



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 Township Hall
Thursday, September 23, 2021
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 Meeting Minutes of June 24, 2021
6. Call to Public
7. Old and New Business
 - a. Site Plan #21-012 Hartland Crossing Planned Development (PD) Concept Plan
 - b. Initiate Ordinance Amendment to Section 4.6 (Ponds)
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** REGULAR MEETING MINUTES

June 24, 2021 – 7:00 p.m.

1. **Call to Order:** Chair Fox called the meeting to order at approximately 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**
Present – Commissioners Fox, Grissim, LaRose, McMullen, Mitchell, Murphy
Absent – Commissioners Voight
4. **Approval of the Agenda:**
A Motion to approve the June 24, 2021 Planning Commission Regular Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. **Planning Commission Minutes of April 8, 2021**
A Motion to approve the April 8, 2021 Planning Commission Regular Meeting Minutes was made by Commissioner Grissim and seconded by Commissioner LaRose. Motion carried unanimously.
6. **Call to Public:**
None
7. **Public Hearing:**
 - a. **Site Plan/PD Application #21-005 Redwood Living Planned Development (PD) – Preliminary Site Plan** - thirty (30) single-story, multi-unit apartment buildings, with a total of 148 apartment units.

Chair Fox explained the Public Hearing process.

Chair Fox opened the Public Hearing at 7:03 p.m. stating all noticing requirements have been met.

Director Langer summarized the location and scope of the request stating the following:

- Located in the northeast portion of Hartland Glen Golf Course.
- Explained the Planned Development process – Conceptual, Preliminary, Final. This project is at the Preliminary phase.
- Two access points off of Hartland Glen Lane; north and south.
- 27 acres
- 148 apartment units being proposed, all are two-bedroom, between 1300 to 1600 square feet, and have attached garages.

The Applicant, Patricia Rakoci and Emily Engelhart, representing Redwood Living, introduced themselves and stated the following:

- Thanked the Planning Director for his thorough report.
- Made themselves available for any questions.

Call to Public:

- Craig Wipple, Hartland Township; asked about ownership of land labeled on the plat as a buffer zone. Has concerns about deteriorating trees in that area.
- Matt Goniea, Hartland Township; concerned about how the project will look.
- Linda Renehan, Hartland Township; does not want apartments, concerned about property values, asked about an overall plan for the rest of the property.
- Craig Wipple, Hartland Township; concerned about the roads and construction traffic.
- Andrew Klementowski, Hartland Township; concerned about construction noise.
- Mike Hoskins, Hartland Township; asked about the zoning and the previous rezoning.
- Katherine Ballmer, Hartland Township; asked for the buffer zone to be expanded.
- Gail Offen, Hartland Township; concerned about chemicals that may be used to maintain the landscaping and asked the Planning Commission to consider the existing residents.
- Isam Yaldo, one of the property owners of Hartland Glen; stated the following:
 - Explained the history of the property.
 - There were opportunities for the public to object in 2004 when the REUs were purchased.
 - Future Land Use Amendment designated the property a Special Planning Area.
 - Most importantly this project will help bring water to that part of the Township.
 - In the water assessment, there is money allocated to redo Cundy Road.
- Randall Samuels, Hartland Township; objected to rezoning, concerned about construction traffic and the roads, would like a larger buffer around the project.
- Gail Offen, Hartland Township; thinks repaving Cundy Road should be part of the agreement.
- Katherine Balmer, Hartland Township; concerned about the environmental impact on the waterways.

Chair Fox closed the Public Hearing at 7:27 p.m.

Chair Fox explained the Planned Development process and reviewed the five Eligibility Criteria (Section 3.1.18.B.) To be eligible for PD approval, the applicant must demonstrate that the criteria in Section 3.1.18.B. will be met.

Director Langer explained item 5. Unified Control, stating Redwood would be the only owner of the 27.13-acre PD parcel, and Redwood will construct the entire development, maintain the development, and manage the development after it is completed and filled with occupants.

The Planning Commission had no comments.

Chair Fox moved on to Permitted Uses and Density.

Planned Development Design Standards (Section 3.1.18.C.)

