



# Planning Commission

Larry Fox, Chairperson      Joseph W. Colaianne, Trustee  
Michael Mitchell, Vice-Chairperson      Keith Voight, Secretary  
Michelle LaRose, Commissioner      Sue Grissim, Commissioner  
Tom Murphy, Commissioner

**Planning Commission Meeting Agenda**  
**Hartland Town Hall**  
**Thursday, September 10, 2020**  
**7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Call to Public
6. Public Hearing
  - a. Site Plan with Special Land Use Application #20-009 (Undercoating Business)
7. Old and New Business
8. Call to Public
9. Planner's Report
10. Committee Reports
- [Brief Recess]
11. Work Session
  - a. Future Land Use Amendments – Hartland Glen Golf Course
12. Adjournment

# Hartland Township Planning Commission Meeting Agenda Memorandum

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

**Subject:** Site Plan with Special Land Use Application #20-009 (Undercoating business)

**Date:** September 3, 2020

## Recommended Action

**Move to recommend approval of Site Plan with Special Land Use Application #20-009**, a request to establish an undercoating business as a special land use, at 10055 Bergin Road, in Hartland Commerce Center. The recommendation for approval is based on the following findings:

1. The proposed special land use, undercoating, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6 (Special Uses) and Section 4.59 (Automobile Repair-Major), as undercoating is permitted as a special land use in the LI-Light Industrial zoning district.
2. The proposed use is compatible with the existing and future land uses in the vicinity and is consistent with the plans previously approved by the Township for Hartland Commerce Center.
3. The proposed use is compatible with the Hartland Township Comprehensive Plan, which designates this area as Planned Industrial Research and Development (PIRD). The intent of this designation is to accommodate light industrial land uses which are similar in nature to those currently permitted in LI-Light Industrial zoning.
4. The proposed undercoating business is located in an established development, the Hartland Commerce Center, which is currently served by public sewer and private well. The proposed use will be adequately served by existing essential facilities and public services, and the Fire Department has no objection.
5. The proposed use will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, or the public welfare. The undercoating process takes place in a fully enclosed building, and the applicant has provided a Pollution Incident Prevention Plan (PIPP) to the Fire Department.
6. The proposed use will not create additional requirements at public cost for public facilities as the commerce center, where the proposed business is located, is currently served by public sewer and private well.

## Approval is subject to the following conditions

1. The proposed Special Land Use, undercoating, 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 September 3, 2020. Revised plans if necessary, shall be subject to an administrative review by the Planning staff prior to the issuance of a land use permit.

3. A land use permit is required for the proposed special land use.
4. 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.
5. (Any other conditions the Planning Commission deems necessary)

## **Discussion**

Applicant: John Partyka

### **Site Description**

The applicant intends to establish an undercoating business for vehicles in an existing condominium unit (Unit 11), addressed as 10055 Bergin Road, in the Hartland Commerce Center. The commerce center is comprised of twelve (12) buildings, each with six (6) condominium units, and is located west of Old US-23 and north of Bergin Road, in Section 28 of Hartland Township. The proposed business (Unit 11) is in the first row of buildings, in the middle building, facing Bergin Road (Parcel ID #4708-28-303-011). The property associated with Hartland Commerce Center is zoned LI-Light Industrial.

Adjoining properties to the north and east are zoned LI and are vacant with the exception of the property addressed as 1031 Old US-23 (Parcel ID #47080-28-300-033), which is a building supply company. Cobblestone Preserve Planned Development, a single-family subdivision, adjoins Hartland Commerce Center on the west and is zoned PDSR (Planned Development). South of Bergin Road, the zoning is CA-Conservation Agricultural, and the use is agricultural.

The 2015 Future Land Use Map designates Hartland Commerce Center as Planned Industrial Research and Development (PIRD).

### **Overview and Background Information**

Following is a summary of the history of the property.

#### **Site Plan Application #290 (Phase I of Hartland Commerce Center)**

On July 27, 2000, the Planning Commission recommended approval of SP #290 with conditions, for Phase 1 of Hartland Commerce Center. The request was to establish a commerce complex and construct six (6) office and warehousing/manufacturing buildings, each building being 8,640 square feet in area. Each building has six (6) units. The buildings in Phase 1 are arranged in two (2) rows, with three (3) buildings in each row, and located near Bergin Road. The Township Board approved SP #290 on August 15, 2000. Construction of the complex began in 2001 under Land Use Permit #5724.

In 2002 the developer submitted a proposal to the Township for the conversion of the light industrial complex to a condominium development. On June 13, 2002, the Planning Commission recommended approval of the request. The Township Board approved the request on July 2, 2002 as a modification of SP #290, to convert the complex to a condominium development.

#### **Site Plan Application #355 (Phase II of Hartland Commerce Center)**

In 2003 the developer submitted a request to the Township for Phase II of Hartland Commerce Center under Site Plan Application #355. The proposed plan for Phase II essentially replicated the layout approved under SP #290, adding six (6) buildings, in two rows, north of Phase I. Each building has six (6) condominium units, and each building is 8,604 square feet in size.

On November 13, 2003, the Planning Commission recommended approval of SP #355. The proposal was approved by the Township Board on September 21, 2004. Construction of Phase II commenced in October 2004 under Land Use Permit #7055.

Site Plan Application #435 (Major Change to SP #355)

During the construction of Phase II, the developer constructed a gravel access drive from Old US-23 and through the length of his property, as a service drive to provide access to the Phase II construction area. Additionally, a portion of an on-site wetland was filled, and a retaining wall was constructed along the south side of the internal gravel service drive. The site improvements were not previously approved under SP #355 and were deemed as a Major Change to SP #355. In 2007 the developer submitted a site plan application to the Township to address those modifications, which was reviewed under SP #435.

The Planning Commission recommended approval of SP #435 on June 28, 2007, with final approval by the Township Board on August 21, 2007.

Land Use Permit #17-041

The construction of the last three (3) buildings of Phase II was delayed until 2017 (Buildings J, K, and L). On April 12, 2017 Land Use Permit #17-042 was approved for the construction of the three (3) buildings based on the plans approved under SP #355/SP #435, with no modifications. Approval of Land Use Permit #17-042 was extended until October 2019. The buildings are in various stages of construction as of the date of this memorandum.

Proposed Use

Based on the applicant's explanation, the proposed business is undercoating cars and trucks using NH Oil as the rust-proofing product. NH Oil undercoating is a toxic-free, non-flammable, environmentally safe lanolin-based product, per the applicant

The proposed undercoating process is similar to rust-proofing which is listed as an activity associated with Automobile Repair-Major.

The Definitions section of the Zoning Ordinance (Section 2.19.) defines **Automobile Repair-Major** as the following:

*Any activity involving the general repair, rebuilding, or reconditioning of motor vehicles, engines, or trailers; collision services, such as body frame, or fender straightening and repair; overall painting and vehicle rust-proofing.*

Per Section 3.1.16.D.xi, Automobile Repair-Major is deemed a Special Land Use in the LI-Light Industrial zoning district and is thereby subject to the criteria and standards contained within Section 6.6 (Special Uses) and Section 4.59 (Automobile Repair-Major) of the Township Zoning Ordinance.

The proposed project also requires site plan approval thus there are two application elements: special land use and site plan approval for the proposed undercoating 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 and building façade are not proposed but parking calculations will be reviewed 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 September 10, 2020 Planning Commission meeting.

**Request**

The applicant is requesting site plan with special land use approval for an undercoating business at 10055 Bergin Road, in the Hartland Commerce Center. Undercoating is similar in nature to rust-proofing of vehicles, which falls into the category of Automobile Repair-Major, and is considered a special land use in LI.

The applicant intends to purchase the condominium unit (Unit #11) for his business. Interior modifications include adding a car lift in the warehouse area of the unit. The remaining space on the first floor includes two (2) offices, pantry, bathroom, and storage areas, which will remain the same. The mezzanine on the second floor will not be remodeled.

Modifications to the exterior of the existing unit or the parking layout are not proposed. Additional standards for an Automobile Repair-Major are outlined in Section 4.59.

Per the applicant the proposed business will operate by appointment only and the business will open part-time until clientele grows. The customer will drop off the vehicle or wait for the car to be completed. Once dropped off, the vehicle will be pulled into the shop from the north side of the unit via the overhead door, put on the lift, and the undercoating will be applied. At the completion of the undercoating process, the vehicle will be pulled out and parked on the north side of the unit. Two (2) to three (3) vehicles may be parked in that area for a short time, until the customer returns to pick up their car.

**Approval Procedure**

The proposed use, undercoating business, requires approval from the Township Board for the special land use. The Planning Commission will review the special land use and 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 LI-Light Industrial zoning district (Section 3.1.16.), standards associated with uses related to Automobile Repair-Major (Section 4.59), 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.

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

In addition to a finding by the Planning Commission and Township Board that the criteria above have been satisfied, the Use Standards of Section 4.59, Automobile Repair-Major, apply. Those standards are listed below, followed by staff's findings on each standard.

**Automobile Repair-Major (Section 4.59)**

1. Repair Facility. All repair activities shall be conducted within a completely enclosed building. The facility shall be equipped with all necessary venting, filtration, storage, and containment equipment to avoid any adverse effects on adjacent and neighboring areas. All activities shall be further conducted in such a manner as to minimize adverse impacts on adjacent and neighboring properties.

