improvements within existing neighborhoods, as well as new residential developments, in an overall effort to ensure a quality living environment for all residents.

NONRESIDENTIAL DEVELOPMENT POLICIES

As the number of residential dwelling units continues to increase within the Township, there will be additional demand for nonresidential development as well. The Township will need to encourage the use of the following design objectives to ensure that new nonresidential development is compatible with and enhances the existing character of the Township.

1. Provide green open spaces that are visible from the adjacent road right-of-way serving the development site and from adjacent lower intensity use sites.
2. When possible, group buildings into campus settings with lawns, open spaces, and walkways encouraging pedestrian connectivity between buildings.
3. Provide pedestrian access throughout developments. Create sidewalks and pedestrian paths to carry pedestrians from automobile parking lots to buildings. Routes should be planned and provided to move pedestrians and non-motorized vehicles between adjacent buildings and sites.

4. Preserve natural vegetation as much as possible. When vegetation must be removed or where a site has been previously cleared, plantings should be provided to assure that the site will be an attractive amenity to the community and present a pleasing appearance from nearby sites and roads. The end results should be lush vegetation to complement the proposed structures on the site and exiting sites in the vicinity.
5. Utilize building materials that include brick, stone, and wood in combination with other customary building materials. The structures should be constructed so as to become a source of pride for the community. It is intended that new development establish a consistent theme or adhere to a theme previously approved by the Township.
6. Encourage development that is of a size and scale appropriate for its location in the community. It should also blend harmoniously with other development in the Township. The Township may consider increases in the scale and size of a development, including increases in building height, when exemplary architectural and site design features are provided and landscaping and/or decorative screening measures ensure compatibility with nearby lower intensity uses.
7. Provide parking areas that are carefully incorporated into the plans so as to avoid a wide expanse of parking lot separating commercial structures from the fronting roads. Landscaped yard spaces and islands should be placed so as to break up the expanse of large parking lots. Encourage, wherever practical, joint use and reciprocal parking areas to reduce the amount of hard surface materials and allow for full utilization of the existing parking areas.
8. Manage automobile traffic associated with the site so that only necessary vehicle drives and streets are constructed. Wherever practical, encourage joint access drives and streets in order to avoid unnecessary disruption of the natural environment, avoid excessive storm drainage runoff, minimize disruption of the existing traffic flow, promote best access management practices, and provide economical access solutions.
9. Promote clustering of sites to encourage preservation of natural features within a development.
10. Encourage the development of alternative energy and green industries within the community.

SETTLEMENT AREA DEVELOPMENT POLICIES

Much of the Township's rural, historic character derives from the Hartland Village and the Parshallville Settlement. Maintaining a balance between preserving these communities, while sustaining their continued viability, is imperative to protecting the heritage of Hartland Township. Every effort should be made to ensure that the unique qualities of these settlements continue to be preserved, and that new development proposed respects the size, scale, use and design of the existing land use and development patterns.

1. Encourage a viable mix of complementary retail, office, and residential uses. Create a retail-oriented mix of businesses that encourages an active pedestrian environment and promotes both convenience and destination shopping.
2. Encourage designs that are compatible in terms of materials, style, and scale, with the varied and interesting historic architecture in the Village.

3. Encourage one- and two-story buildings that allow a mix of uses by incorporating residential, commercial, and office uses. Locate and design buildings that are conducive to pedestrian activity. Promote a mix of uses by supporting retail on the first floor and allowing office and/or residential use on the second floor.
4. Maintain safe and attractive pedestrian connections between parking areas and the Village by providing designated sidewalks, landscaping, and pedestrian scale lighting.
5. Promote the Village as a Township-wide asset that enhances property values, community identity, and helps create a sense of place.
6. Promote development that reinforces the consistent use of traditional urban design and architectural design elements. Encourage development patterns that visually tie the area together. Require sidewalks and public spaces in the front of proposed development in order to allow for outdoor seating or other public congregation.
7. Encourage uses that avoid objectionable noise, glare or odors, and those that result in vibrant outdoor spaces and associated uses such as outdoor seating and street cafes.
8. Encourage reinvestment and redevelopment by providing incentives (density bonuses, parking waivers) for the creation of mixed-use development.
9. Strive to maintain the existing development pattern by establishing “build-to” lines, allowing alley vehicular access, and encouraging street/sidewalk orientation.
10. Locate off-street parking to the rear of the buildings. Avoid requiring parking in excess of that necessary to support a successful mixed-use business district by allowing shared parking. Carefully manage the relationship between parking and loading activities; maintain separations between pedestrian and vehicular traffic.
11. Continue to encourage activities such as street fairs, farmers markets, music on the plaza, and similar events that bring people into the Village and promote it as a Township-wide gathering area.
12. Maintain and encourage public and quasi-public land uses that enhance the framework of the Village.

AGRICULTURAL PRESERVATION AND ALTERNATIVE ENERGY RESOURCE DEVELOPMENT POLICIES

The existing land use map identifies areas of the Township known for agricultural use. With large tracts of land and a demand for alternative energy resources, there is an opportunity to preserve the agricultural land that helps define Hartland’s heritage, while creating an innovative economic development resource for the community. A map should be developed that delineates the areas of the Township that are considered “prime” for agricultural preservation.

1. Adopt ordinances and policies that promote continued use of farmland and discourage unplanned land divisions that hinder continued farming on prime agricultural sites.

