



Planning Commission

Larry Fox, Chairperson	Summer L. McMullen, 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, March 25, 2021
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. Rezoning Application #21-001 (Arena Drive)
7. Call to Public
8. Planner's Report
9. Committee Reports
10. Adjournment

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.

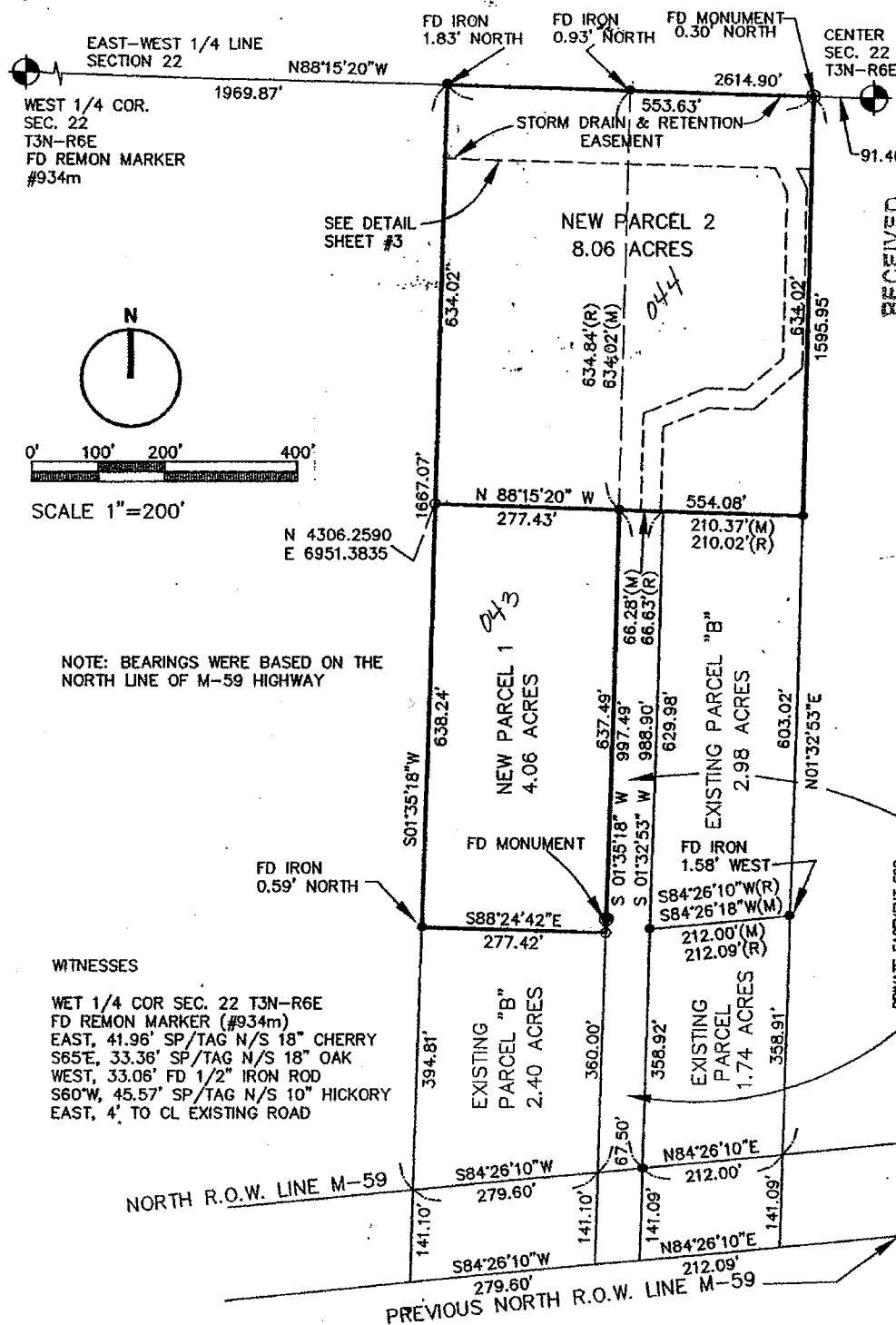
Attachments

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

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2021 Planning Commission Activity\Site Plan Applications\REZ #21-001 Arena Drive\Staff reports\REZ #21-001 staff report PC 03.18.2021.docx

CERTIFICATE OF SURVEY

COPY



RECEIVED

NANCY HAVILAND
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI.
48843

2003 MAY 21 P 2:11

5-21-03

rons found at all points marked thus "•"
rone set at all points marked thus "○"
he ratio of closure on the unadjusted field observations of this survey was 1/10000

I hereby certify that the requirements
of Act 132, P.A. 1970 as amended in
Act 24, P.A. 1988, have been met.