*The applicant has consulted with the Livingston County Building Department (LCBD) about the undercoating product and required ventilation. The LCBD made a recommendation about the required ventilation system which will be reviewed as part of the building permit for the proposed business.*

2. Outdoor Storage. Outdoor storage is permitted provided the storage area does not exceed twenty-five percent (25%) of the gross floor area of the building, can be provided in the rear yard, and will not adversely affect the reasonable and proper development of the industrial district in which it is located, as determined by the Township.

*All undercoating activities will be conducted within the building. Outdoor storage is not proposed or shown on the submitted plans.*

3. Grades. Yards shall be graded in such a manner as to prevent the accumulation of surface water and shall not increase the natural runoff onto adjacent properties.

*The proposed business is located within an existing building in the Hartland Commerce Center and site changes such as grading are not proposed.*

4. Vehicle Sales and Storage. The storage, sales, or rental of new or used cars, trucks, trailers, or any other vehicles on the premises is prohibited.

*The applicant does not intend to store vehicles or engage in the sale or rental of vehicles on the premises. Vehicles that have been undercoated will be parked temporarily in the loading/unloading spaces associated with the applicant's unit, on the rear side of the until the customer picks up the vehicle.*

5. Groundwater Protection. The applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as check valves, drain back catch basins and automatic shut off valves, as approved by the Fire Department.

*The applicant submitted the Material Safety Data Sheets (MSDS) to the Hartland Deerfield Fire Department for their review. The MSDS sheets are the shipping papers that accompany a chemical product to show what the hazards are and how to properly use, transport, store and what to do in an emergency with the product. The Fire Department has no concerns at this time with the proposed undercoating product.*

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

The applicable site standards include those standards related to the proposed use, undercoating, as outlined in Section 3.1.16 (LI-Light Industrial); Section 4.59 of the Zoning Ordinance, as discussed above; and all applicable zoning standards in the Zoning Ordinance.

In this case the applicant intends to establish the undercoating business in an existing condominium unit, that is part of the Hartland Commercial Center. No site improvements, such as an outdoor storage area are proposed. Thus, a review of the LI standards is not applicable nor is a review of the zoning standards.

A summary of the parking provisions for Hartland Commerce Center is provided. The parking calculations were provided on the approved site plans for Hartland Commerce Center under SP #435. The calculations are based on the sum total of warehouse area and associated office areas related to the warehousing use, for the condominium units in Phase I and II (12 buildings with 6 units per building = 72 units).

Warehousing area: 1,073 sq. ft. per unit; 72 units x 1,073 = 77,256 sq. ft.

Office associated w/ warehouse use: 300 sq. ft. per unit; 72 units x 300 = 21,600 sq. ft.

#### **Off-Street Parking (per the approved plan)**

- Required – Warehouse: 1 space per 1,500 sq. ft. of gross floor area = 52 spaces (77,256 sq. ft. ÷ 1,500 = 52 spaces); PLUS Office: 1 space per 350 sq. ft. gross floor area = 62 spaces (21,600 sq. ft. ÷ 350 = 62 spaces), OR 1 employee per office = 72 spaces; whichever is greater for office  
EQUATES TO: 124 parking spaces REQUIRED (Warehousing: 52 spaces PLUS Office: 72 spaces)
- Existing: 168 spaces PLUS 72 loading/unloading spaces (located in rear of each unit) = 240 spaces
- Meets Requirement?: Yes
- Comments: Parking is provided for each building on the front side of the building, as shown on the plan. These parking spaces are intended for the tenants and customers for the units in that building. Additional parking is found on the rear side of each building where the overhead door is located for each unit. Generally, these spaces are used for loading/unloading for each business. The applicant will park his customer's vehicle in this area once the undercoating process is completed.

#### **Other Requirements-Zoning Ordinance Standards**

Nothing additional at this time.

#### **Hartland Township DPW Review**

No comments provided.

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

The Township Engineer reviewed the project and has no concerns at this time.

#### **Hartland Deerfield Fire Authority Review**

Please see the review letter from the Hartland Deerfield Fire Authority dated August 20, 2020. The Fire Authority recommends site plan approval subject to the contingencies noted in the review letter.

**Attachments:**

1. Hartland Deerfield Fire Authority review letter dated August 20, 2020-*PDF Version only*
2. Applicant's Responses to SUP Criteria-*PDF version only*
3. Summary of Business-*PDF version only*
4. Site and Floor Plans-*PDF version only*
5. Hartland Commerce Center Site Plan-*PDF version only*

**CC:**

HRC, Twp Engineer (via email)

R. West, Twp DPW Director (via email)

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

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2020 Planning Commission Activity\Site Plan Applications\SUP #20-009 Undercoating Business\Staff Reports\SUP #20-009 staff report 09.03.2020.docx





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](mailto:jwhitbeck@hartlandareafire.com)

August 20, 2020

To: Hartland Township Planning Dept.  
2655 Clark Road  
Hartland MI 48353

Re: Undercoating Business  
Hartland Commerce Center  
10055 Bergin Road, Howell MI 48843

All,

I have reviewed the MSD sheets on the product being used as well as the floor plan. There are no issues or concerns that I have at this time.

After the Special Land Use Permit has been issued and the building department has given a building permit, a fire inspection and some paperwork, will be involved to receive a CO from the Fire Marshal's office.

A rapid entry box, if not already provided on the building, along with a key to the occupancy shall be provided per Hartland Township Ordinance.

**Section 506.1.1 Locks and Key switches.** *An approved lock or key switch shall be installed on new and existing commercial properties, gates or similar barriers, or when required by the Fire Chief and/or Fire Marshal, and/or Fire Code Official.. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.*

*Rapid entry boxes should be installed near the main entrance of the occupancy not to exceed 6ft. This height has proven ideal as it enables members to access the box quickly without deploying a ladder, yet is high enough to discourage tampering.*

Any questions or concerns please let me know.

Yours In Fire Safety,

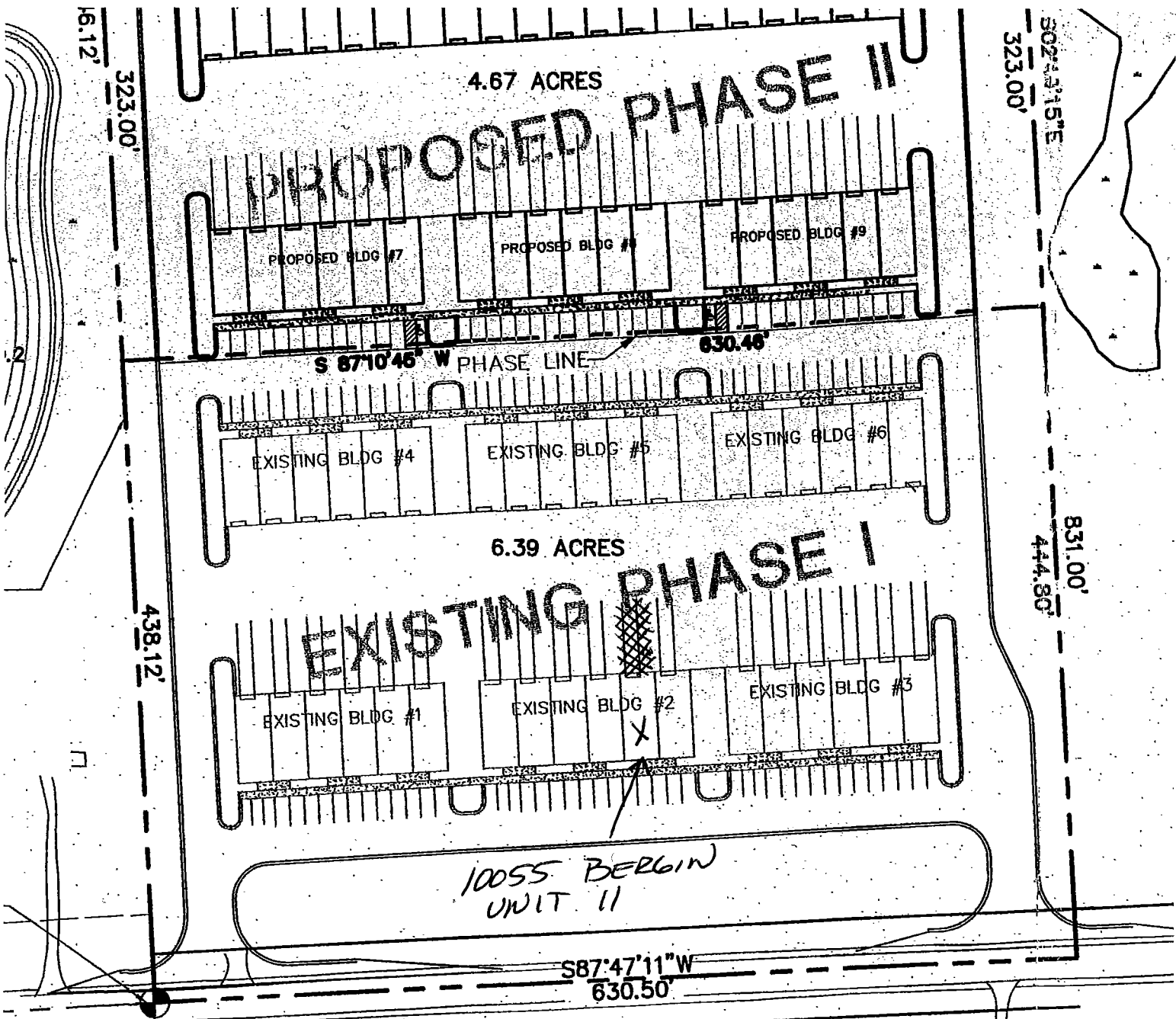
Jenn Whitbeck  
Fire Inspector  
Hartland Deerfield Fire Authority

#### 6.6.5. SUP. Ordinance criteria for special use permit

Under coating business to be performed in the unit fits land use for the building and zoning ordinances in the district. The building structure is existing. There will be no changes to the building and no increases to public services/cost. The product we will be using is non flammable and non hazardous and meets code for the building. We have been in contact with the Hartland fire department and Livingston county building department about the business and the product being used. Both Departments have no concerns with building and product usage.