2. Adopt ordinances and policies that promote alternative energy use in conjunction with the preservation of agricultural sites.
3. Minimize adverse impacts on agricultural lands adjacent to development areas by using appropriate buffer zones and site planning.
4. Provide and support local enterprises for economic viability and community networking, such as farm markets and on-site farm stands.
5. Adopt ordinances and policies that promote alternative energy that is consistent with the site and architectural standards of the community.

FUTURE LAND USE DESIGNATIONS

The Future Land Use Map graphically portrays Hartland Township's plan for development. Sixteen land use designations are included in the categories for assignment in the Future Land Use Plan. The land area comprised of designations are summarized in the table below. The descriptions of the uses often suggest design characteristics and site amenities that are determined to be desirable. For example, the notion of an "Estate Residential" designation is to help the reader visualize what an estate might look like with substantial yard areas surrounding a home in a rural setting. Those descriptions assist in the formation of Zoning Ordinance provisions and planned development agreements, and the translation of the established vision into land use regulations.

Category	Acres	Percent
Rural Residential (<i>1 unit per 3 acres</i>)	869.10	3.65%
Estate Residential (<i>1 unit per 2 acres</i>)	12,322.40	51.17%
Low Suburban Density Residential (<i>1 unit per 1- 2 acres</i>)	1,619.54	7.35%
Medium Suburban Density Residential (<i>1 unit per 1/2-1 acres</i>)	2,605.53	10.93%
Medium Urban Density Residential (<i>1 unit per 1/3-1/2 acres</i>)	935.13	3.92%
High Density Residential (<i>MFH Parks</i>)	166.40	0.70%
Multiple Family Residential (<i>1 unit per 1/8 acres</i>)	274.01	1.15%
Village Residential	179.60	0.75%
Village Commercial	17.50	0.07%
Special Planning Area	612.49	2.57%
Commercial	339.20	1.42%
Office	161.70	0.68%
Planned Industrial Research and Development	627.30	2.63%
Residential Recreation	1,281.20	5.38%
Public/Quasi Public	752.90	3.16%
Surface area of lakes and road right-of-way	1,066.00	4.47%
Total	23,830.00	100%

Single-Family Residential

Single-family residential land use has been and will continue to be the predominant land use within the Township. Approximately ~~48,600~~ **18,518.10** acres are planned for single-family residential use. Six intensities of single-family detached residential land uses have been included within this plan. Each of the single-family residential categories will permit development of similar land uses; however, the intensity of these uses will vary.

Certain nonresidential uses may be necessarily located in residential areas. For example, public and private schools, and churches can be successfully integrated under certain conditions. If future nonresidential uses are permitted, they should be controlled as special land uses and developed in accordance with existing zoning provisions, assuring that the site is adequately sized and designed to reduce any adverse impacts. In particular, such uses should be screened and buffered from adjacent residential areas. It should be noted that existing schools and parks are designated as Public/Quasi-Public.

New development adjacent to watercourses must be sensitive to the waterfront, and disturbance to existing natural features should be minimized. Adequate buffers and setbacks should be provided from the waterfront. New development, to the extent possible, should maintain the general scale and character of adjacent residential properties.

The densities indicated for the six intensities of single-family residential uses described below largely include area required for rights-of-way, utilities, and other public improvements.

Rural Residential

General Location. Several areas in Hartland continue to enjoy a rural lifestyle and coexist with agricultural uses. These areas have been planned for parts of the Township where large parcels of land have been preserved. All of the ~~869~~ **869.10** acres of planned for Rural Residential land uses are located north of M-59 and west of US-23 in the vicinity of the Parshallville settlement.

Intended Land Uses. The Rural Residential designation is planned to accommodate agricultural uses in combination with large lot residences. Agricultural uses are encouraged in the Rural Residential designation including crop production, the raising and keeping of domestic and farm animals, and similar agriculture-oriented uses. Also, based on the desire expressed by the Township to manage residential growth in a manner that maintains the predominantly rural character of the Township, the Rural Residential designation is intended to permit new residential development on larger pastoral lots.

Characteristics. To preserve the rural character of the Township, new development within the Rural Residential areas should be designed to protect existing natural and environmental features and compliment to the existing qualities. The Rural Residential designation is intended for residential development with an average density of three (3) or more acres per dwelling unit.

Estate Residential

General Location. This designation has been planned for ~~12,046~~ **12,322.40** acres, and is the predominate type of residential land use intended for the Township. It encompasses nearly half of the land in the Township at approximately 50%. In many respects, these areas are intended to be transitional in nature, accommodating both agricultural as well as large-lot residential uses.

Intended Land Uses. The Estate Residential areas are intended to provide for very low density residential development. Where appropriate, agricultural uses are also anticipated within this designation.

Characteristics. The Estate Residential designation is intended to permit new residential development on lots with an average density of two (2) or more acres per dwelling unit. Development within the Estate Residential designation should be considered as a transition area between the Rural Residential areas and the more intense single-family residential and nonresidential areas of the Township. The residential development within this designation should be designed to protect view sheds from adjacent roadways. It should also be buffered from adjacent lower intensity land uses, as well as from higher intensity uses. New Estate Residential development should have access to paved streets, interior sidewalks or other pedestrian amenities, and feature ample landscaping with open space and park areas.

Low Suburban Density

General Location. Approximately ~~4,677~~ **1,619.54** acres of land have been planned for future Low Suburban Density residential land use. The Low Suburban Density Residential designation is one of the larger designations in terms of land area in the Township. The two principal areas with this designation include land on the north side of M-59 on the eastern side of the Township, stretching from Clark Road to the eastern boundary, and around the perimeter of Long Lake.