CLIENT:
SCHAFFER

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

JOB NO. 02146
DATE: 12-5-02
REVISED: 03-28-03
OFFICE: JG
FIELD: RA/MD
SHEET: 1 OF 3



ADVANTAGE
CIVIL
ENGINEERING

110 E. Grand River, Howell, MI. 48843 517 545-4141 Fax 517 545-4146



Christopher T. Cotter Authorized Agent
P.S. No. 41097

HARTLAND



A: 4708-22-300-043 | 4.06 AC
B: 4708-22-300-013 | 2.98 AC

REZ #

21-011

(GC to multiple-family)

A map of the study area showing Clark Rd, Silver Lake, Tandy Lake, Round Lake, and Hanfield Lake. A site is marked with a rectangle and labeled 'SITE'. A north arrow is in the bottom left corner.

[illegible][illegible]

17. ALL PAYMENT RESCHEDULING AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, AND THE TOWNSHIP SHALL BE NOTIFIED IN WRITING OF ANY SCHEDULED WORK FOR REPAIR OR MAINTENANCE CONSTRUCTION.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
19. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE INTERNAL SHORTAGES OR INSUFFICIENT DELAYS IN THE SUPPLY OF MATERIALS OR EQUIPMENT, OR FOR ANY DELAY OR INCONVENIENCE DUE TO THE APPLICATION OF ANY REASONABLE DELAYS IN THE SCHEDULING OF THE WORK BY THE TOWNSHIP.
20. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK IN VIOLATION OF ANY PERMITS OR AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
21. IF ANY EXTENSIONS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WRITTEN NOTICE REQUIRES THAT BE REQUIRED BY THE ENGINEER.
22. NO TREE TRAP TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BOUNDARY LINE, EXISTING UTILITIES, EXISTING STRUCTURES, EXISTING DRIVEWAYS, FENCE, LAND, TREES AND ADJACENTS.
24. ALL AREAS IDENTIFIED BY THE ENGINEER FOR ANY DAMAGE TO THE PROPERTY BOUNDARY LINE OF THE PROJECT SHALL BE SODDED OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
25. THE EXISTING STORMS AND OTHER DRAINAGE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL, WHERE GROUND CORRECTION IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CROSS-SECTION AS SHOWN IN THE PLANS.
26. TRAFFIC SHALL BE MAINTAINED DURING THE CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES, AS WELL AS THE TRAFFIC CONTROL PLAN, AND THE TRAFFIC CONTROL PLAN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRAFFIC CONTROL DEVICES AT THE END OF THE TOWNSHIP, NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC DEVICES ARE IN PLACE.
27. ALL REMOVED ASPHALT AND SOIL SHALL BE REMOVED FROM THE SITE TO AN ADEQUATE, COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
28. AFTER REMOVAL OF MATERIAL, THE SURFACE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
29. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETED MATERIAL SHALL BE REMOVED FROM THE SURFACE PRIOR TO THE CONSTRUCTION OF THE NEW SURFACE.
30. EXISTING UTILITIES SHALL BE DONE AFTER A REVIEW OF THE PROJECT, WITHOUT APPROVAL OF THE ENGINEER.
31. ANY EXISTING APPROPRIATE FEATURES SUCH AS MANHOLE, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES DURING THE CONSTRUCTION WITH ADEQUATE WORK BEING PERFORMED DURING THE CONSTRUCTION.
33. ALL PERMITS, BIDS AND PAYMENT METHODS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN NUTTED MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