Density

Director Langer stated the following:

- The 27 acres being discussed is in the northeastern part of the existing golf course.
- Entire golf course is in a Special Planning Area with the northern portion having a higher density than the southern portion allowing for a 25 percent increase of five (5) dwelling units per acre in the northern portion and lower in the southern, three (3) dwelling units per acre.
- Allowed density is 136 units, 148 units are being requested.
- Density bonus of 40 percent may be awarded which would allow up to 190 units.
- They will need some of the bonus density for 148 units.

Commissioner LaRose stated after reading the staff memorandum and hearing comments from the public, she has concerns granting a bonus density but would rather see addition buffering added.

Design Details

Chair Fox stated in a residential Planned Development, the Site Plan serves as the approved plan rather than a Pattern Book which is used in Commercial or Mixed Use developments.

Minimum Yard Requirements

Director Langer stated he will discuss the areas of deviation only.

- North - 40 foot setback required, 24 foot setback proposed. Mr. Yaldo, the owner of the properties to the north, has proposed a landscape easement along the abutting property line to the north.
- South - 40 foot setback required, 34 foot setback proposed. The golf course property abuts the south property line.

Distances Between Buildings

Director Langer stated the following:

- PD process is a unique process where a Township can waive or relax most zoning regulations if they feel there is enough benefit or positive attributes to the community.
- Staff looked at how close the buildings were to each other and virtually all of them are across the street from one another.
- Rear to rear, the closest one was 31.5 feet, but the Applicant is proposing 25 feet so if in the future, there is an addition to one of the units, they could be 25 feet apart.
- Side to side, the closest one was 20.0 feet but the Applicant is proposing 15 feet.
- Side to Rear, the closest one was 20.4 feet but the Applicant is proposing 15 feet.

Chair Fox asked the Applicant if they would consider making the distances what they are rather than what is proposed. The Applicant agreed. The Planning Commission agreed.

Director Langer also stated each apartment building is placed a minimum of twenty-five (25) feet from the edge of the roadway or integral sidewalk. There is no road dedicated easement or right-of-way. The units on the other side are 25 feet away from the sidewalk. All of the units have 25 feet of driveway for parking either from the edge or the roadway or edge of the sidewalk.

Commissioner Murphy clarified the sidewalks are only proposed on one side of the street. Director Langer confirmed that to be the case.

Building Height

Chair Fox stated the PD Building Height limitation is more for commercial developments and will not apply to this project as the mean building height is approximately twelve (12) feet.

Parking and Loading

Director Langer stated the following:

- Required to provide two (2) parking spaces are required for each dwelling unit, plus one (1) additional space for each four (4) dwellings.
- Each apartment unit has an attached 2-stall garage, plus a 25-foot long, 16-foot-wide driveway, which could potentially accommodate up to two (2) additional vehicles.
- Parking is not permitted on the street, except in designated parking areas.

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- A total of twenty-two (22) guest parking spaces are provided within the development, scattered throughout.
- Two (2) barrier-free parking spaces (van accessible) are provided by the leasing office.
- It appears sufficient parking is provided.
- No parking along the internal streets would be allowed.
- To be noted, the required parking space dimensions are ten (10) feet wide by twenty (20) feet in length per the Zoning Ordinance standards. The guest parking spaces are shown as nine (9) feet wide by eighteen (18) feet in length.

Commissioner Murphy asked if the ten (10) by twenty (20) parking space dimensions are for commercial only or for residential too. Director Langer stated for a multi-family or condo project, yes, but not for single family.

Chair Fox asked if the Planning Commission would like to require the usual standard of ten (10) by twenty (20) parking space dimensions. Commissioner Grissim added she would rather the spaces be smaller to minimize the impact but the vehicles in Hartland tend to be larger which is why the standard is slightly larger than elsewhere. The Planning Commission agreed.

Commissioner Grissim commented the 16-foot-wide driveway does not seem large enough to accommodate two vehicles. She tested it in her own driveway. That parking is needed for guest parking.

The Planning Commission discussed driveway width and parking. The Applicant stated their residents do not seem to have issues with parking and guest parking.

Chair Fox commented that one thing he appreciates about Hartland is the parking areas do accommodate larger vehicles.

Commissioner Murphy stated the average garage door is 16 feet. He would favor larger driveways.