## Proposed business operations

Under coating business will operate by appointment only. Customer will drop car off or wait for car to be completed. Once car or truck is dropped off it will be pulled into the shop and put on the lift. The car or truck will be undercoated (sprayed) with NH Oil undercoating, which is a toxic free, environmentally safe lanolin based product. The vehicle will be pulled out and parked in back for customer pick up. There may be 2 or 3 cars parked in back for a short time. Hours of business will be part time until clientele grows.



**BERGIN RD (66FT WIDE PUBLIC)**

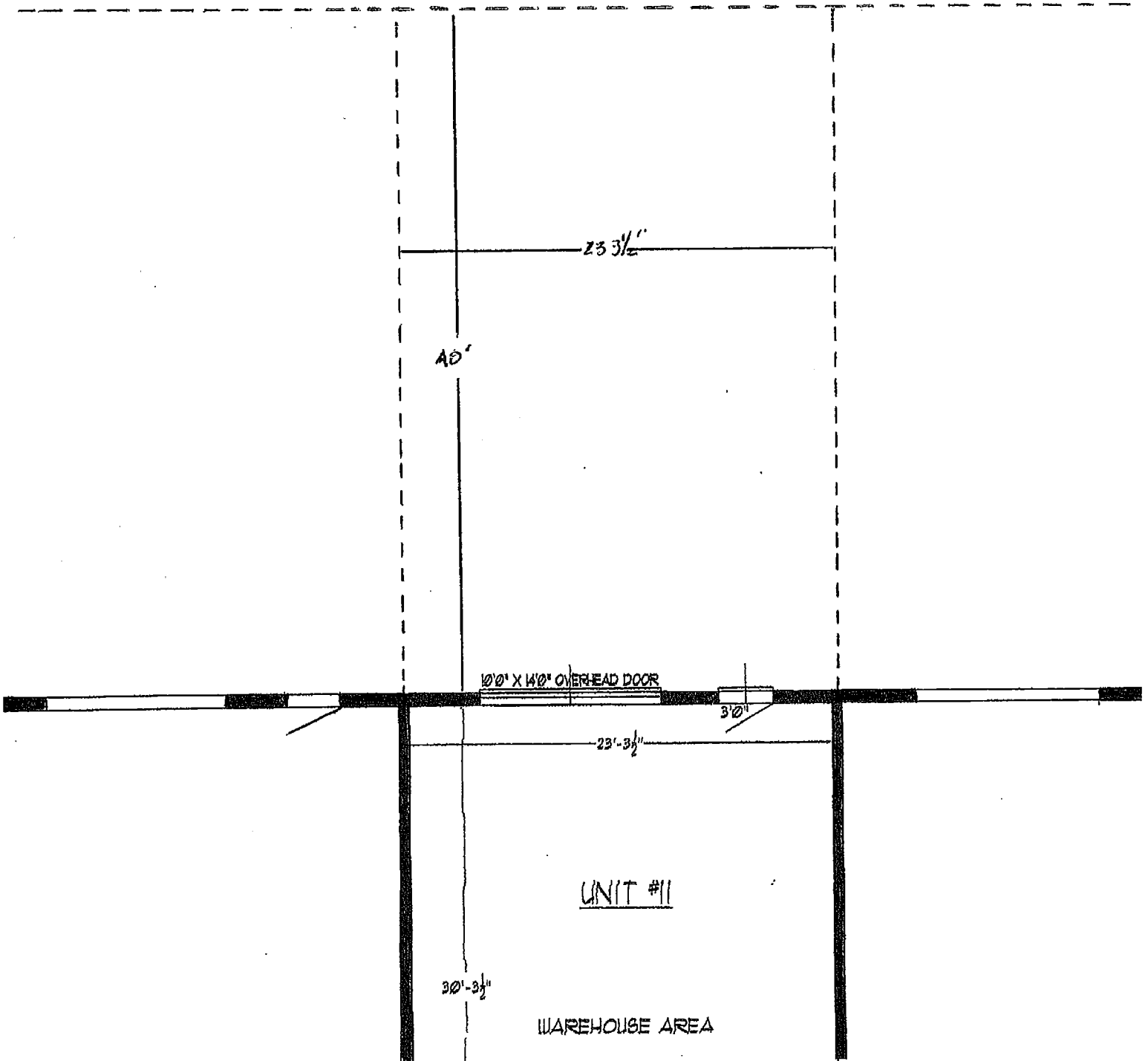
SPACES IN FRONT IS OPEN TO ANYONE  
 SPACE IN BACK 40' x 23'

# COMPOSITE SITE LAYC

# HARTLAND COMMERCE CENTER

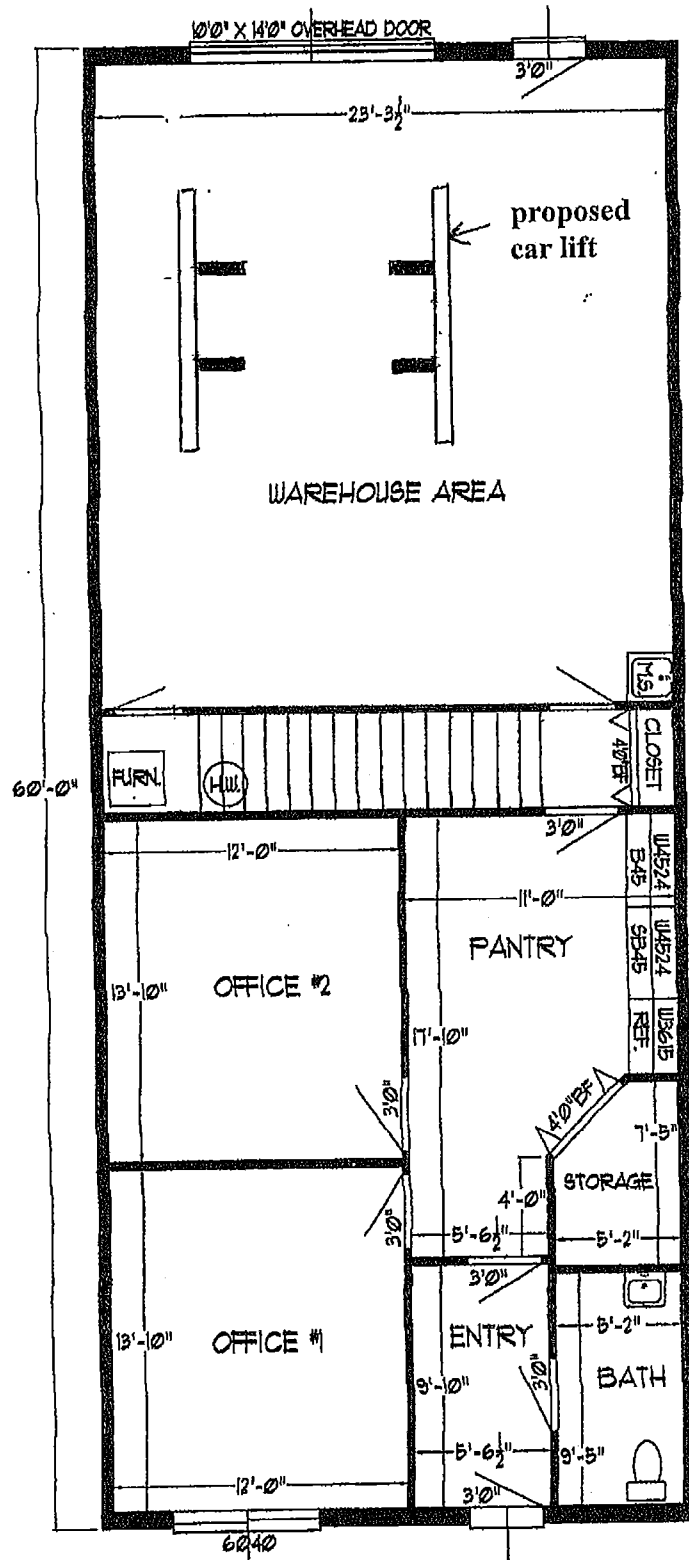
10055 BERGIN ROAD, HOWELL, MICHIGAN 48843

