



Planning Commission

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

Planning Commission Meeting Agenda
Hartland Township Hall
Thursday, November 21, 2019
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
 - a. Meeting Minutes of October 10, 2019 Regular Meeting
6. Call to Public
7. Public Hearing
 - a. Zoning Amendment #19-003 Maintenance of Sidewalks & Pathways
8. Old and New Business
 - a. Site Plan #19-011 Cottages on Clark PD Concept Plan
9. Call to Public
10. Planner's Report
11. Committee Reports
12. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING **DRAFT** MINUTES
October 10, 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 Colaianne and seconded by Commissioner Grissim. Motion carried unanimously.

5. Approval of Meeting Minutes

a. Planning Commission - Regular Meeting – August 22, 2019

A Motion to approve the Meeting Minutes of August 22, 2019 was made by Commissioner Mitchell and seconded by Commissioner Voight. Motion carried unanimously.

6. Call to the Public

None

7. Presentation by Livingston County

Kathleen Kline-Hudson, Director of the Livingston County Planning Department, gave a presentation of Livingston County projects including:

- Master Plan is in the implementation phase
- Updated profile of Hartland Township is on their webpage
- Livingston County Trail Network Plan – mapping existing trails of all kinds and identifying the gaps. Will eventually create a trail plan to provide connectivity.
- Fillmore County Park in Genoa Township is nearly complete but was delayed due to weather conditions this year.
- 2019 State of the County address will be October 30 at 6:00 PM

Commissioner Colaianne mentioned the Retail Market Analysis and the Residential Housing Study as touchstones for planning in Hartland Township.

8. Old and New Business:

a. Public Hearing Rezoning #19-002 948 Old US-23 (Hartland Township)

Chair Fox explained the Public Hearing process.

Chair Fox opened the Public Hearing at 7:10 PM

Chair Fox stated Hartland Township is submitting a request is to rezone approximately 3.09 acres of land from PD (Planned Development) to LI (Light Industrial), located in Section 33 of Hartland Township (Parcel ID #4708-33-100-016), and addressed as 948 Old US-23. All public notice requirements for this Public Hearing have been met.

Director Langer identified the location and stated the following:

- PD (Planned Development) zoning typically is part of an approved project and has specific development guidelines.
- This site is zoned PD with no set guidelines.
- Landscape business operated on this site for many years and is now selling to a Kubota/Bobcat dealership.
- It was determined this site should have a zoning classification appropriate for the uses and location such as LI (Light Industrial).

Public Comment – None

Chair Fox closed the Public Hearing at 7:15 PM

The Planning Commission discussed the Zoning Ordinance Rezoning Criteria:

- Reviewed the Future Land Use Map.
- Use Determination already examined the uses in LI and determined the proposed use of a Kubota/Bobcat dealership is compatible.
- Correcting an existing zoning issue.

Commissioner Voight offered the following Motion:

Move to Recommend Approval of Rezoning #19-002, for the property addressed as 948 Old US-23 (Parcel ID #4708-33-100-016), approximately 3.09 acres in area, and as described in this memorandum, from PD (Planned Development) to LI (Light Industrial), based on the following findings:

1. The requested rezoning of the subject property to the LI (Light Industrial) zoning classification is consistent with the Township's Comprehensive Development Plan, which indicates the property should be developed as Light Industrial or Planned Development.

2. Access to the subject property is provided from Old US-23 and the property has the minimum required frontage along Old US-23 for the LI zoning classification.

3. The requested rezoning of the subject property to LI (Light Industrial) zoning classification is compatible with the surrounding uses and zoning, and is more appropriate than the current PD zoning classification.

Seconded by Commissioner Grissim. Motion carried unanimously.

- b. Public Hearing Rezoning #19-003 1010 Old US-23 (Hartland Township)

Chair Fox opened the Public Hearing at 7:22 PM

Chair Fox stated Hartland Township is submitting a request is to rezone approximately 1.97 acres of property from GC (General Commercial) to LI (Light Industrial), located in Section 28 of Hartland Township (Parcel ID #4708-28-300-016). All public notice requirements for this Public Hearing have been met.

Director Langer identified the location and stated the following:

- Anomaly, no other GC (General Commercial) zoning abutting.
- Does not comply with previous use; cottages of some kind and a billboard.
- Opportunity to clear this issue up along with the previous parcel.
- Owner of the parcel has requested action be delayed on this parcel for now.
- Planning Commission could choose not to take action at this time, table this item if it chooses.

Commissioner Colaianne asked what the owner's reason was for delaying the rezoning. Director Langer stated it is in the process of being sold.

Public Comment – None

Chair Fox closed the Public Hearing at 7:26 PM

The Planning Commission discussed the owner's request and how to proceed.

**Commissioner Colaianne offered the following Motion:
Move to table Rezoning #19-003 1010 Old US-23 (Hartland Township).
Seconded by Commissioner Voight. Motion carried unanimously.**

- c. Zoning Amendment #19-002 – Amend Single Family Residential Standards

Director Langer gave an overview of the amendment and stated the following:

- Planning Commission must initiate this request and ultimately make a recommendation to the Township Board.
- Subcommittee of the Planning Commission looked at this issue where owners of lake lots were having difficulty making improvements to their property.

- Research revealed Hartland Township is different than surrounding municipalities by either including more items in lot coverage calculations or a much lower percentage of lot coverage is allowed.
- Proposal included bumping up lot coverage standards, eliminating a confusing lot coverage exemption, creating a new standard for waterfront lots where property is owned across a street allowing a detached accessory building to be added, and added additional lot coverage to non-conforming lots.
- Originally discussed in August of 2019 but the Planning Commission requested more time to review the proposal.

Commissioner Grissim asked about the property owned across a street portion of the amendment. She stated in the SR district typically a single story garage is allowed but this is allowing two-story detached garages.

Director Langer responded these structures are a single-story with a loft area, not a true two-story building. The Lake Home Owners Association were invited to the previous meeting and it was requested to allow for a guest room, or living area above the garage for family or visitors. The intent of this provision is to accommodate that kind of request.