The Planning Commission chose to require the driveway width be 18 feet rather than the proposed 16 feet.

Open Space

Director Langer stated the following:

- Explained the Open Space Plan diagram.
- Generally, in a PD the minimum required is 25%, 42% Open Space is proposed.

The Planning Commission had no comments.

Natural Features

Director Langer explained the following:

- Three existing ponds and associated wetlands are on the property.
- No changes are proposed.

Sidewalks and Pedestrian Access

Director Langer stated the Applicants are proposing a 5-foot-wide sidewalk on the edge of the road which will be colored slightly different and of a different cut than the road. The Applicant stated typically it is 4 feet wide, but they went with the 5 foot wide sidewalk to gain FHA compliance for accessibility which makes it easier for access. Chair Fox asked if the color is

on before or applied after. The Applicant stated after and it lasts.

The Planning Commission briefly discussed the endurance of the color product on the sidewalks, the installation, parking and the location of the storm drains as there is not curb and gutter.

Commissioner Murphy asked the total width of the road and sidewalk. The Applicant stated 27 feet with a 12 mile per hour speed limit. Chair Fox stated typically it is 30 feet back of curb to back of curb. Director Langer stated private roads are 22 feet wide at a minimum but with the addition of curb, gutter and drainage systems they are wider. Their interior roads are a combination of a private road and an internal maneuvering lane which are generally 24 feet wide. If the development has more than 24 lots, it does increase to 26 feet wide before curb and gutter. Commissioner Grissim stated it is imperative that the color difference between the roadway and the sidewalk is maintained as it defines where the pedestrians will be. The color will need to be reapplied at some point for safety purposes. The Applicant stated they do that and are required if they want to maintain FHA compliance.

Commissioner Grissim asked about the guest parking spaces curb ramp and wheel stops. The Applicant stated they do a thickened edge walk so it is raised. They do not do wheel stops. Chair Fox asked if it is throughout the development and not just at the leasing office. The Applicant stated it is throughout the development.

The Planning Commission briefly discussed the FHA guidelines for access.

Commissioner Murphy commented that this style of roadway and sidewalks is different for Hartland.

Commissioner McMullen has concerns about safety with children riding their bike on the sidewalk and not having a barrier.

Commissioner LaRose also has concerns about safety if someone is not paying attention, color would not matter.

Requirements for Preliminary Review (Section 3.1.18.E.ii)

Traffic Impacts

Chair Fox stated according to the data shared from other developments of this kind, the site-generated vehicle trips do not meet the minimum threshold to require a traffic impact analysis or further study. Director Langer concurred.

Fiscal Impacts

Chair Fox stated a letter was provided from the Applicant.

Vehicular Circulation

Director Langer stated it is generally a loop road with a few others in between.

Director Langer also stated as Redwood and Hartland Glen Golf Course will both use this road, staff has requested a maintenance agreement be required and submitted as part of the Final PD for this roadway. In addition, any connection to the east should be permitted and made part of the Final PD agreement.

Landscaping (Section 5.11)

Canopy trees along Internal Roadways (Sec. 5.11.2.C.ii.)

Commissioner Grissim stated the following:

- Would like to see more trees to comply with the Ordinance.
- Several places where more street and canopy trees could be added and get closer to one every 30 feet.
- Move trees closer to the road, five feet away to help with the safety issue.
- Stay with the 3-inch caliper size requirement.

Commissioner Murphy stated he would support those thoughts.

Buffering or Screening (Sec. 5.11.2.G.i.)

Commissioner Grissim stated the buffers do not comply with the Ordinance.

Chair Fox agreed the north and east side of the property buffers should comply but the south and the west are still the golf course. In response to the question “What is going to happen to the golf course?” since 2004 it is a residential gold course community; it will be a modified golf course, the holes will move, streets will go in and houses will be built around it which is the extent of the detail available at this time. He continued the Planning Commission and the Township Board decided to keep the highest density to the north near the infrastructure and lesser density to the south. Buffering to the south and west will come when those areas are developed.

Commissioner LaRose concurred.

Director Langer stated on the northern portion there is a landscape easement that should be part of the final PD.

The Applicant stated the units along Hartland Glen would be front facing units for a better visual from the road

The Planning Commission discussed the east side and Hartland Glen Lane.