## Parking in back of warehouse



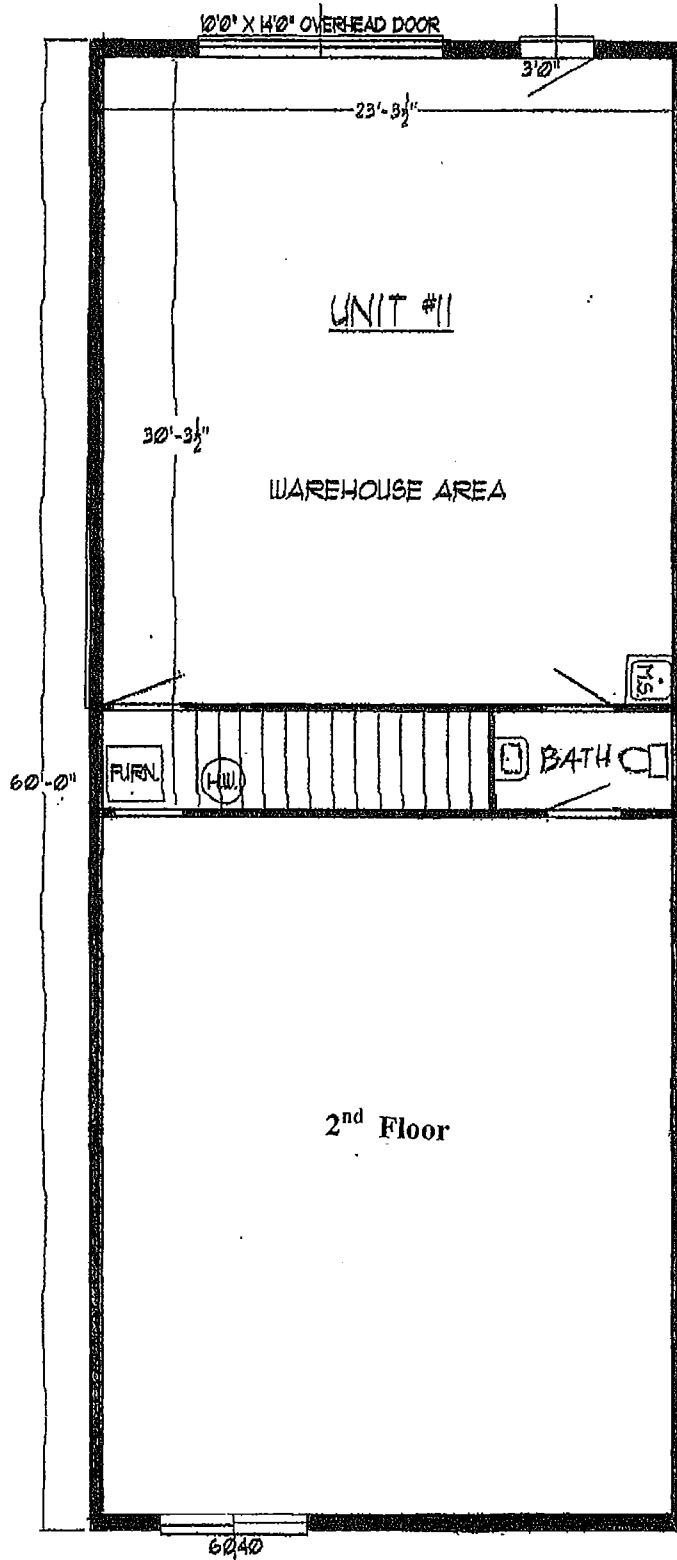
# HARTLAND COMMERCE CENTER

10055 BERGIN ROAD, HOWELL, MICHIGAN 48843

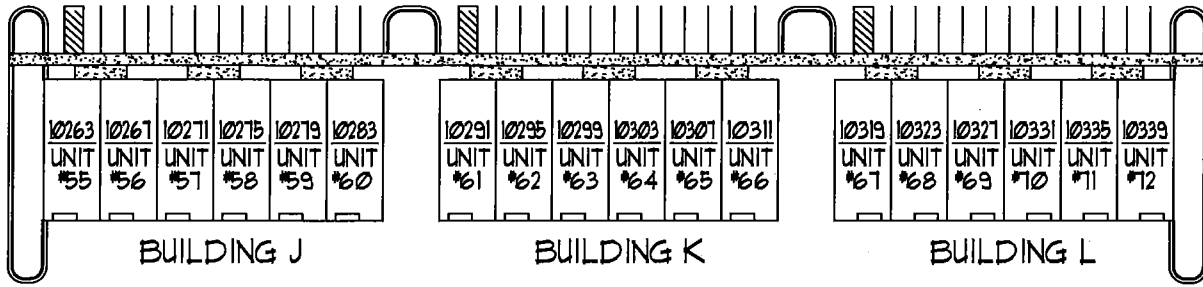


# HARTLAND COMMERCE CENTER

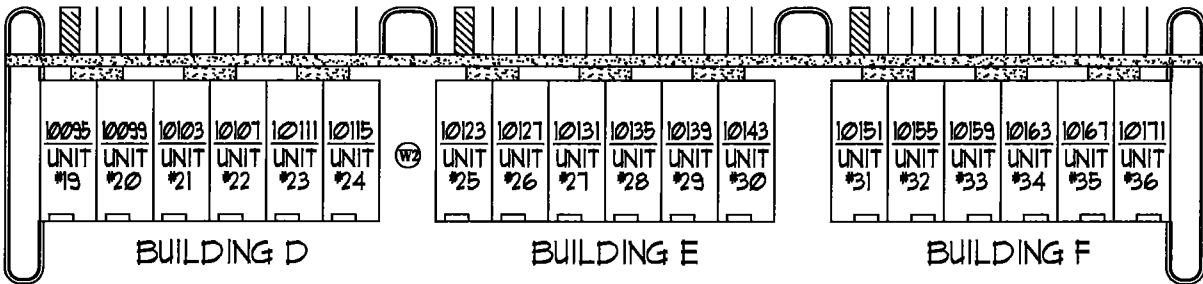
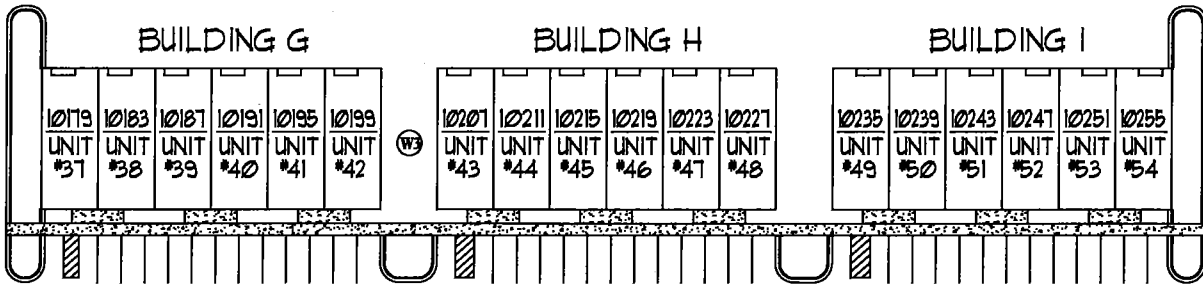
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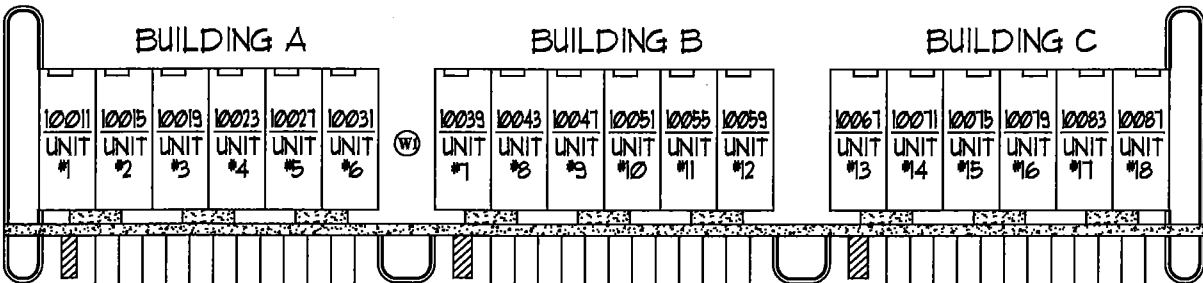
# HARTLAND COMMERCE CENTER



## PHASE II



## PHASE I



10033

BERGIN ROAD

HALL BOXES



# Hartland Township Planning Commission Meeting Agenda Memorandum

**Submitted By:** Troy Langer, Planning Director  
**Subject:** Future Land Use Amendments – Hartland Glen Golf Course  
**Date:** September 2, 2020

## Recommended Action

Move to initiate a Future Land Use Map updated, as outlined in this memorandum.

## Discussion

In October of 2019, the Planning Commission initiated some amendments to the Future Land Use Map. These amendments were regarding areas designated in the Multiple Family category on the Future Land Use Map.

The Township has previously completed a Residential Market Analysis and based on the findings of that report, the Township could support approximately 500 multi-family housing units. As a result, a sub-committee of the Planning Commission examined areas that are currently designed in the multi-family category to determine if too much land was designated in the multi-family category. The sub-committee identified four (4) areas that are currently designated in the multi-family category and recommended to make changes.

The following areas were included in the initiation by the Planning Commission:

**Area #1 – South of Clyde Road, East of US-23 – 137.95 Acres**

**Area #2 – East of Hartland Road, South of Dunham Road – 59.62 Acres**

**Area #3 – North of M-59 – 90.03 Acres**

**Area #4 – South of M-59 – 79.89 Acres**

These amendments have not been started, due to the on-going pandemic and COVID related matters.

