



Planning Commission

Larry Fox, Chairperson Summer L. McMullen, Trustee
Michael Mitchell, Vice-Chairperson Sue Grissim, Commissioner
Tom Murphy, Secretary Jim Mayer, Commissioner
Matthew Eckman, Commissioner

Planning Commission Agenda WORK SESSION ONLY

Hartland Township Hall
Thursday, May 14, 2026
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
 - a. Planning Commission Regular Meeting and Work Session Minutes of April 23, 2026
6. Call to Public
7. Work Session
 - a. Backyard Chickens/Poultry
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** MEETING MINUTES

APRIL 23, 2026– 7:00 PM

1. **Call to Order:** Vice-Chair Mitchell called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**
Present – Commissioners Eckman, Grissim, Mayer, McMullen, Mitchell, & Murphy
Absent – Chair Fox
4. **Approval of the Meeting Agenda:**
Commissioner Grissim offered a Motion to approve the April 23, 2026, Planning Commission Meeting Agenda. Commissioner Mayer seconded. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. Planning Commission Work Session Meeting Minutes of March 26, 2026.
Commissioner Eckman offered a Motion to approve the Planning Commission Work Session Meeting Minutes of March 12, 2026. Commissioner Grissim seconded. Motion carried unanimously.
6. **Call to the Public:**
None
7. **Old and New Business**
 - a. Site Plan Application #25-005 for a restaurant with pick-up window (Chipotle, Hartland Towne Square Planned Development)

Director Langer stated the following:
 - Gave an overview of the location and scope of the project.
 - Located north of Highland Road (M-59) east of US 23, in the Hartland Towne Center in between Buffalo Wild Wings and Panda Express.
 - Zoned PD Planned Development.
 - Applicant is proposing a Chipotle Restaurant with a pick-up window which is different than a drive-through window: orders are placed online and picked up.
 - Connections to the commercial entities east and west.
 - Requires Site Plan Approval only from the Planning Commission and will not need to be heard before the Township Board.
Nik Bauer of Stonefield Engineering and Design, representing the Applicant, Harvey Weiss and Steven Samona, of Hartland Square LLC, stated the following:
 - Regarding the Landscaping comments, they believe the Landscaping Plan is of high quality and meets the intent of the ordinance.

- Regarding Light Fixtures, it is more of an architectural element than a light fixture which throws a shadow star pattern onto the wall. If it is not acceptable, they can work with Planning Staff to come up with something different.
- Regarding the Engineering and Fire Review, they did not have any concerns with either and will address them during the engineering review.
- They are excited to bring this project to the community.

Vice-Chair Mitchell referred to the staff memorandum dated April 16, 2026.

- Has an existing drive onto Hartland Square Drive and planned connections to Buffalo Wild Wings and Panda Express.
- No impact assessment required.
- Part of the Hartland Towne Square PD, no minimum requirement for parcel size.
- No minimum frontage required; approx. 185.88 feet. along Highland Road/M-59; and approximately 148 feet along Hartland Square Drive.
- Meets all of the setback and frontage requirements.
- Lot coverage is undefined in this Planned Development.
- Meets all of the parking requirements; thirty-three (33) ten by twenty parking spaces are proposed with two (2) van-accessible barrier-free spaces located near the building entrance.
- Separate loading area is not shown but has not typically been required for these uses as the deliveries occur at off-peak hours.
- Dumpster Enclosure: the color of the metal doors should be stated on the Construction Plan set.
- Details for an outdoor eating area were not provided but the Applicant is aware of the requirements. Details will be provided on the Construction Plan Set of drawings.
- Lighting: outdoor wall fixtures show a star pattern/wash on the exterior wall at night. The Planning Commission had no concerns.

Landscaping

Commissioner Grissim had some suggestions;

- Plantings in front of the screen wall around the dumpster enclosure are not required. Plan shows evergreens. Those are costly and can be eliminated.
- The transformer should be screened with evergreens six (6) inches taller than the utility, so at least five (5) feet tall.
- Asked about the ADA parking and the location of the signage which is planned for the wall.