Commissioner Newsom stated the wording is confusing “second story or loft” and should be defined or clarified. He also commented that having a sleeping area in an accessory structure is something that has been discouraged in other parts of the Township as they can become second dwelling units over time.

Commissioner Murphy asked if plumbing would be included. Director Laager stated it could. Plumbing or living area does not constitute a second dwelling unit. In order to have a second dwelling unit generally there would have to be a kitchen or cooking facilities, bedroom, and a bathroom.

Commissioner Newsom suggested clarification by striking “second story”.
“A ~~second story or~~ loft area may be permitted, in addition to the 800 square feet, provided the accessory structure still complies, as otherwise set forth in this Ordinance, and a separate dwelling unit is not located within the accessory structure.

The Planning Commission discussed the proposed language change.

- Other SR zoned properties only get a single-story, why would lake lots be allowed to have two.
- Would this create problems later?
- There are many in existence currently.
- Difference is the roof structure.
- Would this make accessory buildings on the street around a lake too tall?

- Limit height instead.
- Around the lake there are tiny lots with tiny footprints so structures are generally taller.
- Discussed the definition of a story and a half.
- Unique district, almost like the Village.

Director Langer clarified specific sites have this issue; lake lots with an additional lot across the street. The house is on the lake side and the detached structure would be across the street not blocking anyone's view.

Commissioner Colaianne stated they are really one lot with a road going through them. The owners have riparian rights which allow them greater lake access than the general public.

Director Langer stated the Assessor cannot create one parcel if the lots are divided by a road. Our attempt to put these property owners on notice and for future owners is to have the property owner record a deed restriction stating these lots should be sold together and not sold separately. The garage without a principal structure is only permitted by being under common ownership with the house on the other lot.

Commissioner Colaianne asked if it was only in platted subdivisions. The Director replied no, it is open to any trying to make it as simple as possible.

Chair Fox stated there will be many happy property owners with this amendment, there may be a few that are unhappy seeing a vacant lot have a structure. In other areas where this is the situation, it helps property owners to have a place to store items and not have them outside on the lot. He believes we are behind the times on this one. He is in favor.

The Planning Commission chose to leave the wording as it is.

**Commissioner Colaianne offered the following Motion:
Move to initiate a Zoning Ordinance Text Amendment, as outlined in the staff memorandum and attachment.
Seconded by Commission Newsom. Motion carried unanimously.**

9. Call to the Public

None

10. Planner's Report:

Director Langer reported the following:

- Hartland Township is accepting applications for the Planning Commission.

- Hartland Sports Center Ice Arena has had a slight change in the building elevation. A garage door has been added to both the east and west elevations for off-ice training purposes.
- Ben Franklin Plumbing is requesting to remove the retaining wall originally planned as part of the detention pond. Looking at alternative less costly options. This was part of the applicant's original proposal and not a requirement of the Township.
- McDonald's nationwide is changing their menu boards to the digital LED-style. He has been having discussions with the Site Plan Review Committee, McDonald's and the Township Attorney regarding the concerns moving forward with this product. He will bring this to the Planning Commission for a discussion when more information is available. He asked that the Planning Commission begin to think about this in the meantime.
- Possible rezoning south of M-59 for residential properties currently zoned Office which is restricting the property owners from making any improvements. Intends to change the zoning to the same residential zoning to the south which could possibly affect the rear setback of existing office developments to the north.
- Noble Appliance currently occupying the commercial area next to Rural King. The process for dividing that property in the way the occupants desired was much more complicated than they originally thought but it looks like it may be coming to completion. A Land Use Permit will be issued and they will be a new tenant next to Rural King.
- Transitional Housing discussion. Discussed recently that our Ordinance terms related to Child, Adult and Nursing care homes may be outdated. Howell is adopting a Transitional Care Housing Ordinance that would apply to homes for people recovering from diseases that require a temporary stay. This might be another form of transitional housing Hartland may want to address in any language change in the Ordinance in the future.

11. Committee Reports:

Commissioner Voight stated regarding LED menu boards, wait for some of the examples before forming an opinion and begin to look at drive-throughs in other areas.

12. Adjournment:

A Motion to adjourn was made by Commissioner Newsom and seconded by Commissioner Mitchell. Motion carried unanimously. The meeting was adjourned at approximately 8:08 PM.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Zoning Amendment #19-003 Maintenance of Sidewalks & Pathways

Date: November 14, 2019

Recommended Action

Recommended Motion to Recommend for Zoning Amendment #19-003 (Maintenance of Sidewalks & Pathways)

Move to recommend approval of Zoning Ordinance Text Amendment #19-003, as outlined in the staff memorandum.

Discussion

Overview and Background Information for Request

Section 5.12 (Sidewalks and Pathways) provides regulations for sidewalks and pathways, including design standards and maintenance requirements. In particular, Section 5.12.1.E. (Maintenance) of the Zoning Ordinance currently reads as follows:

E. Maintenance: The owner of the property which fronts on the sidewalk shall be responsible for maintenance of the sidewalk, including patching cracked or deteriorated pavement, snow removal, and removal of glass and other debris. The property owner shall be liable for damages in the event that a person is injured while using a sidewalk that said property owner has not properly maintained.

After reviewing the current maintenance requirements for sidewalks and pathways, the Township Attorney recommends eliminating this section from the Zoning Ordinance (Section 5.12.E.). It is suggested a revised sidewalk ordinance could be considered at a later date as part of the codification of the Township's ordinances.

Process

Zoning Ordinance Text Amendments are outlined in Section 7.4.4 of the Zoning Ordinance, as follows:

4. Zoning Ordinance Text Amendment Criteria. The Planning Commission and Township Board shall consider the following criteria for initiating amendments to the zoning ordinance text or responding to a petitioner's request to amend the ordinance text.
 - A. The proposed amendment would correct an error in the Ordinance.
 - B. The proposed amendment would clarify the intent of the Ordinance.
 - C. Documentation has been provided from Township staff or the Zoning Board of Appeals indicating problems or conflicts in implementation or interpretation of specific sections of the ordinance.