Since that time, Redwood Living has applied for a Planned Development within a portion of the Hartland Glen Golf Course. The proposed planned development (PD) is shown in the northeast portion of Hartland Glen Golf Club. The golf course property, addressed as 12400 Highland Road, is approximately 383.15 acres in size, and is west of Pleasant Valley Road, south of Cundy Road, and west of Hartland Glen Lane (Parcel ID #4708-26-100-019). The Planning Department recommends this area also be added to those amendments.

The proposed PD project occupies approximately 24.29 acres of the golf course property, in the northeast part of the golf course. The concept plan shows proposed parcel lines that delineate the project area. Zoning designations are not provided on the concept plan thus staff cannot determine the zoning category or categories of the project area. A land division request and application will be reviewed separately. The two residential properties along Cundy Road noted above are not part of the proposed Redwood Planned Development.

**Future Land Use Amendment – Hartland Glen Golf Course**

**September 2, 2020**

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The subject area and the Hartland Glen Golf Course are designated as Medium Suburban Density Residential on the adopted 2015 Future Land Use Map.

Section 3.1.18.C. of the Zoning Ordinance states the residential density in a planned development shall be consistent with the density designation within the Township’s Comprehensive Plan. The subject property is designated Medium Suburban Density Residential on the adopted 2015 Future Land Use Map.

This designation envisions a maximum density of 0.5 to 1.0 acres per dwelling unit; or one (1) to two (2) dwelling units per acre.

Using the project area of 24.29 acres for density calculations and allowing a maximum density of two (2) dwelling units per acre, a maximum of 48.6 dwelling units could be permitted. The Concept Plan proposes a density of 6.26 dwelling units per acre (152 units ÷ 24.29 acres), which is not consistent with the allowed density for the Medium Suburban Density Residential category.

Per Section 3.1.18.C.iv., the Planning Commission may agree to recommend up to a forty (40%) percent increase in dwellings on a site in recognition of outstanding attributes as listed in this section. The Township Board in its sole discretion shall have the ability to approve such density increase up to forty percent (40%) subsequent to an affirmative recommendation from the Planning Commission.

In this case if the planned development land area could accommodate 48.6 dwellings (24.29 acres x 2 units per acre), in accordance with the Comprehensive Plan, the planned development plan could include up to 68 dwellings (48.6 + 19.4 additional dwellings), if a maximum bonus was awarded by the Planning Commission and Township Board.

The proposed development exceeds the maximum permitted density, which is based on the Future Land Use Map designation for the subject property.

**Site History**

Hartland Glen Golf Course has been in operation on the property for over 30 years. As noted previously, approximately 71 acres of Hartland Glen Golf Club property was rezoned from CA to HDR in 2017 under RZ #361.

During the rezoning request, the applicant had also submitted a concept plan. This plan was never formally reviewed during the rezoning, as it was not part of the rezoning request. However, at that time, the property owner indicated that the entire property, which consists of approximately 385.44 acres, has been allocated 602 Residential Equivalent Units (REU) sanitary sewer taps. The property that was part of the rezoning is described below:

Tax Parcel No. 4708-26-100-019	383.50 acres	Golf Course
Tax Parcel No. 4708-26-100-001	1.07 acres	Single Family
Tax Parcel No. 4708-26-100-012	0.87 acres	Single Family

### **Comprehensive Plan**

The Hartland Township Comprehensive Plan Future Land Use Map designates the subject property as *Medium Suburban Density Residential*. This designation is one of the larger land use categories and includes some of the more recent single family residential developments in the Township, such as Fiddler Grove, Walnut Ridge, Hartland Estates, San Marino Estates, Meadow View Estates, and Autumn Woods. The Medium Suburban Density Residential areas are intended to provide for slightly denser neighborhoods with larger lot home sites. These neighborhoods tend to be more suburban in nature, than rural in character as the name implies. This designation will permit new housing development on lots with an average density of ½ to 1 acre in area per dwelling unit.

Properties west of the subject property are designated as *Medium Urban Density Residential* on the Hartland Township Comprehensive Plan Future Land Use Map. This includes areas adjacent to Round, Handy, and Maxfield Lakes.

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. In the Medium Urban Density Residential areas, land can be developed at 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 unit.

The 2015 Future Land Use Map designations for properties adjacent to the subject site

North: Medium Suburban Density Residential and Office (north side of Cundy Road)

South: Medium Suburban Density Residential and Estate Residential

East: Medium Suburban Density Residential and Special Planning Area and Estate Residential

West: Medium Urban Density Residential

### **Consideration**

The Future Land Use Map designation for this property of Medium Suburban Density Residential indicates a density of 0.5 to 1 dwelling unit per acres. This equates to 1 to 2 dwelling units per acre. Based on this density the subject property could be permitted a maximum of 770.88 dwelling units over the entire property.

In addition, there is on-going discussion with the property owner of the subject property, as well as other adjacent properties about extending water to serve these sites. This represents considerable investment.

However, the property owner has indicated a desire to continue the operation of some portion of the golf course on this property. In addition, during the discussion of the rezoning, there were several neighbors that spoke on the rezoning request. The Planning Commission desired to have a change in density development with the more dense development closer to M-59 and as you move south and away from M-59, the density would lessen to better fit with the property further to the south.

The Planning Commission should give consideration to a couple of options:

- 1) Leave the Future Land Use Map as it currently exists.
- 2) Consider an amendment to the Future Land Use Map to establish a “Special Planning Area” for the subject property.

## **Future Land Use Amendment – Hartland Glen Golf Course**

**September 2, 2020**

**Page 4**

- 3) Consider an amendment to the Future Land Use Map and establish the northern area in a high density and the southern portion in a lower density

Option 1 – No modifications – under this scenario, the approximate 385.44 acres of the subject property could be developed to a maximum density of approximately 770 dwelling units. This is just simple acres divided by the density permitted on the Future Land Use Map category, which permits 0.5 dwelling units per acre (2 units per acre) to 1 dwelling units per acre. However, when you account for natural feature such as wetlands, and the installation of roadways, it is very difficult to achieve this actual density. Nonetheless, this could potentially be spread evenly throughout the entire property, including the southern portion, which is much more rural in nature. This would also result in Redwood not being approved or permitted, since it would exceed the maximum density. Redwood would need to re-design their project or they may decide to not pursue the development. The extension of water down M-59 is heavily reliant on several properties' owners working together, at the same time. A development, such as Redwood deciding to abandon their project could have catastrophic results on the extension of water down M-59.

Option 2 – Consider Modification to Special Planning Area – under this scenario, the approximate 385.44 acres would be amended to a Special Planning Area. The Township only has one (1) Special Planning Area, and the density of that area is 10,890 square foot lot, which approximately 4 units per acre density. Consideration could certainly be given to adopting a different density for a second Special Planning Area, but instead of getting into that, staff used the density that was already established for the other Special Planning Area. Based on this category, the Redwood development, which contains 24.29 acres, would be permitted a maximum of 97.2 units. With the bonus of up to 40%, an additional 38.9 (or 39) dwelling units could be included, bringing the total number of units up to 136 dwelling units. The current Redwood development contains 152 dwelling units, and therefore this category would not permit the current concept plan. Under this scenario, the Planning Commission would have more control to review the density of the entire project to ensure that the high density development is located in the northern portion of the site and less density in the southern portion of the site. The Special Planning Area focuses on development as a PD (Planned Development), which would be reviewed by the Planning Commission.

Option 3 – Consider Modification to Medium Urban Density Residential – under this scenario, the approximate 385.44 acres would potentially be divided into different Future Land Use categories. The northern portion could be Medium Urban Density Residential, which is consistent with the property to the west. The southern portion of the site could be left in the Medium Suburban Density Residential category or something different to encourage less density development. The Medium Urban Density category permits lot sizes up to 8,000 square feet in area. Essentially, Redwood would be permitted 132 units within this category on their proposed 24.29 acre parcel. Under the PD provisions, they could be permitted an additional 40% density as a bonus. With this provision, Redwood would be permitted an additional 52.8 (53) units, for a maximum of 185 units. Certainly, their proposed concept plan with 152 units would fall within this density, but only with the bonus provision.

There certainly could be other considerations and options that were not included above. However, it seems unrealistic to select a Future Land Use Category with more density than Medium Urban Density, considering none of the lands that adjoin this property are in a high density category.

### **Attachments**

1. PC Minutes, dated October 24, 2019
2. Comprehensive Plan Comparison Chart
3. Boundary Topo and Wetland Map
4. Hartland Glen Golf Course Aerial

**Future Land Use Amendment – Hartland Glen Golf Course**

**September 2, 2020**

**Page 5**

5. Original Concept Plan
6. REU Map
7. 2015 Future Land Use Map

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING APPROVED MINUTES  
October 24, 2019 – 7:00 PM

---

1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Roll Call and Recognition of Visitors:**

Present – Commissioners Fox, Colaianne, Grissim, Mitchell, Murphy, Newsom, Voight  
Absent – None

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

**A Motion to approve the Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Newsom. Motion carried unanimously.**

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting – September 12, 2019

**A Motion to approve the Meeting Minutes of September 12, 2019 was made by Commissioner Grissim and seconded by Commissioner Voight. Motion carried unanimously.**

6. **Call to the Public**

None

7. **Old and New Business:**

a. Site Plan #19-008 Hartland Meadows Bus Stop Shelter

Director Langer summarized the request and location stating the following:

- A request to construct a bus stop shelter in the common area at Hartland Meadows.
- Development was approved through a Consent Judgment.