Intended Land Uses. This land use designation has been planned to accommodate a low density, traditional, neighborhood form of residential use, and to function as a transition from the Estate Residential designation and other higher intensity residential and nonresidential land uses. Long term agricultural uses are not expected to be maintained in the Low Suburban Density Residential areas though a continuation of some uses is expected.

Characteristics. New development within these areas should be compatible with the established large lot building pattern. New development should be encouraged to provide through streets, ample landscaping, open space, park areas, and pedestrian amenities. Landscaped buffers should be provided between such development and M-59 and other major thoroughfares.

The Low Suburban Density Residential land use designation is intended for new residential development on lots with an average density of one (1) to two (2) acres per dwelling unit.

Medium Suburban Density Residential

General Location. This designation is also one of the larger land use categories; it has been planned for approximately ~~2,934~~ **2,605.37** acres of the Township. These areas include some of the most recent development in the community. Hartland Estates, San Marino Estates, Meadow View Estates, Autumn Woods and other similar single-family developments are all located within Medium Suburban Density Residential areas. This land use designation has been assigned to the areas adjacent to Tyrone Lake and Dunham Lake, as well as the areas adjacent to the Township waste water treatment plant. Other areas include the Clark and Dunham Road vicinities, where opportunities exist for somewhat higher densities.

Intended Land Uses. The Medium Suburban Density Residential areas are intended to provide for slightly denser neighborhoods with larger lot homesites. As indicated by the name, these neighborhoods tend to be more suburban, than rural, in character.

Characteristics. The Medium Suburban Density Residential designation will permit new housing development on lots with an average density of one-half to one (1) acre in area per dwelling unit.

Medium Urban Density Residential

General Location. The areas adjacent to Round, Handy and Maxfield Lakes, Millpointe subdivision, and Cobblestone Reserve site condominiums, are all included in the Medium Urban Density Residential designation. The undeveloped land northeast of the Clark and Dunham Road intersection, as well as southwest of the Old US-23 and Bergin Road interchange, is part of this designation which when combined totals approximately ~~944~~ **935.13** acres.

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

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

High Density Residential

General Location. This land use designation has been planned for ~~466~~ **166.4** acres of the Township. The identified area currently supports a single high density residential development and no other such uses are anticipated.

Intended Land Uses. Uses intended for the High Density Residential designation are manufactured home parks.

Characteristics. Development within this designation provides an important housing alternative. Similar to other neighborhoods, such uses should include adequate buffers and landscaping both to create an attractive environment, as well as to provide screening from differing uses. Manufactured home parks, due to the densities, should have access to public sewer and water service, and related infrastructure such as a developed road system. In the High Density Residential designation, land can be developed with a minimum lot area of 4,000 square feet.

Multiple-Family Residential

General Location. Multiple-Family Residential land uses are planned for approximately ~~574~~ **274.01** acres within the Township. Attached condominium complexes and the existing apartment complex are found in this designation. It specifically includes the condominiums east of Hartland Road and south of Dunham Road, and the Oakbrook Apartment complex south of M-59 and west of Old US-23. Undeveloped areas for Multiple-Family Residential include lands north of M-59 and east of Clark Road, significant areas within the Waldenwoods Resort complex, and areas adjacent to the Planned Industrial R&D designation at the Clyde Road interchange.

Intended Land Uses. The Multiple-Family Residential designation is considered appropriate for land that is bordered on one or more sides by nonresidential uses and on the other sides by lower intensity single-family designations. The Multiple-Family Residential designation can serve as a buffer between higher intensity uses and single-family uses.

Characteristics. Multiple-Family Residential developments may consist of attached single-family homes, townhouses, or one to two story apartment buildings. New developments should have access to a paved primary road and have paved internal streets, along with amenities including open space and park areas, sidewalks, and infrastructure built to an adequate capacity. Landscaped buffer areas should be provided

between the multiple-family use and adjacent single-family residential uses. Multiple-Family Residential areas are intended to permit developments with a maximum density of eight (8) units per acre.

Settlement Areas

There are two distinct historic settlement areas in Hartland Township; the Hartland and the Parshallville settlements. While both of these areas have similar characteristics and historic significance within the Township, their development patterns differ. Future land use designations for these areas are described as follows:

Hartland Settlement Area Within the Hartland Settlement Area, two types of land use patterns are envisioned: Village Residential and Village Commercial. Both designations are intended to facilitate preservation of the traditional development patterns and existing buildings within the area:

Village Residential

General Location. The Village Residential category is generally located between Crouse Road and School Street outside of Avon Road throughout the Settlement Area.

Intended Land Uses. The Village Residential category within the Hartland Settlement is intended to recognize the established residential grid pattern that has evolved over the years, as well as encourage new residential uses with the same types of characteristics.

Characteristics. Buildings within this category should be designed to complement the historic character of the settlement. Sidewalks, street trees, and other traditional neighborhood amenities should be required. In addition to allowing new residential construction, the Township should continue to encourage the preservation and rehabilitation of the existing housing stock. New residential development within the Hartland settlement area should be at a density compatible with the surrounding uses.

Village Commercial

General Location. The Village Commercial designation is located along both sides of Avon Road through the Settlement area.

Intended Land Uses. This designation is intended to recognize the mixture of retail, office, and residential use along Avon within the Hartland Settlement.

Characteristics. New land uses should be designed to complement the existing architecture and established development pattern of the Hartland Settlement. Nonresidential uses should have a low impact on the surrounding residential area and generate low traffic volumes. New development should provide traditional village amenities such as sidewalks, street trees, and other streetscape improvements. The preservation, rehabilitation, or adaptive reuse of existing structures should be encouraged.