Architecture / Building Materials

- Commissioner Mayer asked about the brick. The Applicant was unsure of the details. Commissioner Mayer stated he wanted to ensure it is not a thin veneer product.
- Director Langer displayed a group of illustrations showing how the HVAC rooftop equipment will be screened. Commissioner Mayer commented that it was not completely screened as viewed from the north. The Applicant stated they will work with the architect and add the required screening.

Commissioner Eckman offered the following Motion:

Move to approve Site Plan Application #26-005 a request to construct an approximate 2,385 square foot restaurant building with dining-in option and one (1) pick-up window, for pick-up service only as outlines in the staff memorandum dated April 16, 2026.

Approval is subject to the following conditions:

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated April 16, 2026, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 2. A land use permit is required prior to construction.**
- 3. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, the Fire Code requirements and all applicable government agencies as applicable.**

Commissioner Mayer seconded. Motion carried unanimously.

Harvey Weiss and Steven Samona, of Hartland Towne Square LLC, introduced themselves and gave a brief update of the Hartland Towne Center development.

- b. Zoning Amendment #26-001 – Amendment to permit accessory dwelling units (ADU) in single family zoned districts.**

Director Langer stated the following:

- Planning Commission has been working on this zoning amendment for a long time.
- ADUs (Accessory Dwelling Units) offer an opportunity to have a second accessory dwelling on a single family zoned property.
- Draft amendment allows ADUs in all single family zoning districts, caps the size, and only CA (Conservation Agriculture) zoned parcels are permitted to have detached ADUs. The rest of the single family districts might have an ADU in a basement, renovated garage, an attic area, or addition.
- Same setbacks apply as for the principal structure.
- Township Attorney recommended occupancy in ADUs be limited to family only but the Planning Commission recommended to not have that limitation and be available to all.
- The property owner must reside on the property in one of the dwellings, either in the principal dwelling or in the ADU.
- The usable floor area in a detached ADUs inside a larger accessory structure, such as a barn, pole barn, or garage, is limited to the maximum size of the ADU in that structure.

Commissioner Grissim offered the following Motion:

Move to recommend approval of Zoning Amendment Text Amendment #26-001, as outlined in the staff memorandum and attached draft ordinance amendment.

Commissioner Murphy seconded. Motion carried unanimously.

Director Langer stated this recommendation will proceed to the Livingston County Planning Commission for their recommendation and then will be brought before the Township Board for their final decision. He is hoping for a late May or early June meeting date.

8. Call to the Public:

None

9. Planner Report:

None

10. Committee Reports:

The Planning Commission briefly discussed the timeline for the proposed Backyard Chickens Zoning Amendment. Director Langer stated it will come back for a work session in the near future maybe even the next meeting.

Commissioner Murphy inquired about the Chick-fil-A Easements. Director Langer used an aerial image to explain the nature of the easements. Commissioner Murphy asked if that was what was needed for construction to begin. Director Langer explained the Township is not waiting for anything at this point, but the storm drain for Chick-fil-A ties into an MDOT (Michigan Department of Transportation) controlled storm drain. Also, there is an existing connection to M-59 that is not being altered but it is a change in use. They are waiting for those approvals from MDOT.

11. Regular Meeting Adjournment:

A Motion to adjourn the meeting was made by Commissioner Eckman. Seconded by Commissioner McMullen. The meeting was adjourned at approximately 7:39 PM.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Backyard Chickens/Poultry

Date: May 7, 2026

Recommended Action

Move to Initiate Ordinance Amendment regarding Backyard Chickens/Poultry.

Discussion

This memorandum is intended as a follow up from the March 12, 2026, work session meeting of the Planning Commission where there was discussion on an ordinance amendment to permit “backyard chickens” in all single family zoning districts.

Some time ago, a resident sent an email to the Planning Commission to request an amendment to the Ordinance that would permit “Backyard Chickens” on smaller lots and the structures devoted to housing chickens allowed to be closer to the property line than the current ordinance. The Planning Commission referred this matter to the Ordinance Review Committee (ORC).

Background

The current ordinance permits “fowl/poultry” in the CA (Conservation Agriculture) zoning district, provided the parcel is a minimum of 2.5 acres and all structures housing the animals must maintain a 100-foot setback. The 2.5-acre parcel would be permitted up to 50 animals, and an additional acre is required for more animals. With regard to permitting a rooster, which is often identified as a noise concern, a rooster would be permitted and subject to general noise requirements.