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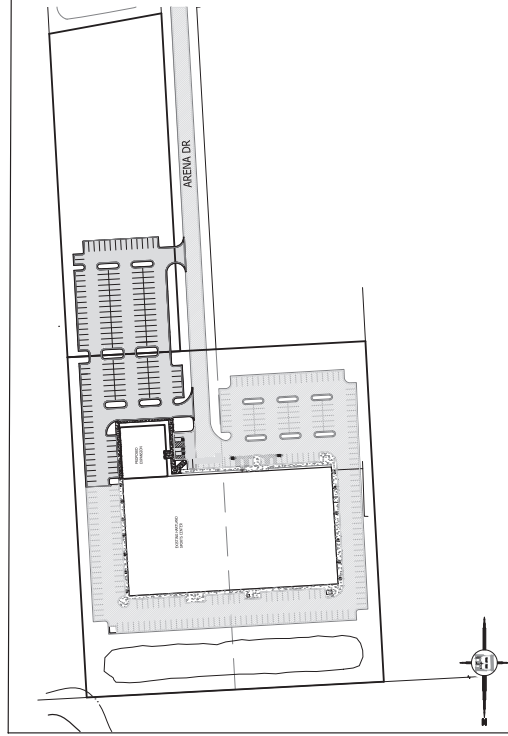
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810.229.6087

BE BOSS *Engineering*
Engineers Surveyors Planners Landscape Architects

517.456.4836 FAX 517.548.1670
CONTACT: CAMERON HORVATH

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SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
2A	TREE REMOVAL PLAN
3	SITE PLAN
4	GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN
5	LANDSCAPE PLAN
6	STORM PROFILE SHEET
7	LIGHTING PLAN
8	CONSTRUCTION DETAILS & NOTES/STORM CALCULATIONS
9	HARDLAND TOWNSHIP STORM DETAILS
10	HARDLAND TOWNSHIP PAVING DETAILS
11	HARDLAND TOWNSHIP WATER MAIN DETAILS
12	LIVINGSTON COUNTY DRAIN COMMISSION SANITARY SEWER DETAILS
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15	
	DRAWINGS BY OTHERS-- ARCHITECT
SHEET NO.	
A.101	FLOOR PLANS
A.201	EXTERIOR ELEVATIONS



A. INTENT

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 all intensive commercial development to those areas designated as such on the Hartland Township Comprehensive Plan.



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

B. PRINCIPAL PERMITTED USES

- i. Retail stores, wholesale clubs, or retail centers up to sixty thousand (60,000) square feet in gross floor area
- ii. Professional and medical offices or clinics
- iii. **Financial institutions with drive-through service** §4.57
- iv. Personal service establishments
- v. Food and beverage service establishments, excluding drive-in or drive-through service, live entertainment or dancing
- vi. **Outdoor seating and dining areas** §4.47
- vii. Business service establishments
- viii. **Adult day care facilities,** **and child care centers,** **preschool and day care centers** §4.12
- ix. Public buildings, post offices, libraries, libraries, community centers but not including warehouses, garages, or storage areas
- x. Public or private parks and open space
- xi. Business and private schools operated for a profit completely within an enclosed building
- xii. **Churches and religious institutions** §4.20
- xiii. Essential public services, provided there is no building or outdoor storage yard
- xiv. Banquet halls, assembly halls, private clubs , lodge halls or similar places of assembly.
- xv. **Funeral homes and mortuary establishments** §4.29
- xvi. Theaters and concert halls
- xvii. Newspaper offices and accessory printing/distribution.
- xviii. Personal fitness centers
- xix. **Veterinary offices, small animal** §4.45

C. ACCESSORY USES

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

D. SPECIAL LAND USES

- i. **Automobile service stations** §4.16
- ii. **Automobile sales** §4.15
- iii. **Automobile wash, when within a completely enclosed building** §4.17
- iv. Billiard halls
- v. **Open air business uses** §4.38
- vi. **Drive-in establishments for the retail delivery of products to customers in automobiles where the type of drive-in establishment is not otherwise specifically included in this Ordinance** §4.24
- vii. **Essential service facilities and related accessory storage yards, including telephone exchange buildings and public utility offices** §4.26
- viii. Garden centers, nurseries and greenhouses.
- ix. Leasing of recreational, landscaping, or moving equipment
- x. **Large institutional uses** §4.53
- xi. **Motels** **and hotels** §4.36
- xii. **Outdoor and indoor commercial recreation** §4.40
- xiii. **Radio and television towers** §4.39
- xiv. Restaurant , bar, or brew-pubs, including with live entertainment or dancing. **With drive-in or drive-through service** §4.28
- xv. **Shopping centers and other stores of over sixty thousand (60,000) square feet in gross floor area** §4.46
- xvi. Restaurant , bar, or brew-pubs including with live entertainment or dancing. With drive-in or drive-through service.
- xvii. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- xviii. **Automobile fueling and convenience station** §4.58
- xix. **Automobile repair - minor** §4.60