Commissioner Grissim stated the following:

- Greenbelt requirements met along the roadway.
- Landscaping along the porches looks good.
- Avoid putting stone in the beds along the road.

Commissioner Murphy asked if Hartland Glen Lane will be the main roadway to what will be developed to the south. Chair Fox said that is unknown at this time.

Commissioner Murphy asked how far the units are from the roadway. Director Langer stated 30 feet at the closest point. He also stated they have discussed with the Applicants providing a connection to the property to the east. The 40 acres was at one point, part of the Newberry development and is a Special Planning Area. A future connection may be available.

Chair Fox added Hartland Glen Lane is already there and will not be changed. The owner of the golf course will need a Master Plan before he gets too far down the road for access to serve the number of units he will need to develop.

Detention/Retention Area Landscaping (Sec. 5.11.2.H.)

Commissioner Grissim plantings can blend into the natural vegetation that exists in the wetland area.

Apartment Unit Landscaping

No comments.

Architecture/Building Materials (Sec. 5.24)

The Applicants stated the following:

- Six different units with different facades, with its own mixture of stone, vinyl and shake.
- Indicated on a map of architectural features that shows the colors planned; on the high profile side there would be more stone.
- Slight deviations in the color of the units which provides a nice look as one is driving down the street.
- Color palate is pretty neutral and natural.
- They have owned them for a long time and want them to always look good, now and in the future with a traditional color palate.

The Applicants referred to the materials samples.

Commissioner Murphy asked where the extra stone is used. The Applicant replied along the high profile front and sides that are visible from the road. Chair Fox added the gable is also shake on the high profile sides.

Chair Fox asked about the siding material used in the pictures of Texas Township that were sent earlier that day. The Applicant stated it is a PVC composite that is not used very often; they like to stay with the Premier Vinyl. There is another siding they are looking at that is from Select. Chair Fox commented the 6 or 7-inch looks more like wood siding than the 4-inch or the cement siding with the double 4. Chair Fox asked if the larger width is available in the same color palate. The Applicant was unsure.

The Planning Commission discussed siding options.

Commissioner Murphy asked about the type of wall on the rear of the unit. Chair Fox referred to the photos sent earlier. The Applicant stated some units have screened porches with a small patio, others without a screened in porch have larger patios.

Commissioner Murphy commented the long expanse of the wall needs to be broken up with some design element such as different roof pitch or some visual element. The Applicant stated they can look into that.

Commissioner Fox referred to some of the questions asked earlier stating the following:

- Ownership: they are only selling off part of the golf course for this project. The remainder is still owned by the golf course.
- Construction entrance: they will come through their normal front entrances. A construction entrance is not a requirement. Mr. Yaldo stated he would allow access through his other entrances, but Cundy Road is already crumbled.
- Why apartments: they have a right to develop it and have 600 to 700 REUs to use. It is a Special Planning Area. Higher density is planned farther north.
- Chemicals on the lawns: he is unsure if the Township can regulate fertilizers and chemicals

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on lawns. An Ordinance could be adopted theoretically, we do not have the staff to enforce such an Ordinance.

- Water: public water is planned to be extended down M-59 that will serve several projects including this one. The Applicants have stated if they do not have public water, they cannot construct their projects.

Commissioner Mitchell asked about the hours construction is allowed. Director Langer stated the hours allowed are generally during the daylight hours.

Commissioner LaRose continues to have concerns about granting the density bonus with the shortage of trees, driveway widths.

Commissioner Mitchell asked if those items were addressed would the project be able to move forward.

Commissioner Grissim stated she is undecided but would like to see more items addressed.

Commissioner Murphy agreed with some of Commissioners LaRose and Grissim's comments and would like to see more information.

Chair Fox stated he agrees with Commissioner LaRose; he stated he asked if they addressed for issues would that satisfy because if the 12 units are not added here, they will be added closer to the homes of the surrounding residents. They are going to get 673 REUs on the property. If they are not added here, they will be added somewhere to the south.

Chair Fox asked the Applicants if they can get some revisions. The Applicant stated yes, they will come back.

Director Langer asked about the timing for the Applicant to return. They could come back in one of the July meetings or the first meeting in August. Chair Fox confirmed there will not be another notice, but the agenda will be posted online with the packet one week before the meeting.