- D. The proposed amendment would address changes to state legislation.
- E. The proposed amendment would address potential legal issues or administrative problems with the Zoning Ordinance based on recent case law or opinions rendered by the Attorney General of the State of Michigan.
- F. The proposed amendment would promote compliance with changes in other Township ordinances and county, state or federal regulations.
- G. The proposed amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.
- H. Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the Township, promote implementation of the goals and policies of the Comprehensive Plan and enhance the overall quality of life in Hartland Township.

Attachments

1. Draft Ordinance Amendment - Sidewalk Maintenance 11.14.2019

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2019 Planning Commission Activity\Ordinance Amendments\ZA 19-003 Maintenance of Sidewalks\Maintenance of sidewalks Staff report 11.14.2019

TOWNSHIP OF HARTLAND

Maintenance of Sidewalks and Pathways

Section 5.12 SIDEWALKS AND PATHWAYS

~~E. Maintenance. The owner of the property which fronts on the sidewalk shall be responsible for maintenance of the sidewalk, including patching cracked or deteriorated pavement, snow removal, and removal of glass and other debris. The property owner shall be liable for damages in the event that a person is injured while using a sidewalk that said property owner has not properly maintained.~~

F. E. Permits. It shall be the responsibility of the owner or developer to secure any required permits from the Livingston County Road Commission or Michigan Department of Transportation to allow sidewalk construction in the road right-of-way.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director
Subject: Site Plan #19-011 Cottages on Clark PD Concept Plan
Date: November 14, 2019

Recommended Action

No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. The Planning Department should provide comments to the applicant about the proposed Cottages on Clark PD Concept Plan and whether it is indicative of a plan that can and will meet the intent, design standards, and eligibility criteria of the Planned Development process.

Discussion

Applicant: Jeremy Harrison

Site Description

The subject property is located between Rovey Drive and McCartney Lane, on the west side of Clark Road, in Section 21 of the Township. The site is comprised of two parcels, with a combined total of approximately 33.33 acres. The north parcel is approximately 23.33 acres in size and zoned CA-Conservation Agricultural. This parcel (Parcel ID #4708-21-400-046) is a corner lot with approximately 764 feet of frontage along McCartney Lane and approximately 978 feet of frontage along Clark Road. McCartney Lane is a private road. The site is currently occupied with a house and detached barn which will be removed as part of the proposed project. This parcel is designated as Multiple Family Residential on the adopted 2015 Future Land Use Map.

The south parcel (Parcel ID #4708-21-400-042) is also a corner lot with approximately 313 feet of frontage on Clark Road and approximately 1,142 feet of frontage on Rovey Drive. Rovey Drive is a private road. The approximate ten (10) acre parcel is undeveloped and zoned GC-General Commercial. The Future Land Use Map designates this parcel as Commercial. The applicant is unsure at this time if he will be purchasing the entire parcel (10 acres) or a portion of it, which would require a land division.

Currently the property has open field areas on the north parcel which may be associated with past farming practices of the current/prior owner(s). The house and barn are located in the southeast corner of the parcel. A wetland occupies the remaining portion of the north parcel. The wetland extends into the south parcel and covers most of the site with some exceptions in the southeast and southwest corners.

Staff would recommend the applicant contact the Department of Environment, Great Lakes and Energy (EGLE) to apply for a Level 3 Wetlands Identification Program (WIP) Review, in order to determine the regulatory status of the wetlands on the property, as well as to determine the boundaries of the regulated wetlands, as applicable.

East of the subject property (east side of Clark Road) is Heritage Meadows of Hartland, a single-family planned development, with 84 condominium units. This development is zoned PDMDR (Planned

Development Medium Density Residential). One single-family residence is located along Clark Road and backs up to Heritage Meadows of Hartland. This property is zoned CA-Conservation Agricultural.

Mugg and Bopps gas station/convenience store is also east of the subject site, and the parcel is zoned GC-General Commercial.

Properties north of the subject site are zoned CA. Properties south and west of the subject site are part of the Hartland Towne Square Planned Development, and are zoned PD-Planned Development.

Municipal water and sewer will be required for this development.

Public access to the development is via Clark Road and Rovey Drive. An emergency trail is shown that connects from the internal private road of the development to Clark Road, at the north end of the development.

Site History

The subject property consists of two (2) separate tax parcels. The north parcel has a single-family house which dates from early 1900's and a pole barn that was constructed in 2001. The upland areas of the property appear to be used for agricultural activities. The south parcel is undeveloped.

Planned Development Procedure

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a PD Planned Development. Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary Plan. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD.

Proposed Concept Plan

A. General

The applicant has submitted a Concept Plan for a 49-unit single-family residential planned development. As noted, the applicant may be purchasing a portion of the south parcel. The north parcel is zoned CA and is approximately 23.33 acres in area. CA allows for residential uses. For purposes of calculating density, the north parcel acreage will be used. The estimated proposed density is 2.10 dwelling units per acre. More discussion on density is provided in the next section of this report.

The plan shows the boundary of an existing wetland which occupies approximately two-thirds of the site. The proposed developed area is east of the wetland. Public access to the development is via Clark Road and Rovey Drive. Internally the condominium units are served by one private road. The private road runs north to south and ends in cul-de-sac on the north.

An eight (8) foot wide emergency trail is proposed near the north and exits to Clark Road. Staff is unsure if this is intended to be used as an emergency access for emergency vehicles. The applicant should provide clarification and design details for the emergency trail on the Preliminary Site Plan submittal.

The plan shows 49 building envelopes with a generic footprint of a condominium unit. Scaled plans were not provided however dimensions are provided on the plans for some items. The building envelope dimensions are shown as 39 feet wide and either 86 feet or 96 feet deep. Building setbacks are not stated or shown, nor is the distance between buildings.

Staff assumes that the residential structure, driveway, patios, and sidewalks would be located within the envelope; however, the applicant should provide clarification on this matter. It is unclear if detached accessory buildings will be allowed within the building envelope. Lot coverage within the unit envelope is not stated on the plans. The applicant has indicated the distance from the edge of the building to the edge of the envelope is approximately six (6) feet, which does not include the roof overhang.

Although not labeled it appears common or open areas are provided throughout the development. Two (2) proposed retention/detention basins are shown, one on the east side of the wetland and one on the north side. A 5-foot wide walkway (meandering walkway) is shown interior to the site, which connects to the proposed sidewalk along Clark Road in two locations. The width of the sidewalk along Clark Road is not provided.