E. DEVELOPMENT STANDARDS

Lot SizeMinimum lot area[☐]:

Without sewer 40,000 sq ft

With sewer 20,000 sq ft

Minimum lot width[☐]:

120 ft

Maximum Lot Coverage[☐]

Principal Structure 75%

Setbacks[☐]

Minimum front yard setback: 50 ft

Minimum rear yard setback:

Without sewer 0 ft

With sewer 40 ft

Minimum side yard setback:

15 ft

Building Height[☐]

Maximum building height:

Dwelling unit 35 ft or 2.5 stories

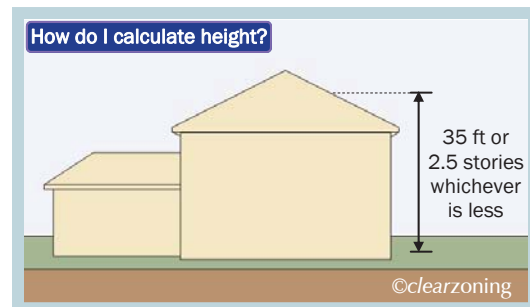
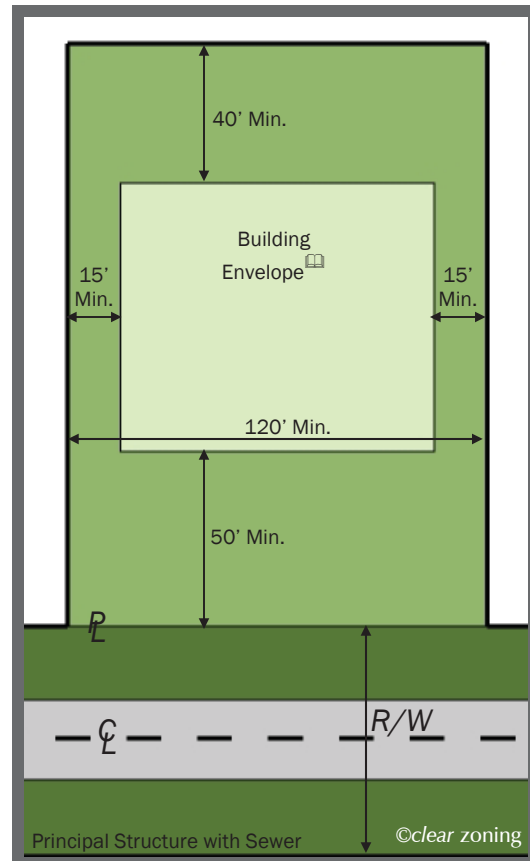
whichever is less

Accessory structure

15 ft or 1 story

NOTES

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



The above drawings are not to scale.

SELECTED REFERENCES**3. Zoning Districts**

- **Planned Development** §3.1.18

5. Site Standards

- **Paved Access** §5.22.3
- **Off-Street Parking and Loading Requirements** §5.8
- **Access Management and Driveways** §5.10
- **Sidewalks & Pathways** §5.12
- **Landscaping** §5.11
- **Lighting** 5.13

- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24

6. Development Procedures

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

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3.1.9

MR Multiple Family Residential

A. INTENT

The intent of the Multiple Family Residential District is to address the varied housing needs of Township residents by providing locations for development of multiple family housing needs, at higher density than is permitted in single family districts. In addressing these 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 areas, 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.



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

B. PRINCIPAL PERMITTED USES

- Multiple-family dwellings^m
- Two-family dwellings^m
- Public and private parks and recreation areas**
^m §4.40
- Essential public services, provided there is no building or outdoor storage yard** §4.26
- State licensed residential facilities that provide care for up to six (6) individuals, including child day care^m and adult foster care facilities^m

C. ACCESSORY USES

- Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14
- Storage buildings for automobiles and other goods which cannot reasonably be stored in the buildings containing the dwelling units in a multiple family housing development.