8. Call to Public:

-Matt Goniea, Hartland Township; concerned about how the project will look from his backyard.

-Mike Hoskins, Hartland Township; asked about REUs. Director Langer explained the history on this property. Mr. Hoskins asked why they were not notified about the change from single family homes to apartments. Director Langer explained the history of the past Rezoning and that this is the meeting where apartments are being considered.

-Gail Offen, Hartland Township; appreciated the explanation of the process. Expressed concern about chemicals that go into the lakes and would like to see them regulated. Would like to know how many trips warrant a traffic study. Appreciated the discussion about parking space size. Believes the comment about senior citizens not hosting parties was ridiculous.

-Craig Wipple, Hartland Township; asked about the municipal water extension and who is paying for it. Director Langer explained the extension will be paid for by water REUs; there is no plan for the general public to pay for this project. Mr. Wipple asked if property owners will be forced to connect once water is available. Director Langer stated he does not have that information but generally one must connect if a well fails or if there is new development.

-Linda Renehan, Hartland Township; asked if the garage is in the front or the back. Chair Fox stated they will be on the street side, the front but they are proposing a handful of units along Hartland Glen Lane where the back will look like the front. There are a variety of styles, and the renderings show it the best.

-Katherine Balmer, Hartland Township; appreciates the extra buffer.

-Isam Yaldo, property owner; paying 47 percent of the cost to extend water, approximately \$2,000,000. Already paid \$4,000,000 for sewer. Already paid for 300 water taps so he needs a minimum of 300 units to be constructed. This project is important for other development projects as well. The Township needs to show they want a development to happen. This project is unique for Redwood. They have others that are fully leased. This project will have success here. He will commit to allow overflow parking at the golf course clubhouse. He has aided in drafting an Ordinance regarding fertilizer for golf courses for other communities and it could be done here as well. Feels the buffer is adequate. Believes this project is more like condominiums than apartments.

9. Planner's Report:

Director Langer demonstrated how the public can stay apprised of future meetings and have access to the materials via the website.

Director Langer informed the Planning Commission the Kroger store has submitted a Land Use Permit application for interior remodeling.

10. Committee Reports:

None

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner LaRose. Motion carried unanimously. The meeting was adjourned at approximately 9:27 p.m.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan #21-012 Hartland Crossing Planned Development (PD) Concept Plan

Date: September 16, 2021

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 Commission should provide comments to the applicant about the proposed Hartland Crossing 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: Christopher Kojaian, K.I. Properties Holdings, LLC

Site Description

The proposed planned development (PD) property is located at the southwest corner of Highland Road and Old US-23. The approximate 29.85-acre parcel is undeveloped (Parcel ID #4708-28-100-014) and zoned GC (General Commercial).

The subject parcel was previously designated as Commercial on the 2015 Future Land Use Map (FLUM); however, in 2020-2021 several amendments were made to the 2015 FLUM and Comprehensive Development Plan. The amendments were approved by the Township Board on May 18, 2021. One of the areas that was amended is the subject property, which is now designated as Special Planning Area (SPA).

The parcel south of the subject site is the location of the Tag Sports Center (1535 Old US-23) consisting of ball fields with batting cage, concession stand, clubhouse and locker rooms, putt-putt golf course, restroom facilities, and parking. The parcel is zoned GC (Parcel ID #4708-28-100-018). Per the 2021 amendment to the FLUM and Comprehensive Plan, this parcel is now designated as SPA (formerly designated as Commercial on the 2015 FLUM).

Land to the west includes CARite used car dealership at 9990 Highland Road (Parcel ID #4708-29-200-017) and Charyl Stockwell Academy at 9758 Highland Road (Parcel ID #4708-29-200-015). Both parcels are zoned GC and designated as Commercial on the 2015 FLUM and the 2021 FLUM Amendment.

North of the site, on the north side of Highland Road is the Shops at Waldenwoods complex which includes Kroger Grocery, Huntington Bank (formerly TCF Bank), CVS Pharmacy, and a mix of smaller commercial establishments. This commercial complex is zoned Planned Development (PD) and designated as Commercial on the 2021 FLUM Amendment.