Parshallville Settlement Area Within the Parshallville Settlement Area, two distinct types of land use patterns have developed and are planned to continue in the future. These land use designations include Village Residential and Village Commercial. Both designations are intended to permit new development while encouraging the preservation of the established character. These designations are described as follows:

Village Residential

General Location. This designation encompasses the majority of the Parshallville Settlement.

Intended Land Uses. This designation is intended to permit new residential development.

Characteristics. New development should be compatible with the established development pattern and have access to a primary road and have paved streets and sidewalks.

Village Commercial

General Location. A limited amount of commercial land uses exist within the Parshallville Settlement area. Due to the limited amount of area available within the Settlement to accommodate additional commercial uses and parking, new commercial land uses should include only those areas that have historically been utilized as such.

Intended Land Uses. This land use designation is intended to permit limited commercial land uses within the Parshallville Settlement area.

Characteristics. Commercial land uses permitted within this designation should have a minimum impact on traffic volume.

Commercial

General Location. With the projected increase in population within the Township, and the retail and service demands that will be created by the increase, approximately ~~417~~ **339.20** acres have been planned to accommodate future commercial land uses. The majority of commercial land uses within the Township are concentrated around the M-59 and US-23 interchange. This is the most intensive commercial area in the Township. Such uses should remain close to the interchange and not sprawl along M-59. Other smaller areas of commercial land uses are planned at the US-23 and Clyde Road interchange as well as on the west side of Old US-23, between Crouse Road and M-59.

Intended Land Uses. Land uses in this category are intended to provide for both the sale of convenience goods and personal/business services for the day-to-day needs of the immediate neighborhood and provide for auto-oriented services, customer and entertainment services, and the sale of soft lines (apparel for men, women and children) and hard lines (hardware, furniture and appliances). As the community and region continues to grow, there will be additional demand for commercial uses within the Township.

Characteristics. Commercial development should be of a high quality architectural design with generous landscaping and screening from adjacent lower intensity uses. Parking areas should be limited to the minimum amount necessary to service the proposed land use, be broken up with large planting strips and landscaped islands, and provide safe and efficient circulation. The Township should encourage access management by limiting the number of curb cuts along major thoroughfares and encouraging cross access between developments.

Office

General Location. Future office land uses have been planned for approximately ~~161~~ **161.70** acres of the Township. Office land uses have been located in areas that contain existing office development as well as in areas that have high visibility along M-59, between Clark Road and Bullard Road.

Intended Land Uses. This classification is intended to permit the construction of professional and medical office complexes, municipal buildings, and other low intensity commercial uses that are accessory to office uses (such as quick-printing, copying and mailing businesses).

Characteristics. New office developments should incorporate adequate landscaping and buffers and have a high quality architectural appearance. Future office developments should not exceed three stories in height to ensure compatibility with surrounding land uses.

Planned Industrial Research and Development

The word “Planned” in this designation’s name is intended to convey the Township’s intentions to partner with private developers or public entities in the creation of planned developments consistent with the provisions of the Michigan Zoning Act and the Township’s Zoning Ordinance. In anticipation of population growth and the resulting demand such growth will place upon Township services, additional nonresidential land use areas will be required. These uses will help stimulate the local economy, provide jobs, and contribute to a diverse tax base in order to facilitate Township growth and allow it to continue to provide the quality of service its residents have grown to expect.

General Location. On the Future Land Use Map, PIRD has been planned for approximately ~~627~~ 627.3 acres of the Township. Two distinct areas have been designated for future Planned Industrial Research and Development. These areas are the Clyde Road and US-23 interchange and the Old US-23 corridor, south of M-59.

Intended Land Uses. The PIRD designation is intended to permit industrial land uses that consist of small parts fabrication, research and development testing firms, laboratories, electronics firms, and office research uses. Such uses typically do not produce the negative effects often associated with heavy industrial development, such as noise, glare, odor, dust, heavy truck traffic, and fumes. Industrial uses envisioned for the Township will be generally conducted within a completely enclosed building with minimal or no outdoor storage areas. The PIRD category is also intended to permit office complexes, including medical facilities, financial institutions, public and private recreational facilities, and ancillary services that support the planned industrial research uses.

Characteristics. Planned industrial research and development facilities should be located in areas where an adequate level of infrastructure exists, thus providing for access to water and/or sewer services, paved roads, and highway interchanges. When necessary, the design of such facilities should incorporate buffering from lower intensity uses.

Clyde Road and US-23 Interchange Area. New facilities at this interchange should be developed as a planned development within a campus-like setting with generous landscaping and attractive buildings. Such development should not contain uses that create heavy truck traffic, noise, glare, or emissions that are typical of most industrial areas. In particular, the Township should encourage adequate landscaped areas, and open space or natural buffers between planned industrial areas and adjacent residences.

Old US-23 Area. This area has historically been used for industrial purposes and the Township should continue to support those existing light industrial/technology uses while encouraging new, complementary uses of an appropriate size and scale. Since this area is highly visible from both Old US-23 and US-23, generous landscaping and high quality architectural design should be encouraged. Outdoor storage and industrial yards should appropriately screened from view.

Residential Recreation

General Location. This land use designation encompasses ~~1,281~~ **1,281.20** acres in area and has been planned for the Waldenwoods Resort and Majestic Golf Course located north of M-59 and west of US-23.

Intended Land Uses. Land uses in this category include single-family residences, multiple-family residences, campgrounds, golf courses, banquet facilities, outdoor driving ranges, clubhouses, hotels, bike paths, pedestrian trails, and athletic fields designed and operated in a planned and unified manner. Integrated design and preservation of the natural landscape is crucial to successful development within this designation.