D. SPECIAL LAND USES

- Hospitals** §4.31
- Boarding houses^m, rooming houses, or bed and breakfast^m establishments** §4.18
- Private clubs^m, fraternities, sororities and lodges; except those in which the principal activity is commercial in nature
- Essential public service buildings, excluding storage yard** §4.26
- Publicly owned and operated recreation facilities and non-profit swim clubs** §4.40
- Public buildings, post offices, libraries, libraries, community centers but not including warehouses, garages, or storage areas
- Institutions of higher learning** §4.53
- Cemeteries** §4.19
- Public & private elementary, intermediate or high schools** §4.42
- Adult care^m and child care facilities^m that provide care for seven (7) or more individuals** §4.12
- Public or private golf courses^m** §4.30
- Churches and religious institutions^m** §4.20
- Nursing or convalescent homes,^m** §4.23
- Large institutional uses^m** §4.34



E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]:

Two-family building	15,000 sq ft
Multiple-family building	5 Acres & 5,554 sq ft per dwelling

Minimum lot width[☐]:

Maximum units per building	120 ft
Multiple-family building	8 units

Maximum Lot Coverage[☐]

Two-family building	20%
Multiple-family building	30%

Setbacks[☐]

Minimum front yard setback:	
Two-family building	35 ft
Multiple-family building	50 ft
Minimum rear yard setback:	25 ft
Minimum side yard setback:	15 ft

Building Height[☐]

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

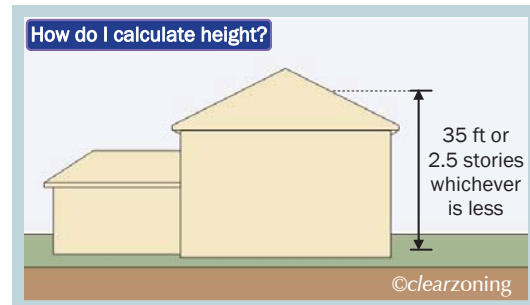
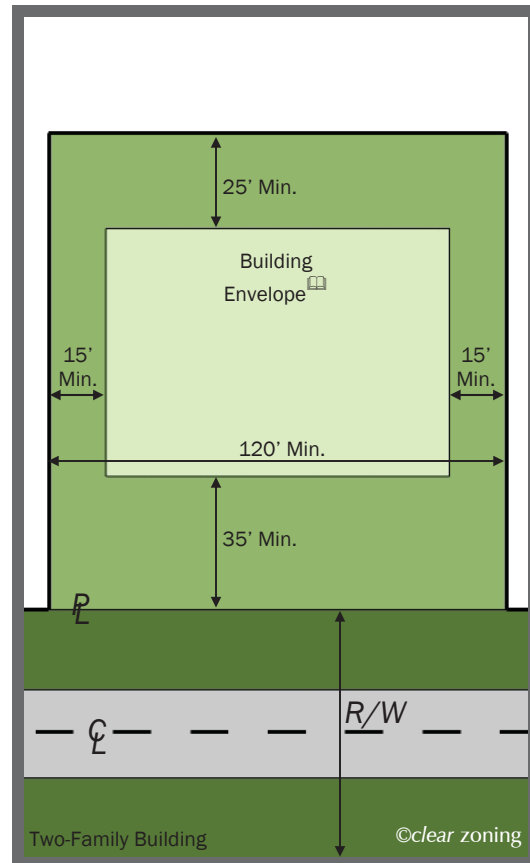
Floor Area[☐]

Minimum floor area per dwelling[☐]:

Two-family dwelling	720 sq ft
Multiple-family 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: 2, 5, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 25, 27, 28.
- See *Suggested References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- Planned Development §3.1.18
- Utilities §3.17
- Open Space §3.15.4

5. Site Standards

- Paved Access §5.22
- Sidewalks & Pathways §5.12
- Landscaping §5.11
- Lighting 5.13

Off-Street Parking and Loading

- §5.8
- Access Management and Driveways §5.10
- Walls and Fences §5.20
- Performance Standards §5.19
- Architectural Standards §5.24

6. Development Procedures

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