To the east, across Old US-23, are Fountain Square Shopping Center, Hartland Town Center, and Speedway Fuel Station. All said properties are zoned GC and designated as Commercial on the 2021 FLUM Amendment.

Public access to the development is via Highland Road with one (1) proposed entrance and two (2) proposed entrances on Old US-23. An internal access drive is shown on the plan, south of the commercial portion of the site, that runs east-west, from the most northern development entrance on Old US-23 to the internal drive associated with Cheryl Stockwell Academy and CARite on the west. Additional internal drives provide access within the PD site.

Municipal water and sanitary sewer will be required for this development.

An environmental analysis was not provided by the applicant however it appears there are several wetland areas on the site based on air photos. In particular, a wetland area exists on the south which generally runs east to west, with an upland area in the middle. This may be a regulated wetland under the State of Michigan/EGLE (Michigan Department of Environment, Great Lakes and Energy). An environmental analysis of the land, including a hydrology study, analysis of the soil conditions, and analysis of other significant environmental features, such as wetland areas, water drainage areas, and tree stands is required as part of the Preliminary Site Plan application.

Site History

Historically it appears that the property has been used for agricultural purposes.

Planned Development Procedure

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a Planned Development (PD). 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- Hartland Crossing Planned Development

A. General

Site Plans dated June 22, 2021 (reviewed at the August 12, 2021 Planning Commission meeting)

At the August 12, 2021 Planning Commission meeting, the Planning Commission reviewed a Concept Plan for a mixed use planned development with commercial and residential uses, dated June 22, 2021, known as Hartland Crossing. Please review the staff memorandum dated July 29, 2021, for the complete review of the project. Following is an overview of the June 22, 2021 plans.

The site plan was not drawn to scale. The commercial uses are grouped along the northern portion of the site, with access provided from the Highland Road entrance. The entrance drive from Highland Road travels south and connects to the east-west internal road. Once one enters the site, internal drives provide circulation to each business and associated parking, as well as access to the residential portion of the site to the south.

The plan shows five (5) conceptual outlots which are meant to be place holders for future businesses. The plan does not state the overall size of the commercial area or for any outlot. The plan is not intended to be the final site plan for the commercial portion of the site. The following businesses/uses are shown, as possible options: two (2) fast food restaurants each with drive-through service; one (1) dine-in restaurant;

one (1) multi-tenant building (restaurant and retail); and one (1) automobile fueling station. Other uses may be proposed once the project is further along in the PD process.

The multi-family/residential component of the PD occupies approximately the southern two-thirds of the PD site. A total of seventeen (17) residential buildings are shown, with fifteen (15) buildings located between the east-west internal access road and the wetland area on the south.

Two (2) buildings are located south of the wetland area, which appear to be similar in design to the multiple-family structures to the north. The two (2) buildings on the south can only be accessed via the most southern development entrance on Old US-23. An internal vehicular connection between the north and south residential areas is not provided however two (2) pedestrian bridges over the wetland area are shown. The applicant has noted that alternate uses could be considered for these two buildings such as a daycare facility, medical offices, or a hotel. All proposed uses in the commercial or residential areas of the PD must be compliant with those permitted under the GC-General Commercial zoning standards.

Conceptual building elevations of the residential buildings are provided as well as a conceptual depiction of a common recreation area, presumably for the residents in the PD. The architectural renderings show two-story residential buildings comprised with a mix of building materials (siding and stone products). The number of apartment/residential units is not stated. Building elevations were not provided for the commercial buildings.

At the August 12, 2021 meeting, the Planning Commission raised questions about the proposed density and asked the applicant to provide examples of other projects with a similar density of approximately fifteen (15) dwelling units per acre.

Site Plans submitted on August 30, 2021

On August 30, 2021, the applicant provided a revised set of plans for Hartland Crossing, showing the same layout and conceptual building elevations as previously shown, however the site plan shows a pool/recreation area in the center of the apartment complex. The plan shows a swimming pool, clubhouse, covered eating area, and playground. The plan set also includes information and associated photographs of potential amenities to be offered in Hartland Crossing PD. Conceptual floor plans are provided for 1-bedroom, 2-bedroom, and 3-bedroom apartments.