Characteristics. The location specified includes many interesting natural features including woodlands, wetlands, lakes, ponds, all situated within a picturesque rolling topography. Lake Walden, one of the most scenic lakes in the Township, is the dominant natural feature in this area. Any new development proposed should be designed to be sensitive to existing uses and respect the environmental context.

Public / Quasi-Public

General Location. Approximately ~~752~~ **752.90** acres of land within the Township have been designated for public and quasi-public land uses. Government offices, fire stations, schools, churches, cemeteries, parks, and Township or municipal property such as the water and waste water treatment plant are included in this designation. Such uses, by nature, are not usually limited to a specific zoning district or development area since flexibility in siting public facilities is essential. Moreover, these uses are generally considered to be compatible with most land uses within the Township.

Intended Land Uses. This designation includes the varied forms of public and quasi-public uses referenced previously that are critical to healthy, functioning communities. Such uses generally are determined to be complementary in nature and do not necessarily conflict with residential land uses.

Characteristics. The design of new public and quasi-public uses should be consistent with the established building pattern, of quality design, and include generous landscaping and pedestrian amenities. Public and quasi-public uses under the jurisdiction of the County, State, or Federal government, or other public entities, should be developed only in close consultation with the Township.

M-59 / Pleasant Valley / Fenton Road Special Planning Area

The Planning Commission designated a Special Planning Area (SPA) on the west side of the M-59 intersection at Pleasant Valley/Fenton Road. It is the intention of the Planning Commission to work closely with the landowners in that area to establish the terms of an agreement for a mixed-use planned unit development (PUD). About 149 acres are included in the SPA.

The Commission has agreed that the SPA should have a density that is flexible. Overall, the SPA shall have a base density of four (4) dwellings per acre.

The Planning Commission has determined that the PUD can be created within an environment that encourages pedestrian linkage between activity nodes and resource features. The following principles have been agreed upon for the SPA:

1. Development within the Special Planning Area shall provide for a variety of housing forms (for example, single-family, townhouses, condominiums, apartments and senior housing), along with retail, office recreation and entertainment space.
2. Development within the Special Planning Area shall provide for public facilities and other neighborhood amenities.
3. Development within the Special Planning Area shall provide pedestrian and vehicular links between internal land uses and adjacent property not necessarily located within the SPA.
4. Development within the Special Planning Area shall comply with the Township's goal of to creating walkable pathways to the Township settlement areas and other public and private facilities.
5. New development shall be designed to harmoniously coexistence with pre-existing historical and natural features within the Township.
6. New development proposed for the Special Planning Area must include landscape, streetscape, traffic and architectural solutions that are superior in design and visual enhance the community. Design that respects the existing historic features is essential.

M-59/Cundy Road /Hartland Glen Golf Course Special Planning Area.

The Planning Commission designated a Special Planning Area (SPA) on the south side of the Cundy Road and south of M-59 intersection at Pleasant Valley/Fenton Road. It is the intention of the Planning Commission to work closely with the landowners in that area to establish the terms of an agreement for a mixed-use planned unit development (PUD). Approximately 385.09 acres are included in this Special Planning Area.

The Commission has agreed that the SPA should have a density that is flexible. Overall, the SPA shall have a base density of four (4) dwellings per acre. However, the Commission agrees that a high density is more desirable in the northern portion of the site while a lower density is more desirable in the lower portion of the site. The surrounding properties in the northern portion of the site are at a much higher density when compared to the surrounding properties along the southern portion of the site. As a result, up to 25% of the density may be increased in the northern portion of the site (up to five (5) dwelling units per acre), if the southern portion of the site is decreased by 25% (up to three (3) dwelling units per acre). Overall, the entire site shall remain at four (4) units per acre.

The Commission has agreed that if the developers of the SPA are able to include certain desirable design features that significantly enhance the appearance and function of the site, additional "bonus" density dwelling units can be awarded to the development as an incentive to promote a high-quality development. However, such a "bonus" density will only be awarded at the discretion of the Township in accordance with established development regulations of the Township and State of Michigan.

The Commission has determined that the PUD can be created within an environment that encourages pedestrian linkage between activity nodes and resource features. The following principles have been agreed upon by the Commission for the SPA:

1. *Development within the Special Planning Area shall provide for a variety of housing (for example, single-family, townhouses, condominiums, apartments and senior housing), retail, office, recreation and entertainment space.*
2. *Developments within the Special Planning Area shall provide for public facilities and other neighborhood amenities.*
3. *Special Planning Area shall provide pedestrian and vehicular links between land uses and adjacent property (that may not be directly included within this Special Planning Area development).*
4. *Special Planning Area shall also coordinate with the Township's goal to create walkable pathways to the Township settlements and other public and private facilities.*
5. *Developments shall be developed in harmonious coexistence with the pre-existing historical and natural features within the Township.*
6. *Special Planning Area shall include landscape, streetscape, traffic and architectural solutions that are superior to typical design and visually enhancing the local community with sensitivity to the historic features in the Township.*

M-59/Old US 23 Special Planning Area.

The Planning Commission designated a Special Planning Area (SPA) on the southwest corner of the M-59 intersection at Old US 23. It is the intention of the Planning Commission to work closely with the landowners in that area to establish the terms of an agreement for a mixed-use planned unit development (PUD). Approximately 77.9 acres are included in this Special Planning Area.