The Applicant, Brian Ginnard of Ginnard Quality Construction, introduced himself and stated the following:

- Simple project, a shelter for the kids getting on the school bus in the morning.
- Designs are attached.
- Here to follow the procedure requirements.
- Hopes to move forward with the project before the weather turns.

The Planning Commission reviewed the staff memorandum.

Commissioner Grissim asked if gutters and downspouts are included in this project.

The Applicant stated if they do include those items the drainage will be directed toward the grass. It is a hip style roof; any water would go out the back.

The Applicant asked about the conditions mentioned in the motion. Director Langer stated he was not aware of any; that is standard motion language.

**Commissioner Mitchell offered the following Motion:**

**Move to approve Site Plan Application #19-008 a request to construct a bus stop shelter in the common area at Hartland Meadows, located at 13598 Highland Road. Approval is subject to the following conditions:**

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated October 17, 2019, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**

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

b. Future Land Use Amendments – Multi Family

Director Langer stated the following:

- Earlier this year, a sub-committee of the Planning Commission examined areas of the Township that were currently in the multi-family land use designation on the Future Land Use Plan.
- The Township has previously completed a Residential Market Analysis and based on the findings of that report, the Township could support approximately 500 multi-family housing units.
- The sub-committee examined areas that are currently designed in the multi-family category to determine if too much land was designated in the multi-family category.
- The sub-committee identified four (4) areas that are currently designated in the multi-family category and recommended to make changes.
- The Planning Commission has elected to hold-off on these discussions until the completion of the retail market analysis, which has now been completed.
- This information was discussed at the joint meeting with the Township Board but the Planning Commission desired to discuss it more in depth.

Director Langer gave an overview of the four (4) areas.

- Area #1 – South of Clyde Road, East of US-23, 137.95 acres on the south side of Clyde Road and is currently designated in the multi-family residential category.
- Area #2 – East of Hartland Road, South of Dunham Road, 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.
- Area #3 – North of M-59, 90.03 acres on the north side of M-59 and is currently designated in the multi-family residential category. Director Langer mentioned a concept plan has been submitted for a portion of this area and the Planning Commission may want to delay taking any action for that location.
- Area #4 – South of M-59, 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.

Director Langer stated there are some other areas that may be open for multi-family development that are not shown, such as part of the Newberry project or what was proposed for the northwest corner of the RAMCO site.

The Planning Commission discussed the provenance of this topic, the Residential Market Potential Study and the Retail Market Analysis.

Chair Fox mentioned a senior apartment project proposed for an area west of Heritage Park. Director Langer explained it is a unique multi-family use for independent living senior housing with an option to privately contract for care if needed. The market for senior housing is evolving and changing. Those applicants indicated according to their data, seniors who will reside in their complex are most likely already living in the Hartland community.

The Planning Commission discussed Area #4

- Special Planning Area to the west and mobile home park to the east.
- Possibly single-family of some kind would make sense.
- Currently occupied by a Landscape company and a few houses farther down.
- Could consider the same density found north of M-59 shown in yellow.

Chair Fox asked if the Director is looking for a decision on changes or removal from the multi-family designation.

Director Langer stated he is looking for the Planning Commission to initiate an amendment to the Future Land Use Map, if they so desire, and they could move forward on a map amendment with noticing, a Public Hearing, and more discussion at a later time.

The Planning Commission discussed Area #3

- Unclear of why is it multi-family on the Future Land Use Map (FLUM).
- Mostly wetland.
- Zoned GC General Commercial down Arena Drive and near M-59.
- Property owner has stated it s difficult to market as commercial.
- Currently does not have access to public water.
- Could align the FLUM with some of the current uses.
- Wetland portion could be larger lot residential of some kind.
- Part of this Area #3 is the proposed site of the Cottages on Clark project which also has a large portion of wetland; should not be included.

The Planning Commission discussed Area #2

- Area near the high school has existing single-family homes.
- Should be changed as it is unlikely to ever develop as multi-family, not impossible, but unlikely.

The Planning Commission discussed Area #1

- Zoned commercial.
- Targeted following the Retail Market Study to remove the commercial designation.



- If a research and development project does happen in this area, should some multi-family option be available.
- Learned through speaking with other applicants, apartments/multi-family does well close to the action, near shopping and commercial areas. Convenience is a focus. That is not this location.
- This area does not have municipal water available.

Chair Fox stated even if all of these properties were removed, from the Multiple Family Residential Future Land Use Category, there are still far more opportunities for the recommended 500 multi-family units.

Commissioner Colaianne asked if a mobile home park could be built in one of the orange multi-family residential areas. Chair Fox replied no.

Director Langer mentioned the potential second Special Planning Area proposed following the Retail Market Analysis that could open the door for mixed use and could include apartments. He is unclear if the senior apartments were included in those totals.

The Planning Commission discussed their options and chose to appoint a sub-committee to look at these areas, propose some alternative Future Land Use Category designations for each, and bring that back to the Planning Commission for more discussion.

**Commissioner Newsom offered the following motion:**

**Move to initiate a Future Land Use Map update as outlined in the staff memorandum dated October 16, 2019.**

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

**8. Call to the Public**

None

**9. Committee Reports:**

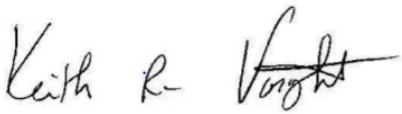
Director Langer reported the following:

- The Ordinance Review Committee (ORC) is looking at an ordinance on the new up and coming 5G wireless networks. They have a draft ordinance and are looking at the historical Village area, standards that could apply there as well as standards for the ancillary equipment such as generators. These are generally proposed to be located in the rights-of-way.
- Some software upgrades are imminent for the Surface Pro tablets provided to Planning Commission and Township Board members. He has been asked to survey the members to find out how much they are being used. He continued they will have to be brought in to the office for this process.

**10. Adjournment:**

**A Motion to adjourn was made by Commissioner Newsom and seconded by Commissioner Colaianne. Motion carried unanimously. The meeting was adjourned at approximately 7:42 PM.**

**Submitted by,**

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a large, stylized "V" at the end.

**Keith Voight,  
Planning Commission Secretary**

**COMPREHENSIVE PLAN SINGLE FAMILY RESIDENTIAL CATEGORIES**

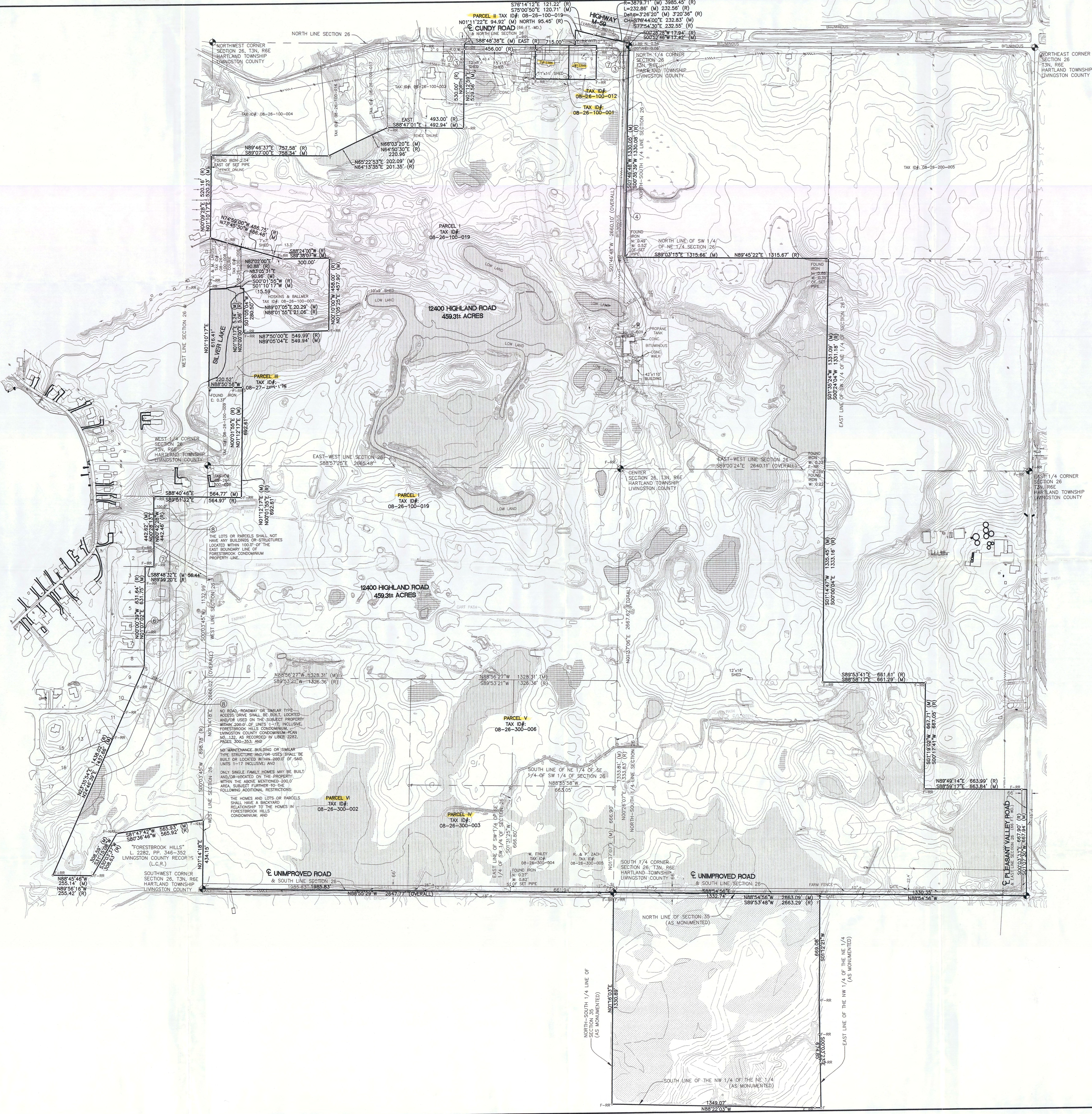
<u>CLASSIFICATION</u>	<u>LOT SIZE RANGE IN SQUARE FEET</u>	
Medium Urban Density Residential	8,000	20,000
Medium Suburban Density Residential	21,780	43,560
Low Suburban Density Residential	43,560	87,120
Estate Residential	87,120	
Rural Residential	130,680	
Special Planning Area (M-59/Pleasant Valley)*	10,890	14,520