The ORC has proposed a draft ordinance amendment that would permit “Backyard Chickens” or poultry in all single-family residential districts. The draft ordinance would also eliminate roosters and reduce the setbacks for structures housing those animals.

Attachments:

1. Email Bigalke 04.30.2026
2. Draft Ordinance

Troy Langer

From: Troy Langer
Sent: Thursday, April 30, 2026 2:02 PM
To: Troy Langer
Subject: FW: Proposed Amendment Question

Troy,

Thank you for getting back to me so quickly, the update, and asking for any input. I am overall completely supportive of the township moving forward with this amendment. This amendment appears very comprehensive while also addressing the common concerns such as...

- No roosters to avoid noise issues
- Reasonable limits on flock size to prevent over density
- Proper coop placement and requirements
- Cleanliness and sanitation requirements

With these propositions I believe that this amendment will be completely compatible for the township and that backyard chickens can be managed responsibly without creating issues.

I appreciate the planning commission taking the time to address this and work on this amendment. Please let me know if there is anything else I can do to help support this.

On Thu, Apr 30, 2026 at 10:32 AM Troy Langer <TLanger@hartlandtwp.com> wrote:

Alec,

Thanks for reaching out.

The Planning Commission did discuss in March, and did not take any action. This topic is scheduled to come back in the near future; although no specific date has been set.

We would certainly welcome an email from you that outlines your comments/ideas/suggestions/thoughts/concerns/questions.

Please feel free to share your thoughts.

Thank you



Troy Langer

Planning Director

810.632.7498

2655 Clark Road

Hartland, MI 48353

www.hartlandtwp.com

From: Alec Bigalke <alec.bigalke@gmail.com>

Sent: Thursday, April 30, 2026 10:30 AM

To: Troy Langer <TLanger@hartlandtwp.com>

Subject: Proposed Amendment Question

Good Morning Troy,

My name is Alec Bigalke and my family and I moved to Hartland roughly 6 years ago after leaving the military. I recently saw that there is a proposed amendment to allow "backyard chickens" in the township from the Planning Meeting Minutes from March 12. I was curious if there was any movement in that amendment or if there is anything I can do to help support it.

I attempted to bring up the same idea some time ago but didn't end up getting anywhere but would like to support this now if possible since there is some traction to it.

Thank you and have a good day.

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Alec Bigalke

231-794-8373

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Alec Bigalke

231-794-8373

TOWNSHIP OF HARTLAND
AMENDMENT TO PERMIT BACKYARD CHICKENS
IN SINGLE FAMILY DISTRICTS

PROPOSED AMENDMENT

Section 2. Definitions

88. FARM: The land, buildings, and machinery used in the commercial production of farm products. farm products are plants and animals useful to human beings and includes, but not limited to, forage and sod crops, grains and feed crops, dairy and dairy products, poultry and poultry products, livestock including breeding and grazing, fruits, vegetables, flowers, seeds, grasses, trees, fish, apiaries, equine and other similar products. To be considered a farm hereunder, the parcel shall contain ten (10) or more contiguous acres. For the purposes of this Ordinance, farms shall not include establishments for keeping or raising furbearing animals, private stables, commercial dog kennels, piggeries, greenhouses or stockyards, unless such establishments are combined with other bona fide farm operations listed above which are located on the same continuous tract of land of not less than 40 acres. A farm which is operated as a business for purposes of agricultural production is distinguished from a collection of farm buildings and animals that is operated for education, demonstration, or recreational purposes. Such quasi-farm operations may be known as “petting zoos.”

89. FARM BUILDING: Any building or structure other than a dwelling, moved upon, maintained, used or built on a farm which is essential and customarily used on farms of that type for the pursuit of agricultural activities.

- A. **Chicken Coop:** A structure for the keeping and housing of chickens also referred to as a coop. The coop shall be constructed and maintained so that the chickens are not able to escape from the coop.
- B. **Chicken Run:** An enclosed area attached to the chicken coop where chickens can roam unsupervised. The run shall be constructed and maintained so that the chickens are not able to escape the run.