The Commission has agreed that the SPA should be planned for a base density of up to four (4) dwellings per acre. The vision for this area is to establish a mixed-use development that contains a mix of residential, office, and commercial development to create a walkable and pedestrian oriented development.

The Commission has agreed that if the developers of the SPA are able to include certain desirable design features that significantly enhance the appearance and function of the site, additional "bonus" density dwelling units can be awarded to the development as an incentive to promote a high-quality development. However, such a "bonus" density will only be awarded at the discretion of the Township in accordance with established development regulations of the Township and State of Michigan.

1. *Development within the Special Planning Area shall provide for a variety of housing (for example, single-family, townhouses, condominiums, apartments and senior housing), retail, office, recreation and entertainment space.*
2. *Developments within the Special Planning Area shall provide for public facilities and other neighborhood amenities.*
3. *Special Planning Area shall provide pedestrian and vehicular links between land uses and adjacent property (that may not be directly included within this Special Planning Area development).*

4. *Special Planning Area shall also coordinate with the Township's goal to create walkable pathways to the Township settlements and other public and private facilities.*
5. *Developments shall be developed in harmonious coexistence with the pre-existing historical and natural features within the Township.*
6. *Special Planning Area shall include landscape, streetscape, traffic and architectural solutions that are superior to typical design and visually enhancing the local community with sensitivity to the historic features in the Township.*

Natural Resource / Conservation Recreation.

Along with the many ponds, lakes, and wetlands found through Hartland Township, the landscape is traversed with watercourses of various types. These water resources contribute significantly to the character of the community and enhance its reputation as a desirable place to live. Providing for residential development in proximity to water resources, however, comes the potential for degradation of that very resource, and the unfortunate consequences can include environmental contamination, a diminishment in aesthetic appeal, and a corresponding loss of property value. Specific examples of damage that can occur include soil erosion from storm water runoff, well contamination from improperly operating septic systems, and lake contamination from excessive sedimentation. In order to reduce the potential for such loss, development proposed in proximity to sensitive water resources must be undertaken in an environmentally sound manner, in a way designed to reduce the potential for contamination.

The environmentally sensitive areas in the Township are identified on the Opportunities and Constraints Map contained in the Comprehensive Plan. This Map identifies the larger lakes and significant watercourses; however, it is not the purpose of a Future Land Use Plan to document all such constraints on individual parcels. This Future Land Use Plan, instead, sets forth a Natural Resource/Conservation Recreation designation that is intended to apply to those areas containing water resources such as the land around ponds and lakes, adjacent to streams, and in proximity to wetlands. Its purpose is to specify that development taking place in these sensitive areas, regardless of the designation shown on the Future Land Use Map, is undertaken in an environmentally safe and sustainable manner.

Considering that many units have been constructed on the numerous lakes in Hartland Township, and that many have chosen to live in Hartland specifically for this particular amenity, it is important to balance the live-ability of these areas with protection of the resource. Though other governmental entities, including the Michigan Department of Environmental Quality, the Livingston County Drain Commission, and the Livingston County Health Department, have the larger responsibility for protecting water resources, the Township can consider both policy and regulatory measures that allow for development while also protecting important resources. These include minimizing construction that negatively impacts water resources, requiring municipal water and sewer for new residential development adjacent to lakes, and requiring conservation easements over recharge areas. For the purpose of the Comprehensive Plan in general, the following descriptions are provided:

Conservation Recreation. The areas adjacent to the fragile watercourses within the Township are designated Conservation Recreation. These areas are intended to serve as a buffer that minimizes the adverse impact of new or existing development along these watercourses. The areas considered Conservation Recreation are an underlying land use and is not part of the Future Land Use Categories.

Lakes / Streams. The Township has thirteen (13) significant water bodies that are connected through an extensive watercourse network. The Lakes and Streams are considered an underlying land use and are not part of the Future Land Use Categories.



Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Robert M. West, Township Manager

Subject: Township Staffing Reorganization

Date: May 12, 2021

Recommended Action

Approve the Manager's recommendations for staffing reorganization and associated budget amendment as presented

Discussion

Manager West is recommending the following changes as part of a cost saving staffing reorganization:

- Defer the replacement of the former Township Project Coordinator position: The Communication Director, Public Works Director and Receptionist have all collectively expanded their span of control to absorb the former Project Coordinator tasks. Manager West is recommending deferring the Project Coordinator replacement currently as a result.
- Manager West is recommending the Communication Director be authorized for an additional 200 hours of work as deemed necessary depending on the workload. The position responsibilities have been expanded to include championing the digital media streaming programs. The position also includes managing the cable operators and cable television resources.
- The Receptionist has increased job scope by absorbing the day-to-day reporting and information distribution tasks associated with the manager. The position has also inherited data acquisition for special projects, reports, and recordkeeping as needed per the Township Manager. Manager West is recommending an increased wage for this position to \$15.00/hr. as a result.
- The Township Assessor position is currently classified as a range 7 in the Township pay grade. Manager West is recommending the restoration of the Assessor position to range 8 of the other Directors. The position was reclassified due to a personnel anomaly circa 2017, and subsequently remained ever since.

If approved, the net result of the staffing reorganization is projected to save \$50,927.46 annually to the Township budget. An internal budget amendment will be required to transfer the appropriate funds to complete the process.