\*Bonus Density can be awarded at the discretion of the Township

**ZONING SINGLE FAMILY RESIDENTIAL CATEGORIES**

<u>CLASSIFICATION</u>	<u>LOT SIZE RANGE IN SQUARE FEET</u>
HDR (High Density Residential)	8,400
MDR (High Density Residential)	12,000
SR (Suburban Residential)	20,000 to 32,670*
RE (Rural Estate District)	65,000
STR (Settlement Residential)	similar to existing
RR (Rural Recreational)	15,000 to 20,000*
RUR (Rural Residential)	130,680
CA (Conservation Agricultural)	87,120

\*Lots served with private septic have a larger lot size



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**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE ENGINEER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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MICHIGAN ILLINOIS OHIO FLORIDA

SECTION 23, 26, & 27  
TOWN 3 NORTH, RANGE 6 EAST  
HARTLAND TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

CLIENT: POLITE LAND DEVELOPMENT, LLC  
OVERALL PLAN OF A 510.57 ACRE PARCEL OF LAND

DATE: 7-18-05

REVISIONS

SCALE: 1" = 200 FEET  
DR. D.L. FRZ.  
P.M. DAVID CALL  
BOOK  
JOB: 300842  
FILE NO.: 0205-



# HARTLAND TWP



**Site Data:**

Existing Zoning: Conservation Agriculture  
 Future Land Use: Medium Suburban Density Residential  
 Proposed Zoning: PD

Gross Site Area: ±510 Acres  
 Less ROW: ±7 Acres  
 Net Site Area: ±503 Acres

Single-Family Lots  
 Minimum Lot Areas: 6,600 & 7,800 sq. ft.  
 Minimum Lot Widths: 55 & 65 ft.



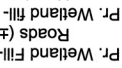
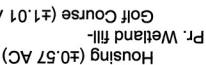
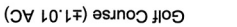
Setbacks:  
 Front - 25 ft.  
 Rear - 20 ft.  
 Side - 5 ft. Min./10 ft. total

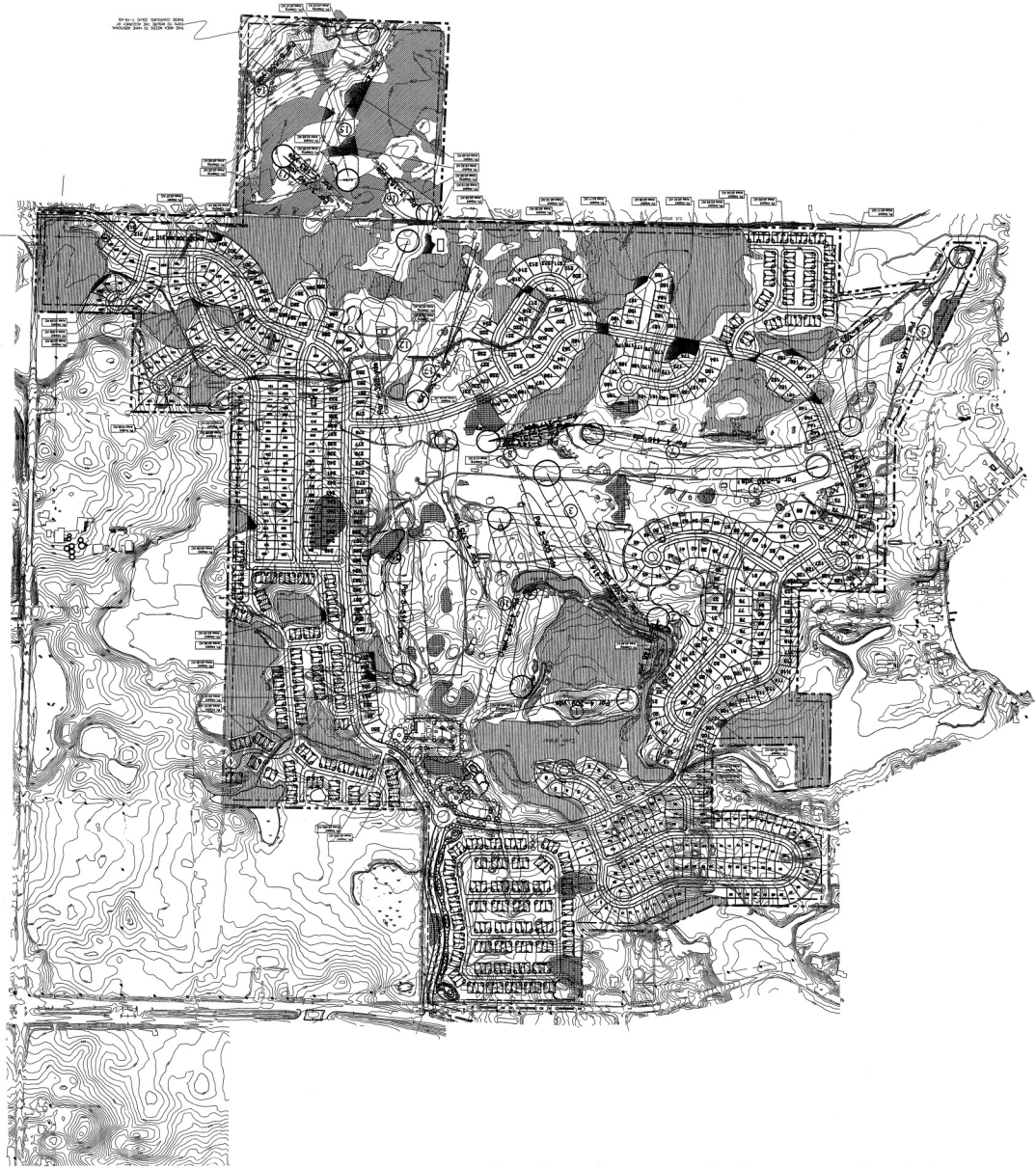
Attached Units  
 Setbacks:  
 Front - 20 ft.  
 Rear - 30 ft./60 ft. Bldg. to Bldg.  
 Side - 20 ft. Bldg. to Bldg.

Site Yield  
 313 65' single family lots (35% of total)  
 262 55' single family lots (29% of total)  
 354 Townhome units (36% of total)  
 929 Total Units Proposed  
 Gross Site Density: 1.84 DU/AC

Golf Course is Proposed Par 72 (6805 YARDS)

# Legend

-  Pr. Wetland Clearing (±4.62 AC)
-  Pr. Wetland Fill (±3.00 AC)
-  Pr. Wetland Fill-Roads (±1.42 AC)
-  Pr. Wetland Fill-Housing (±0.57 AC)
-  Pr. Wetland Fill-Golf Course (±1.01 AC)



Note: This Plan is solely for review of regulatory agencies and as such, does not provide sufficient detail for construction.