Section 4.10 Keeping of Animals

2. Domesticated Animals. Except for a farm, as defined in Section 2.2, or as superseded by the Right to Farm Act (P.A. 93 of 1981, as amended), the raising and keeping of Domesticated Animals, as defined in Section 2.2, shall be permitted only in the CA District and subject to the following conditions:

- A. Minimum lot size for cattle, equine, swine and sheep or goats shall be five (5) acres. Minimum lot size for poultry, fowl, turkeys, and geese shall be two and one half (2.5) acres. The minimum lot size for all other animals shall be determined based upon the size of the largest animal kept.
- B. The number of Domesticated Animals allowed for each acre of lot size is identified in the following table. Where there are different types of animals kept on the same parcel, the required lot size must be calculated as the combined total requirement for each type of animal (for example, one cattle, one equine and two swine require a total of six (6) acres).
- C. All lots shall be properly fenced in such a manner that no livestock, poultry or other animals will run at large.
- D. No animal waste, **except for chickens**, shall be accumulated or be stored within one hundred (100) feet of a property line. No structure for housing such animals shall be located within one hundred (100) feet of a property line.
- E. Animals shall be maintained and accommodated in a manner so as not to pose a nuisance to adjoining property or a hazard to water quality and public health, safety, and welfare.

- F. As an exception to the requirements outlined above, chickens shall be deemed permissible in all single-family residential zoning districts, including CA, RUR, RR, STR, RE, SR, MDR, and HDR zoning districts.
- G. It shall be unlawful for any person to own, keep, harbor, or have under their care, custody, or control any cock or rooster chicken two (2) months of age or older.
- H. All chickens shall be housed in a chicken coop and run. The chicken coop and run shall require a land use permit properly issued by the township and shall comply with the following provisions:
 - i. The chicken coop and run must be in good repair, capable of being maintained in a clean and sanitary condition, free of vermin, obnoxious smells and substances;
 - ii. The chicken coop and run shall not constitute a nuisance or disturb neighboring residents due to noise, odor, or threats to public health;
 - iii. The chicken coop and run shall not be permissible in the front yard area and shall be treated as an accessory building; however, specific setback requirements noted in this section shall apply;
 - iv. The chicken coop shall comply with the lot coverage requirements of the particular zoning district the property is located within. The run shall not be counted toward the lot coverage requirements, unless it is covered;
 - v. Chickens shall not be permitted to run at large on the property and shall be confined to the chicken coop and run area;
 - vi. Offal, manure, and waste material shall not be permitted to accumulate nor be confined in any manner that is conducive to breeding or attraction of flies, mosquitoes, or other noxious insects or in any manner that endangers public health or safety. The offal, manure, and waste material shall be properly disposed of so odors from the chickens, manure, or chicken related substances shall not be perceptible beyond the boundaries of the property;
 - vii. All grain, feed, and materials intended for use as food for chickens shall be kept in a tightly fitted container constructed to keep out vermin and wild animals;
- I. Deceased chickens shall be properly disposed of in a proper manner, according to all health and safety standards;
- J. The number of chickens, setbacks for the chicken coop, and chicken run, as well as minimum lot size provisions are outlined below:

4.10.2.J. Keeping of Chickens: Minimum Lot Size	
Number of Chickens	Minimum Lot Size
1-5 animals	10,000 sq ft/0.23 acres
6-10 animals	20,000 sq ft/0.46 acres
11-20 animals	1 acre
21-30 animals	1.5 acres
31-40 animals	2 acres
41-50 animals	2.5 acres
51-100 animals	5 acres
101 animals	10 acres
Additional 50 animals	Above 10 acres

4.10.2.J. Keeping of Chickens: Setback*	
Number of Chickens	Setback*
1-5 animals	10 feet
6-10 animals	10 feet
11-20 animals	25 feet
21-30 animals	30 feet
31-40 animals	40 feet
41-50 animals	40 feet
51-100 animals	60 feet
101 animals	100 feet
Additional 50 animals	100 feet

* The setbacks in this table are determined by the number of animals, not the acreage.