Lastly the applicant provided examples of six (6) comparative developments that are of similar acreage and density as Hartland Crossing PD.

Following is a discussion on density and a table with information on the six (6) comparative developments.

B. Proposed Density

Section 3.1.18.C.iv. of the Zoning Ordinance (PD Planned Development - Residential Density) 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 Special Planning Area (SPA) on the recently adopted 2021 Comprehensive Plan and FLUM Amendment.

The SPA designation for this site envisions a base density of up to four (4) dwellings per acres. Using the project area of 29.85 acres for density calculations and allowing a maximum density of four (4) dwellings per acre, a maximum of 120 dwelling units could be permitted. The Concept Plan does not provide information on the number of dwelling units or the proposed density; however, the applicant's summary states the market for this type of development requires a minimum of fifteen (15) units per acre.

At the August 12, 2021 Planning Commission meeting, the applicant stated the density of fifteen (15) units per acre would not be over the entire site (29.85 acres).

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

In this case if the planned development land area could accommodate up to 120 dwellings (29.85 total acres x 4 units per acre), in accordance with the Comprehensive Plan, the planned development plan could include up to 168 dwellings (120 + 48 additional dwellings) if a maximum bonus of 40% was awarded by the Planning Commission and Township Board.

Using the applicant's density of fifteen (15) dwelling units per acre and using the entire land area of 29.85 acres, the number of units equates to 448 dwelling units. This exceeds the number of dwelling units allowed even if a 40% density bonus should be awarded. The proposed plan may not be representative of accommodating that number of units (448 dwelling units). The applicant noted to the Planning Commission on August 12, 2021, that there would be approximately 300 units in total.

Following is a table outlining density information for Hartland Crossing PD and six (6) projects as provided in the latest plan set.

Project	Acres	# of Units	Density (DU/AC)
Hartland Crossing*	29.85 AC	300 units +/-	TBD
The Crossroads, Lyon Twp., MI	19.63 AC	304 units	15.48 DU/AC
Watermark on Walnut Creek, Rogers, AR	14.5 AC	220 units	15.2 DU/AC
Watermark at Southlands, Aurora, CO	20.11 AC	300 units	15 DU/AC
Watermark at Tiffany Springs, Kansas, MO	20 AC	292 units	14.6 DU/AC
Springs at South Elgin, South Elgin, IL	18.75 AC	300 units	16 DU/AC
Springs at Lakeville, Lakeville, MN	16.3 AC	260 units	16 DU/AC

*Number of units is based on the information presented by the applicant.

As noted, the proposed planned development land area (29.85 acres) of Hartland Crossing PD could accommodate up to 120 dwellings (29.85 total acres x 4 units per acre) and be in accordance with the Comprehensive Plan. If a maximum density bonus of 40% was awarded by the Planning Commission and Township Board, the planned development plan could include up to 168 dwellings (120 + 48 additional dwellings).

The applicant is proposing a density of fifteen (15) dwelling units per acre, which could equate to a total of 448 units, if using the entire land area of 29.85 acres. The Township's Comprehensive Plan could not support this density nor could Section 3.1.18.C.iv. of the Zoning Ordinance (PD Planned Development - Residential Density), as currently written. Consideration could be given to amending the Township's Comprehensive Plan and FLUM to allow for a higher density for this subject site and/or the area currently designated as SPA on the 2021 FLUM at the southwest corner of Highland Road and Old US-23.

Another option is to pursue a zoning amendment and amend Section 3.1.18 (PD Planned Development) to provide new density standards and/or density bonus standards to allow for a density that might be amenable for this project. As per the current language in Section 3.1.18.iv. (Residential Density), the Planning Commission and Township Board may agree to permit development of additional bonus dwellings “when a proposed development exhibits outstanding design principles and will constitute a long-lasting positive attribute to the community”. Examples of outstanding design attributes are outlined in that section. Additional examples of outstanding design attributes should be considered should the density standards be amended.

Lastly the applicant could consider modifying the development plan to comply with the current density regulations or possibly acquire additional land south of the PD site and thus increase the land area which could modify the proposed residential density.