Scale: 0 150' 300' 600'

DATE	ISSUED FOR	BY
8/18/06	Final Draft	8/18/06
DATE	ISSUED FOR	BY
8/20/06	Client Review	8/20/06
P.L.C.	D.J.S.	P.L.C.
REVISION	AMENDMENTS & NOTES	DATE
T.M.P.		
CHECKED		

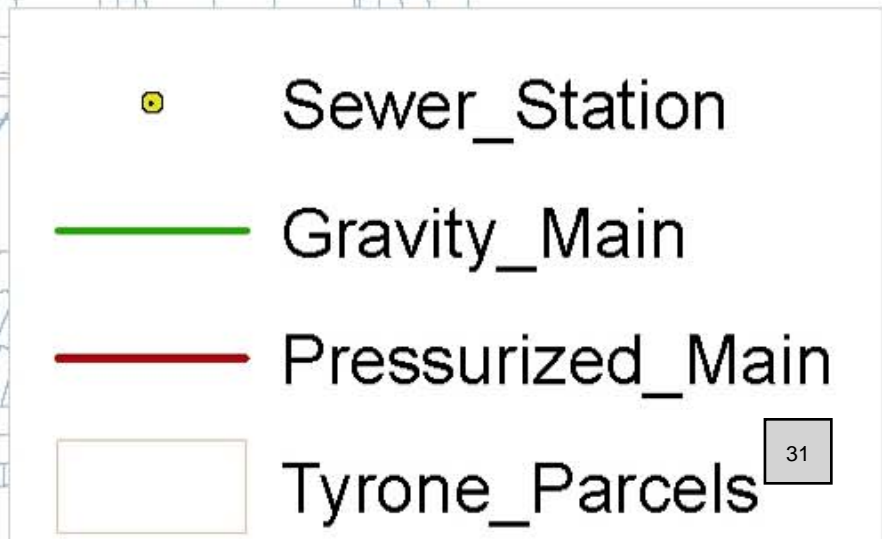
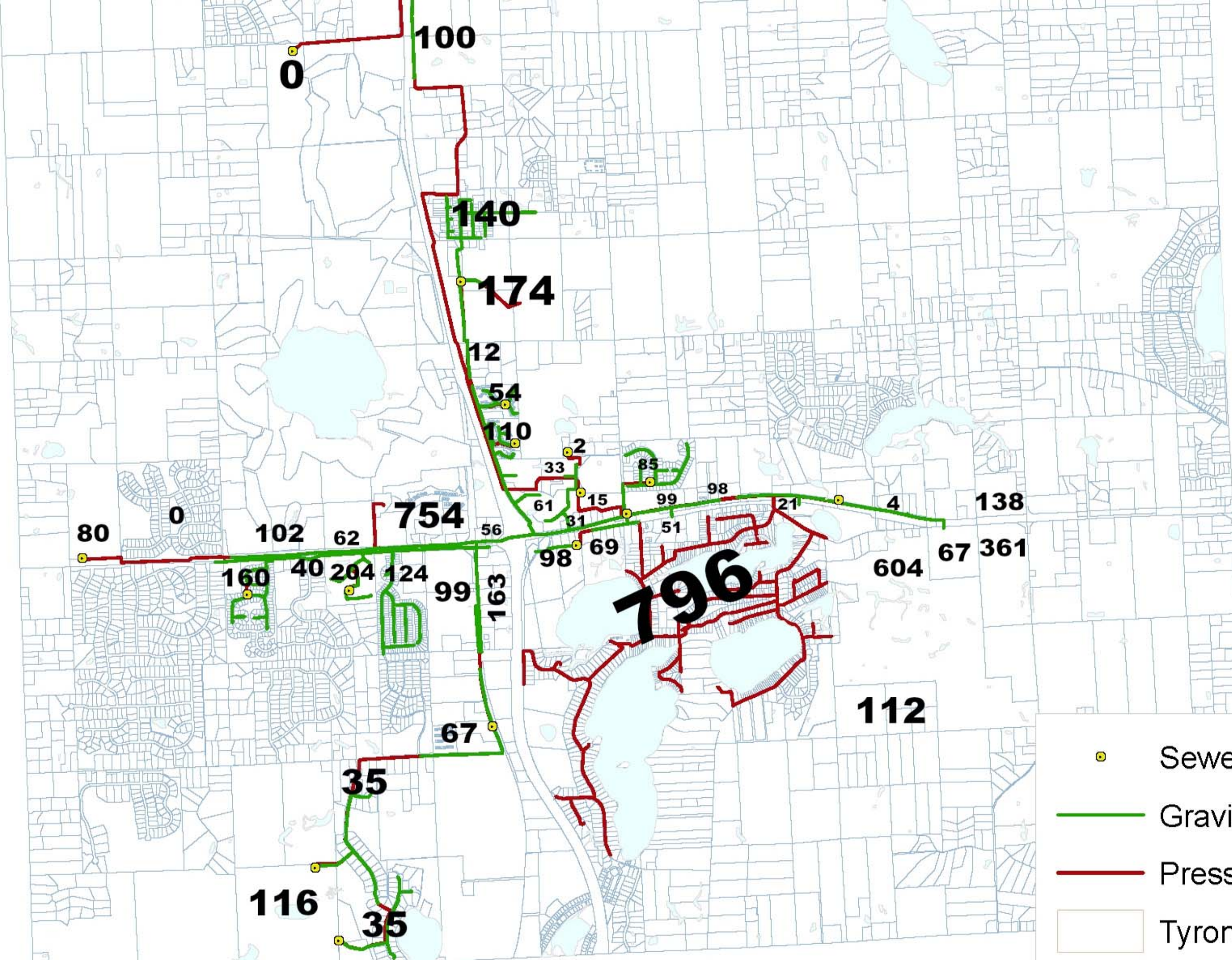
Wetland Impact and Clearing Plans For:  
**Hartland Glen Golf Course**  
 Hartland Township  
 Livingston County, Michigan



King & McCreary  
 Environmental, Inc.  
 200 East Main Street, Suite 200  
 Lansing, Michigan 48906  
 Phone: (517) 487-1100  
 Fax: (517) 487-1101

PROJECT NUMBER  
 04188-1  
 SHEET NAME  
 Conceptual Site Layout  
 SHEET NUMBER  
 WL-1  
 1 of 1

Information #124





# Hartland Township

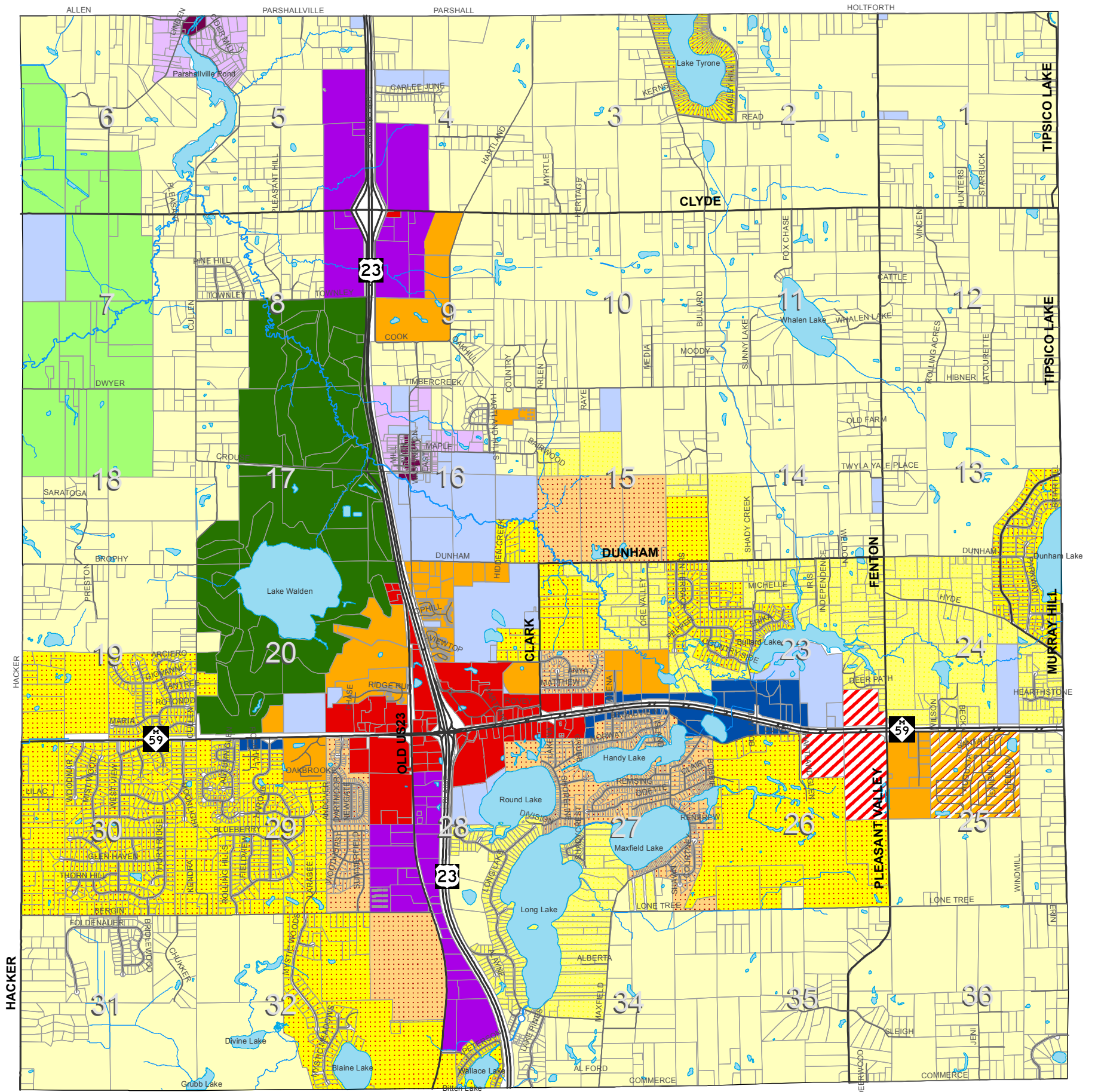
Livingston County, MI

## FUTURE LAND USE MAP

Adopted September 1, 2015

### Future Land Use Categories

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



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

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