Manager Recommendations:

Defer replacing Project Coordinator position	\$ (58,289.00)
Increase Communication Director hours by 200 hrs./yr. or 4hrs/wk.	\$ 6,241.55
Increase Receptionist from step 2 of pay grade 2 (\$14.32/hr.) to \$15.00/hr.	\$ 1,119.99
Reclassify Township Assessor to pay grade 8 at existing pay	\$ -
Annual savings projection:	\$ (50,927.46)

Financial Impact

Is a Budget Amendment Required? ☒ Yes ☐ No

101-577-702.000 Communication Director Salary
101-577-715.000 Employment Taxes

INCREASE: \$6,241.55
INCREASE: \$477.48

101-172-706.000 Receptionist Wages
101-172-704.000 Project Coordinator Wages
101-172-715.000 Administration Payroll Taxes (Net)
101-172-716.000 Administration Employee Benefits
101-172-718.000 Administration Retirement

INCREASE: \$1,119.99
DECREASE: (\$41,617.00)
DECREASE: (\$3,098.02)
DECREASE: (\$9,327.00)
DECREASE: (\$4,161.70)

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Robert M. West, Township Manager

Subject: Park Rules Review

Date: May 6, 2021

Recommended Action

Provide Township Manager with feedback regarding current park rules and regulations

Discussion

Manager West would like to take the opportunity to review the current park ordinance and rules and regulations. Board feedback regarding potential changes will benefit the community moving forward.

Attachments

Park Rules and Regulations

Park Ordinance

**TOWNSHIP OF HARTLAND
ORDINANCE NO. XX
PARKS AND RECREATION ORDINANCE**

TOWNSHIP OF HARTLAND ORDAINS:

SECTION 1.0 TITLE

This ordinance shall be known and cited as the "Parks and Recreation Ordinance".

SECTION 2.0 PURPOSE

An Ordinance to protect the public health, safety and general welfare of Hartland Township residents by establishing regulations related to the operation, control and management of parks and recreation areas owned by Hartland Township, Livingston County, Michigan; to provide penalties for the violation of said ordinance; and to repeal all ordinances or parts of an ordinance in conflict therewith. The Hartland Township Board may, at any time, amend these rules and regulations, as needed, in the future.

SECTION 3.0 DEFINITIONS

As used in this Ordinance:

- 3.1 "Board" shall mean the Hartland Township Board of Trustees
- 3.2 "Park" shall refer to any park, open space, arena, special-use area, trail corridor or any other area owned, improved, maintained, operated or otherwise controlled by Hartland Township for recreation or natural resource preservation purposes.
- 3.3 "Permit" shall mean the written permission obtained from Hartland Township to carry out certain activities.

SECTION 4.0 PARK RULES / USE

- 4.1 Rules: The Township Board may, by resolution, adopt rules and regulations for the day to day operation of the parks. Such rules and regulations shall be entitled "Park Rules and Regulations." The Township Board reserves the right to periodically amend the Rules and Regulations at their discretion.
- 4.2 Park Hours: Parks shall be open to the general public as outlined in the Park Rules and Regulations. No person shall enter or remain in a park after the posted closing hours.
- 4.3 Closing of Facilities: The Township Board, Public Works Director or an on-duty police/fire supervisor is authorized to close a park or portion thereof at any time for the protection of park property or the public's health, safety or welfare. During such periods of time as the park or portions thereof are closed, these closings shall be prominently posted and it shall be unlawful for anyone to enter upon or occupy such park or portions thereof contrary to the posted regulations.

4.4 Park Use: Both active and passive recreational activities are permitted in the parks within designated areas as outlined in the Park Rules and Regulations. Specific activities may require a Permit issued by the Township.

SECTION 5.0 ENFORCEMENT AND PENALTIES

Violation of this general ordinance of any specific facility or activity regulation could result in expulsion from the parks and possible prosecution in court, where applicable. Enforcement of this Ordinance and the Park Rules and Regulations shall be at the Township's sole discretion.

SECTION 6.0 DISCLAIMER

Every person who enters, remains in and travels within a Township park does so at their own risk. The Township is not responsible for any injury, accident or other calamity that might occur to any person present in a Township park. Any person who enters, remains in and travels within a Township park hereby releases, waives, indemnifies and holds harmless the Township for, from and against any injury, damages, causes of action, claims, costs and expenses associated with, relating to and/or involving the park. Such waiver, release and hold harmless provision shall apply not only to the Township, but also to any Township employee, officer, official, designee or agent.

TOWNSHIP OF HARTLAND
PARKS RULES AND REGULATIONS

SECTION 1.0 DEFINITIONS

1.1 As used in this Policy:

- A. Board: The Hartland Township Board of Trustees
- B. Director: The Public Works Director in charge of administering and enforcing the provisions of the Park and Recreation Ordinance.
- C. Motor Vehicle: Any and all kinds or types of motor driven or motor propelled automobiles, trucks, motor cycles, motor scooters, mopeds, snowmobiles, go-cart, and any kind or type of off-road or all-terrain vehicle.
- D. Park: Any open space, arena, special-use area, trail corridor or any other area owned, improved, maintained, operated or otherwise controlled by Hartland Township for recreation or natural resource preservation purposes.
- E. Permit: The written permission that must be obtained from Hartland Township to carry out certain activities.

SECTION 2.0 PRESERVATION OF PROPERTY AND NATURAL FEATURES

- 2.1 No person shall injure, deface, disturb or befoul any part of the park nor any building, sign, equipment or other property found therein.
- 2.2 It is forbidden within any park to cut, remove or destroy any tree, sapling, seedling, bush or shrub, whether alive or dead, or chip, blaze, box or break or remove any foliage, flower or any tree or shrub, or pick, gather, uproot, remove or destroy any flower, plant or grass; or to remove or cause to be removed any sod, earth, humus, peat, boulders, gravel or sand, unless a special written permit has been granted by the Township.
- 2.3 No person shall deposit, permit or suffer to be deposited, in any part of any park, any garbage, ashes, sewage, refuse, waste or other noxious material, otherwise than in receptacles provided for such purposes; nor dump any earth or other materials within the Park.