The theme of the development is cottage-themed homes and the applicant has submitted conceptual plans for three types of cottage-style residential buildings. The options include a ranch style, a 1.5 story house, and a 1.5 story house with additional living space on the second floor. All options include an attached 2-car garage. Basements are not provided. Building materials were not identified. The floor area ranges from 1,300 square feet (ranch style) to 2,200 square feet (1.5 story Plus). Presumably additional information on these design and architectural elements will be included in the forthcoming by-laws. The estimated target pricing for the units is between \$350,000 and \$500,000.

Section 3.1.18.E has specific requirements for information to be included within a planned development Concept Plan submittal. Given the size of the subject property (33.33 acres) and the scale of the proposed development (49 units), the Planning Department feels the information provided in the submittal is sufficient to consider complete.

B. Proposed Density

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 Multiple Family Residential (north parcel) and Commercial (south parcel) on the adopted 2015 Future Land Use Map. The Multiple Family Residential designation envisions a maximum density of eight (8) units per acre. The Commercial designation on the Future Land Use Map for the south parcel (10 acres in size) does not allow for residential uses, therefore density cannot be calculated. Additionally staff does not know what portion of the south parcel will be utilized for this development.

Using the area of the north parcel, 23.33 acres for density calculations, and allowing a maximum density of eight (8) units per acre, a maximum 186.64 dwelling units could be permitted. The Concept Plan proposes a density of 2.10 dwelling units per acre (49 units ÷ 23.33 acres), which is consistent with the allowed density for the Multiple Family 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 (40%) percent subsequent to an affirmative recommendation from the Planning Commission.

In this case if the planned development land area could accommodate 186.64 dwellings (23.33 acres x 8 units per acre), in accordance with the Comprehensive Plan, the planned development plan could include up to 261.3 dwellings (186.64 + 74.66 additional dwellings), if a maximum bonus was awarded by the Planning Commission and Township Board.

The Future Land Use designations for the surrounding properties as shown on the adopted 2015 Future Land Use Map are as follows: property north of the site is designated as Medium Suburban Density Residential (MSDR); properties south and west of the site are designated as Commercial; and properties on the east side of Clark Road are designated as Medium Urban Density Residential (currently Heritage Meadows of Hartland PD) and Commercial (properties fronting Highland Road).

C. Public Road Access

As noted previously, public access to the development is via Clark Road and Rovey Drive. Internally the units are served by one (1) private road which is 26 feet in width, and ends in a cul-de-sac on the north. The length of the private road was not provided. The Township's Engineer (HRC) and Hartland Deerfield Fire Authority have concerns with the radius of the road in several places.

D. Traffic Generation

The applicant has not submitted a traffic impact analysis as part of the Concept Plan submittal; this is one of the requirements for Preliminary Site Plan submittal.

E. Internal Vehicular/Pedestrian Circulation

The proposed development is accessed from Clark Road and Rovey Drive. A private road provides internal circulation. The private road in the proposed development will be required to meet the standards of Section 5.23 of the Zoning Ordinance for a road serving twenty-five (25) or more units or parcels, which requires the private road to be constructed consistent with public road requirements of the Livingston County Road Commission.

The plan shows an access drive near the north end of the development that travels from the cul-de-sac to Clark Road. The plan states this is an 8-foot wide emergency trail. Additional details are not provided. If used as an emergency access for emergency vehicles, the access drive will be required to be constructed to meet all requirements from the Hartland Deerfield Fire Authority.

A 5-foot wide sidewalk (meandering walkway) is shown within the site along the western boundary of the houses. The sidewalk connects in two locations to a proposed sidewalk (main pedestrian trail) that travels along Clark Road. Sidewalk connections are provided from each house to either the internal sidewalk or the sidewalk along Clark Road, depending on the location of the house.

F. Utilities

The applicant will need to work with the Livingston County Drain Commissioner's office on public water and sanitary sewer. They will also need to work with the Hartland Township Public Works Department to acquire the necessary Residential Equivalent Units (REU)'s for this development.

G. Design Details

A Pattern Book with specific design details was not submitted with the Concept Plan, although three different house plans were provided. For a project such as this, additional design details should be provided such as building material options (products, colors, percentage of materials), streetlights (if proposed), entry feature, common space amenities, etc.

Minimum design details are outlined in Section 3.1.18.C., and include minimum yard requirements and distance between buildings.

H. Open Space

Section 3.1.18.C requires a Planned Development to include open space; at a minimum that open space should meet the requirements of the site's previous zoning district. Historically in other residential planned developments, such as Walnut Ridge Estates and Fiddler Grove, the following formula was applied: a minimum of 25% (of total area of site) should be provided as open space, and of that 25%, 10% must be usable open space. An Open Space plan was not provided but will be required as part of the Preliminary Site Plan submittal.

I. Landscaping

A landscape plan was not submitted. The Preliminary Site Plan will be reviewed for compliance with the landscaping/screening requirements of a planned development and applicable sections of the Landscaping Ordinance (Section 5.11). Requirements may include screening/buffering along Clark Road and from lower-density residential parcels north of the proposed development.

J. Exterior Lighting

No exterior lighting plan was provided as part of the Concept Plan. The Preliminary Site Plan and/or pattern book should include the design and location of streetlights if proposed.

Recognizable Benefits

One of the eligibility criteria for a planned development is that it "shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community, and shall result in a higher quality of development than could be achieved under conventional zoning". It is not clear based on the Concept Plan whether the proposed development satisfies these criteria. It will be ultimately up to the applicant, Planning Commission, and Township Board to come to an agreement on the extent to which a recognizable benefit shall be provided for the proposed development.

Other

The Preliminary Site Plan will include significantly more detail with respect to design and engineering, landscaping, lighting, traffic impacts, wetland determinations, common space features, etc. It would be in the Applicant's best interest to provide a summary of design details (entryway feature, landscaping, amenities, common area features, etc.) as part of the Preliminary Site Plan.