SECTION 3.0 HUNTING, FISHING AND MOLESTING WILDLIFE

- 3.1 No person shall, within any park, hunt, trap, catch, wound or kill or treat cruelly any bird or animal, or rob any nest of any bird, or any lair, den or burrow of any animal, or attempt to do the aforementioned actions.
- 3.2 Except as provided by law, no person shall possess or discharge any firearms, fireworks, explosive substances or air rifles within the park without a specific permit from the Township, or when specifically permitted by Law.

SECTION 4.0 GENERAL CONDUCT

- 4.1 Behavior: No person shall engage in any noise, boisterous, disorderly or indecent conduct, or in any manner disturb the peace or good order of the Community within the Park; nor shall any person do any indecent, lascivious, lewd or improper act therein. No person shall annoy, harass, or inflict property damage, or bodily injury upon another person or persons. Sleeping or protractedly lounging on seats or benches or other park areas is prohibited.
- 4.2 Minors: No parent, guardian or custodian of a minor shall permit or allow such minor to do any act or

thing in any township park or facility prohibited by the provisions of this article. Parents, guardians and custodians of minors shall be held responsible for the acts of said minors.

4.3 Sound: The use of loud speakers, public address systems, or sound amplifying equipment is prohibited without a permit. Excessively loud radios, televisions or other equipment are also prohibited.

4.4 Camping: No person shall light or maintain an open fire, nor establish or maintain any camp or other temporary lodging place in the park without prior approval from the Township.

4.5 Water: No person(s) shall swim, wade or bathe in any body of water in a park. Launching a boat into any body of water on park property, or transporting a boat across park property for purposes of launching the boat on an adjacent body of water is strictly prohibited.

4.6 Park Hours of Operation: All Hartland Township parks are open from sunrise to sunset unless otherwise permitted through the Township Public Works Department. The park facilities are classified as seasonal and are generally not open to the public during the winter season.

4.7 Additional Rules: The Public Works Director may enforce additional rules and regulations pertaining to the conduct and use of parks as are necessary to administer the same and to protect public property and the safety, health, morals and welfare of the public.

SECTION 5.0 ANIMALS

5.1 Pets, specifically defined as domesticated dogs and cats, shall be controlled and on a chain or retractable leash not exceeding twenty (20) feet in length, except in areas where off-leash activities are designated. No pet shall be destructive to other birds and animals. This section does not apply to guide, leader, hearing and service animals.

5.2 The horses and the riding of horses or other animals is prohibited in Township Parks.

5.3 It shall be unlawful for any owner of any pet to allow or permit such animal to soil, defile, defecate, or to commit any nuisance within any park, unless:

Such owner shall immediately remove any droppings deposited by such animal by any sanitary method, and for such purposes, shall possess a container of sufficient size to collect and remove the above-mentioned droppings. Such owner shall deposit said droppings or container of droppings in a receptacle ordinarily used for garbage or waste and covered by a lid, or in an otherwise lawful and sanitary manner.

SECTION 6.0 TRAFFIC CONTROL

6.1 A speed limit of ten miles per hour (10 M.P.H.) is prescribed for all parks.

6.2 No person shall ride or operate any motor vehicle(s) in any area of the park other than on the driveway and in designated areas. No vehicle, including off-road type vehicles, shall be driven in the park except upon roads or trails for that purpose.

6.3 No person shall park, store or cause to remain any motor vehicle overnight in any park owned by the Township without written permission of the Township. The vehicle may be towed at the owner's expense.

SECTION 7.0 PERMITS.

- 7.1 Permits may be granted for certain activities in parks owned by the Township. Permits shall be applied for and approved at the Township.
- 7.2 Applications for permits may be subject to a fee and other specific rules and regulations as determined by the Public Works Director. Permit applicants may be required to obtain insurance and/or security bonds prior to events.
- 7.3 The following activities are unauthorized without a permit obtained through the Township:
- A. To erect a structure, booth, tent or signage on park property;
 - B. The exclusive or special use of all or portions of park areas, buildings, trails, or for the use of park areas and facilities when they are otherwise closed to the public;
 - C. Any activities or special use which can reasonably be expected to have twenty-five (25) or more persons involved;
 - D. Use of a loudspeaker, public address system, amplifier or other sound amplifying device during approved events;
 - E. Special events where alcoholic beverages will be served, consumed or displayed;
 - F. Firework displays by licensed professionals;
 - G. Vending activities, solicitation of business, fundraising activities;
 - H. To bring, land or cause to ascend or descend or alight within or above any Hartland Township property, any airplane, helicopter or other controllable apparatus for aviation including all unmanned aerial vehicles.
 - I. Notwithstanding any of the provisions of this article, the Public Works Director may grant specific use permits for particular purposes when, in the opinion of the Public Works Director, such use deserves special consideration

SECTION 8.0 DISCLAIMER

- 8.1 Every person who enters, remains in and travels within a Township park does so at their own risk. The Township is not responsible for any injury, accident or other calamity that might occur to any person present in a Township park. Any person who enters, remains in and travels within a Township park hereby releases, waives, indemnifies and holds harmless the Township for, from and against any injury, damages, causes of action, claims, costs and expenses associated with, relating to and/or involving the park. Such waiver, release and hold harmless provision shall apply not only to the Township, but also to any Township trustee, employee, officer, official, designee or agent.

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