Hartland Township DPW Review

The Public Works Director has indicated the north parcel was never part of the municipal water district or the municipal sewer district within Hartland Township. If the applicant is seeking municipal water connection, outside of the service district, the parcel is required to undergo a capacity study to be managed by the Hartland Township Public Works Department. Similarly, the parcel has to undergo a capacity study if seeking municipal sewer connection outside of the service district. The study will be managed by the Livingston Drain Commissioner's office.

The south parcel was part of the municipal water and sewer districts within Hartland Township. The DPW has outlined the number of REU's that will be required for the proposed development, in a letter dated October 1, 2019.

Hartland Township Engineer's Review (HRC)

The Township Engineer (HRC) will conduct a complete review of the Preliminary Site Plan upon its submittal. HRC did provide some cursory review comments via email dated October 1, 2019, noting that if the proposed internal road is a private road, the curves are too small of a radius, as usually a minimum of 250 feet is the standard for residential.

Hartland Deerfield Fire Authority Review

The Hartland Deerfield Fire Authority provided preliminary comments in the email dated October 21, 2019, noting concerns with the turning radius for the fire apparatus to use and provision of a maintenance agreement for the emergency access road off Clark Road to ensure year round access to the development.

Attachments:

1. DPW Review letter, dated October 1, 2019
2. Hartland Township Engineer (HRC) email, dated October 1, 2019
3. Hartland Deerfield Fire Authority email, dated October 21, 2019
4. Concept Plans dated October 15, 2019

CC:

HRC, Twp Engineer (via email)

R. West, Twp DPW Director (via email)

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



DEPARTMENT OF PUBLIC WORKS

Robert M. West, Public Works Director
2655 Clark Road
Hartland MI 48353
Phone: (810) 632-7498

TO: Planning Department
DATE: October 1, 2019
DEVELOPMENT NAME: The Cottages on Clark
PIN#: 4708-21-400-046 & 4708-21-400-042
APPLICATION #: SP# Unknown
REVIEW TYPE: Conceptual Site Plan

The Department of Public Works (DPW) has reviewed the *Cottages on Clark* development site plans in regards to municipal utilities.

Municipal Water

Parcel 4708-21-400-046 associated with the conceptual development was never part of the municipal water district within Hartland Township. Parcel 4708-21-400-042 was part of the original water district and currently has 22 water REU's. The proposed conceptual plan would require 50 water REU's for full build out. All parcels seeking municipal water connection outside of the service district are required to undergo a capacity study to be managed by Hartland Township Public Works Department. The proposed parcels have been previously included in modeling exercises, and Hartland Township Public Works approves the concept of connecting to the municipal water system as proposed.

Municipal Sewer

Parcel 4708-21-400-046 associated with the conceptual development was never part of the municipal sewer district within Hartland Township. Parcel 4708-21-400-042 was part of the original sewer district and currently has 14.75 sewer REU's. The proposed conceptual plan would require 50 sewer REU's for full build out. All parcels seeking municipal sewer connection outside of the service district are required to undergo a capacity study to be managed by the Livingston County Drain Commissioner's office.

REUs

According to the Township's records, Parcel 4708-400-046 does not have any REUs (Resident Equivalency Units), and therefor will be required to purchase the required REU's as each structure building permit is approved. The conceptual plan indicates 50-units, which based upon 2019 rates, will require 28 water REU's (\$5,816.01 each) and 35.25 sewer REU's (\$9,439.20 each) for a total of \$495,580.08 for the entire development.

At this time, subsequent plans should include the following:

- Water main material, sizes and connection detail sheet
- Water service lead location, size and materials including fittings.
- Sanitary sewer material and sizes and connection detail sheet.
- Foundation lowest elevation level
- Elevation level of lowest opening within foundation
- Utility easements noted as public.

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

Robert M. West; Public Works Director

Martha Wyatt

To: Martha Wyatt
Subject: Cottages on Clark PD

From: Darga Mike
Sent: Tuesday, October 1, 2019 7:11 AM
To: Troy Langer
Cc: Martha Wyatt
Subject: RE: Updated Site Plan with additional parcel

Troy,
Will the roads be considered residential private roads? If so, I think some of the curves have too small of a radius, usually a minimum of 250' is standard for residential. Utilities are not shown so I can not really comment on them.
Thanks,
Michael P. Darga, PE
Hubbell, Roth & Clark Inc

Martha Wyatt

To: Martha Wyatt
Subject: Cottages on Clark

From: Jennifer Whitbeck
Sent: Monday, October 21, 2019 5:37 PM
To: Robert West
Cc: Troy Langer; Martha Wyatt
Subject: Re: any comments?

All,

Thank you for the updated concept drawing.

There are a few items below:

- 1) to be sure the turning radius is appropriate size for the fire apparatus to use. (Details attached). Height for landscaping along roadways is 13'6" to ensure clearance for apparatus.
- 2) No parking signs to be posted in the cul de sac for access and no parking signs along one side of the street throughout the complex.
- 3) for the emergency access road off of Clark Road, a maintenance agreement would need to be in place to ensure year round access to the complex going forward.
- 4) hydranted or not hydranted?
- 5) homes suppressed or not suppressed?

Thank you for your time.

Yours In Fire Safety,

Jenn Whitbeck
Fire Inspector

The COTTAGES on CLARK

presented by
818 Development



2255 Clark Road
Hartland Township
Michigan

The
COTTAGES
on CLARK

COVER SHEET

DATE
10/15/19

ISSUE DESCRIPTION
PRESENTATION
PACKET

SHEET NO.
0

Project Narrative

818 Development, in partnership with DeHaan Homes, is excited to present The Cottages on Clark in Hartland, Michigan. This residential development will offer fifty Cottage-themed homes within walking distance to Hartland Towne Square. We will enhance the 23-acre parcel of beautiful preserve and agricultural landscape, creating an opportunity buyers cannot find elsewhere.

The Cottages will consist of luxury ranch and 1.5 story units designed with every detail in mind. Our zero-step-design layout leads to a wide open concept floorplan with stunning vaulted ceilings and serene covered porches, standard in all units.

Within the Cottages you will find high-end finishes and appliances, beautiful LVP flooring, and upgrades galore. Those seeking maintenance-free living in the high demand Township of Hartland are sure to be attracted to The Cottages.

Our Vision

As Hartland residents, we our passionate about the opportunity to create a beautiful development within our hometown. To that end, we have partnered with DeHaan Homes <https://www.dehaanhomes.net/> of Hudsonville, MI and Rick Harrison Site Design <https://www.rhsdplanning.com/> of Golden Valley, MN to bring their award winning "Bayhomes" Style of development to Hartland.

Bayhomes are detached, narrow homes that enable larger density while offering custom-looking, aesthetically beautiful units. Our interpretation of the Bayhomes-style, has a Cottage-style twist, offering multiple colors and styles while maintaining a cohesive look across the entire development.

Our Location

The Cottages are located just a brief walk from Hartland Towne Square which includes amenities such as Meijer Grocery Store, Imagine Movie Theatre, multiple restaurants... and even more coming soon! Those seeking playscapes, pavilions, and nature trails will enjoy Settler's Park, conveniently connected by bike and walking paths near the northwest end of the development. The Cottages are located less than a mile from US Highway 23, offering quick access to destinations like Ann Arbor, Lansing, Flint, and Novi. Vibrant towns such as Milford, Brighton, and Fenton are 10 minute commutes. Sports fans will be thrilled at the quick 45-minute trip to "Downtown Detroit" where they can cheer on their favorite local teams at Ford Field, Comerica Park, and Little Caesars Arena.

Our Buyer

National and local metrics indicate over 65% of current home buyers are active adults looking to downsize. While we believe these numbers will hold true in this development, we are not catering exclusively to this demographic. In fact, we envision multiple types of individuals and families that will be drawn to The Cottages, including:

- Busy single parents or empty-nesters seeking a low-maintenance lifestyle
- Young families desiring award-winning Hartland Schools
- Business professionals searching for a residence outside the hustle and bustle
- Active seniors ready to downsize and enjoy stress-free living

These buyers will all enjoy:

- Zero lawn & landscape maintenance
- Snow Removal
- Covered porches, gazebos & gathering areas

Our Plan also will incorporate walking paths and beautiful landscaping to encourage residents to remain active and savor the camaraderie of the neighborhood.

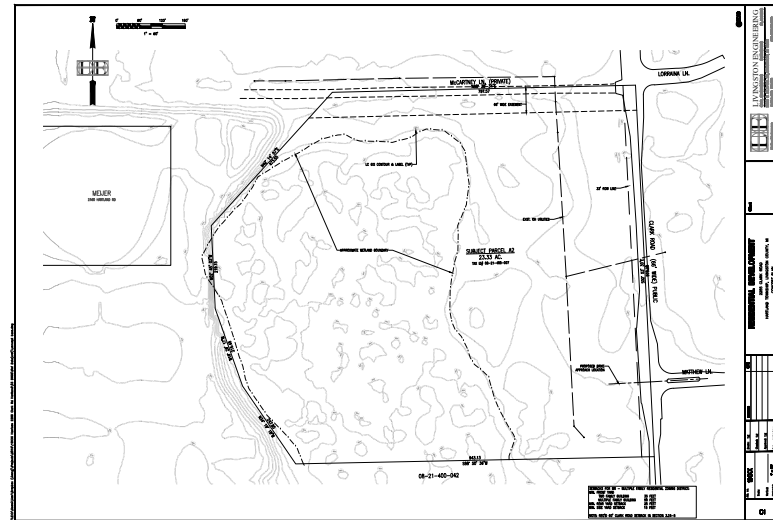
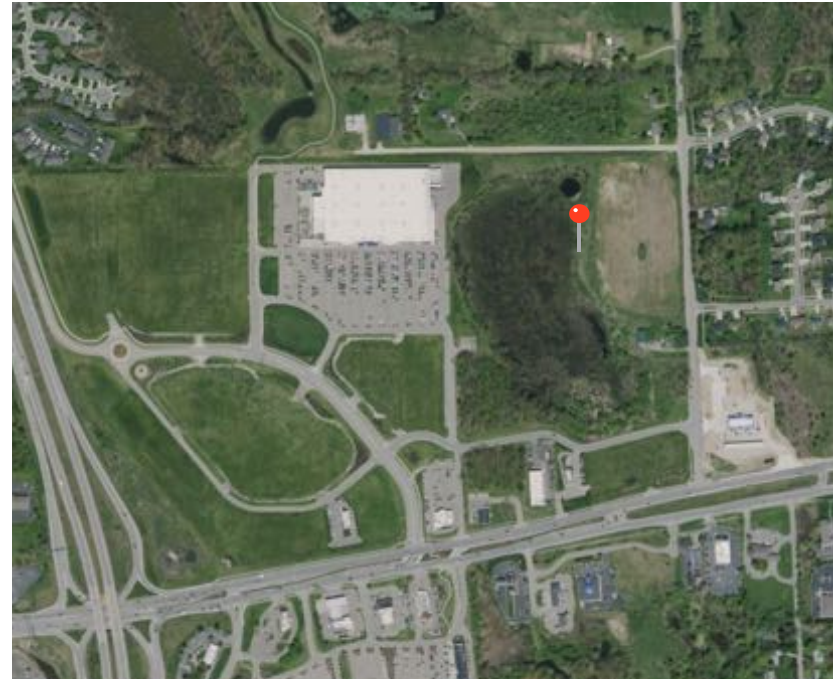
Our Homes

The Cottages will consist of Luxury Ranch Style and 1.5 Story Units, ranging from 1300 - 2200 square feet. We will offer multiple styles and colors, all with a consistent overall look and feel as indicated in our concept sketches.

Our estimated target price for these units will be \$350,000 - \$450,000+. We feel the market will easily bear these prices especially considering the historic low inventory in Hartland and increasing demand. Furthermore, we have a recent comparable Hartland development of 25 detached ranch homes ranging from 1500-1800 square feet. Units sold out almost immediately, at prices ranging from \$350,000 - \$425,000. As of Q3 2019, the resale price of these units are in excess of \$475,000.

Summary

The Cottages on Clark will deliver Hartland Township a beautiful new residential development that will truly enhance the landscape, while bringing much needed density. Upon approvals we anticipate beginning pre-sales from our model home in early 2020. Our goal is to have the development completed by Q3 of 2022.



2255 Clark Road
Hartland Township
Michigan

The
COTTAGES
on CLARK

Narrative & Site Plans

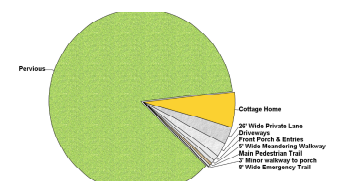
DATE
10/15/19

ISSUE DESCRIPTION
PRESENTATION
PACKET

SHEET NO.
1



1" = 50 feet



Total Area: 4,498,022 sq ft (103,289 acres)

66' Wide Easement Trail	0.33	1,700 sq ft	(0.0412 acres)	31' Stone Walkway to porch	0.36	4,433 sq ft	(101,555 acres)
66' Wide Easement Trail	0.36	4,407 sq ft	(0.1014 acres)	31' Wide Wooded Walkway	0.60	9,381 sq ft	(215,076 acres)
Front Porch & Entries	0.46	37,264 sq ft	(0.8584 acres)	Main Pedestrian Trail	0.46	34,261 sq ft	(786,600 acres)
66' Wide Private Lane	2.31	14,229 sq ft	(0.3252 acres)	6' Stone Walkway to porch	0.43	35,283 sq ft	(806,600 acres)
Other	0.81	1,219,123 sq ft	(27,7516 acres)	Storage Room	0.43	35,283 sq ft	(806,600 acres)

The Cottages on Clark

Concept Plan: 49 Luxury Cottages

Clark Homes, LLC
 P.O. Box 529
 Hartland, Michigan 48353



Douglas DeHaan
 DeHaan Homes "Building the Dream"
 3259 Hobson Trails Dr. | Hudsonville, MI 49426
 616.896.8300 ext. 10 | Cell 616.862.5032

Rick Harrison Site Design
 Studio

Rick Harrison
 8832 7th Ave N | Golden Valley, Minnesota 55427
 www.rickharrison.com
 www.rickharrisoninc.com
 763.595.0055 | Cell 612.325.1950



2255 Clark Road
 Hartland Township
 Michigan

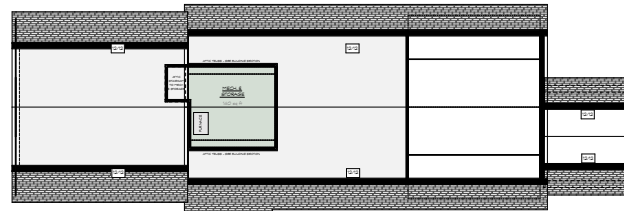
The
COTTAGES
 on CLARK

SITE DIAGRAM

DATE
 10/15/19

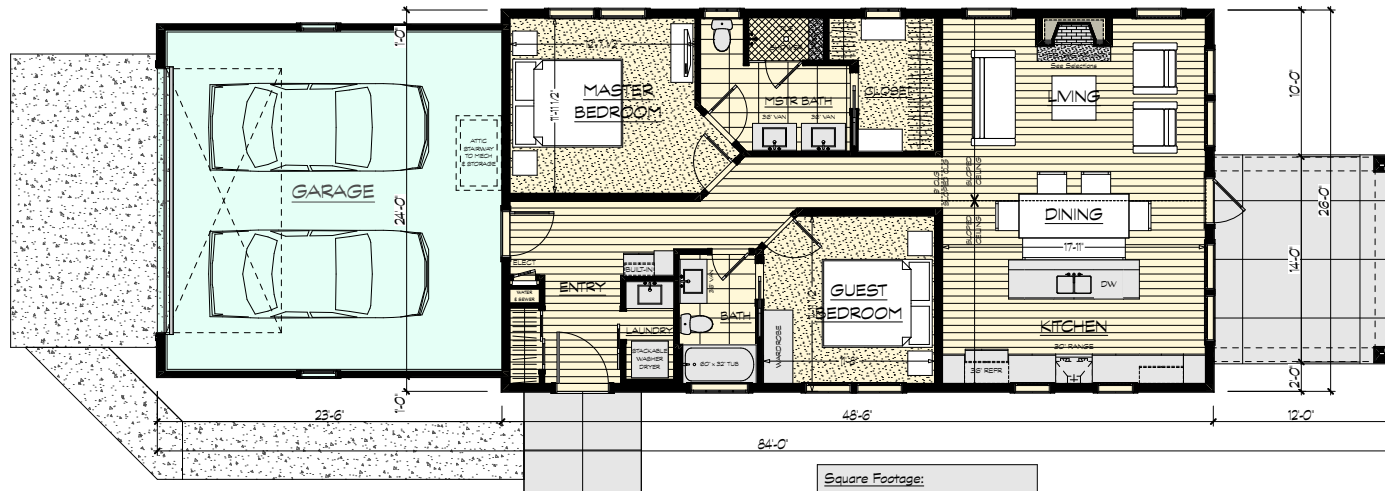
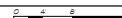
SCALE DESCRIPTION
 PRESENTATION
 PACKET

SHEET NO.
 2



ATTIC LEVEL FLOOR PLAN

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



MAIN LEVEL DESIGN FLOOR PLAN

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



2255 Clark Road
Hartland Township
Michigan

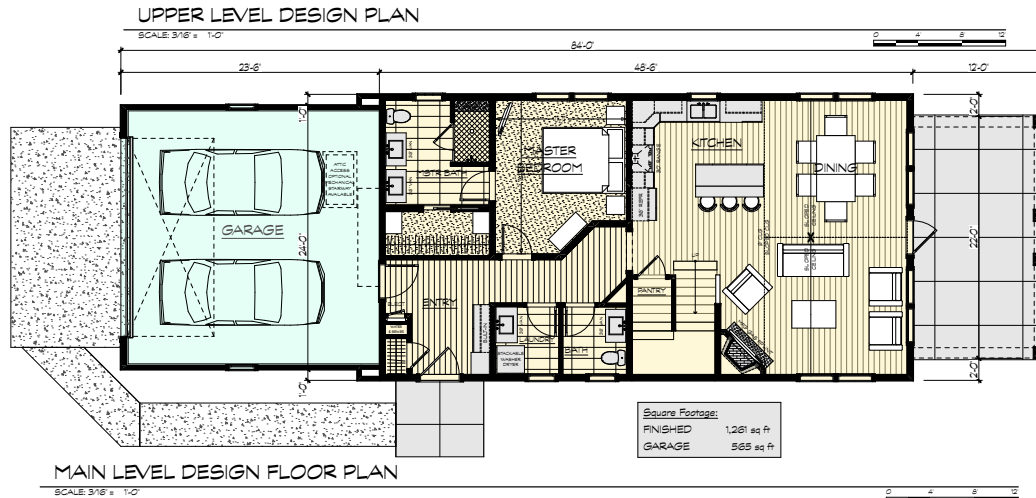
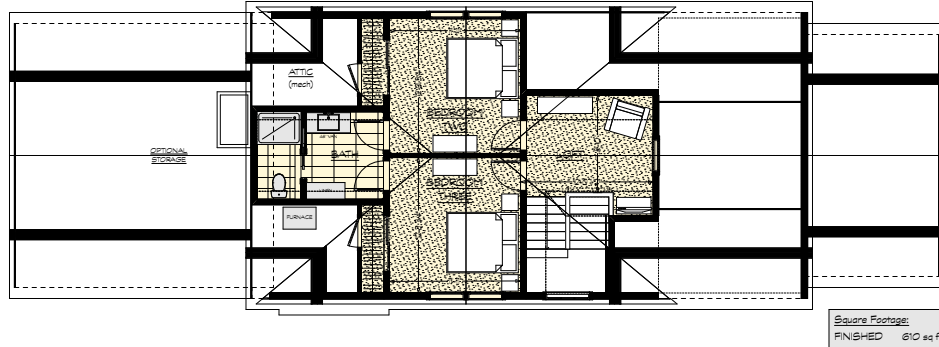
RANCH

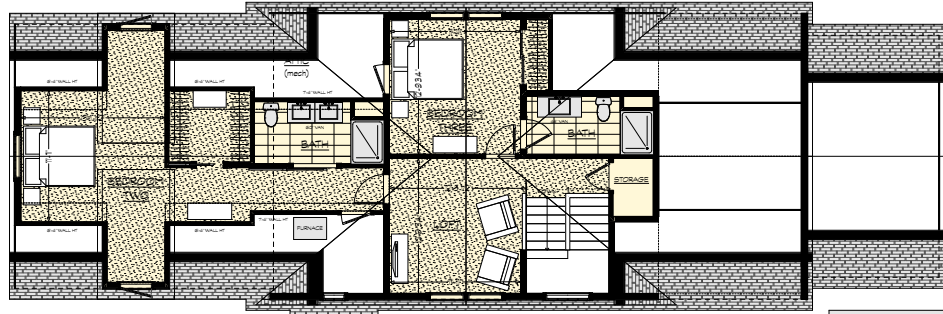
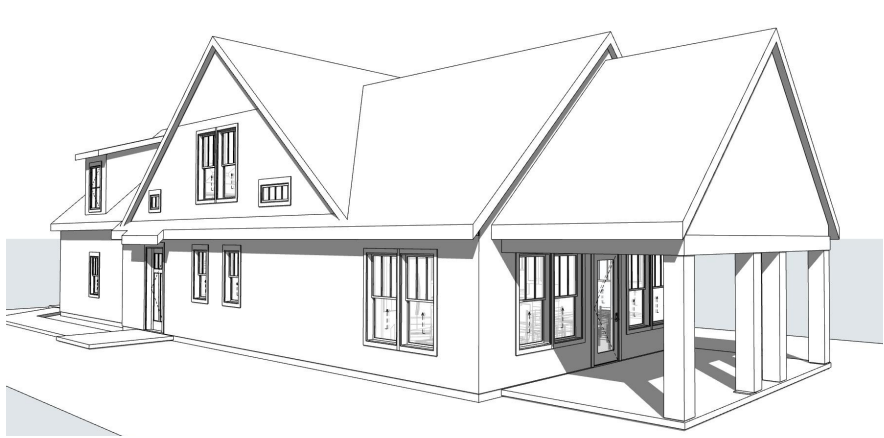
PLAN - Ranch

DATE
10/15/19

SCALE DESCRIPTION
PRESENTATION
PACKET

SHEET NO.
3

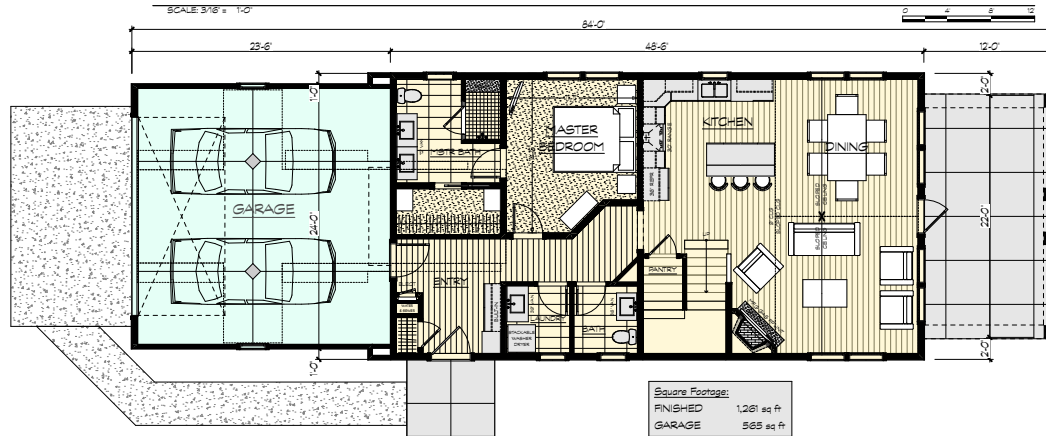




Square Footage:
FINISHED 946 sq ft

UPPER LEVEL DESIGN PLAN

SCALE 3/16" = 1'-0"



Square Footage:
FINISHED 1,281 sq ft
GARAGE 525 sq ft

MAIN LEVEL DESIGN FLOOR PLAN

SCALE 3/16" = 1'-0"