Attachments:

1. Hartland Crossing PD Concept Plan submitted 08.30.2021 – *PDF version provided*
2. Hartland Crossing PD Concept Plan submitted 06.22.2021 – *PDF version provided*
3. SP #21-012 Hartland Crossing PD Concept Plan Staff memo dated July 29, 2021 – *PDF version provided*

CC:

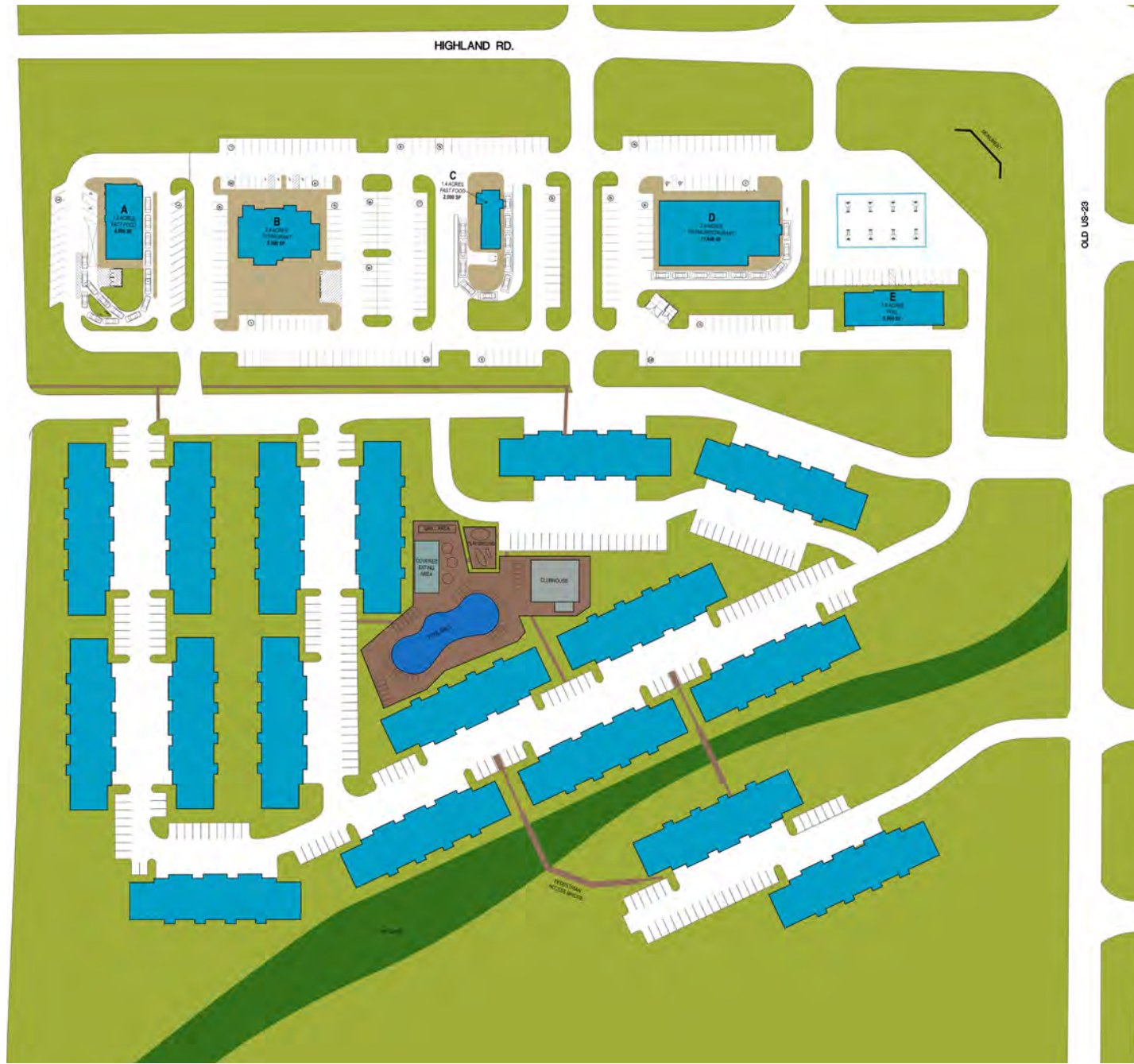
HRC, Twp Engineer (via email)

R. West, Twp DPW Director (via email)

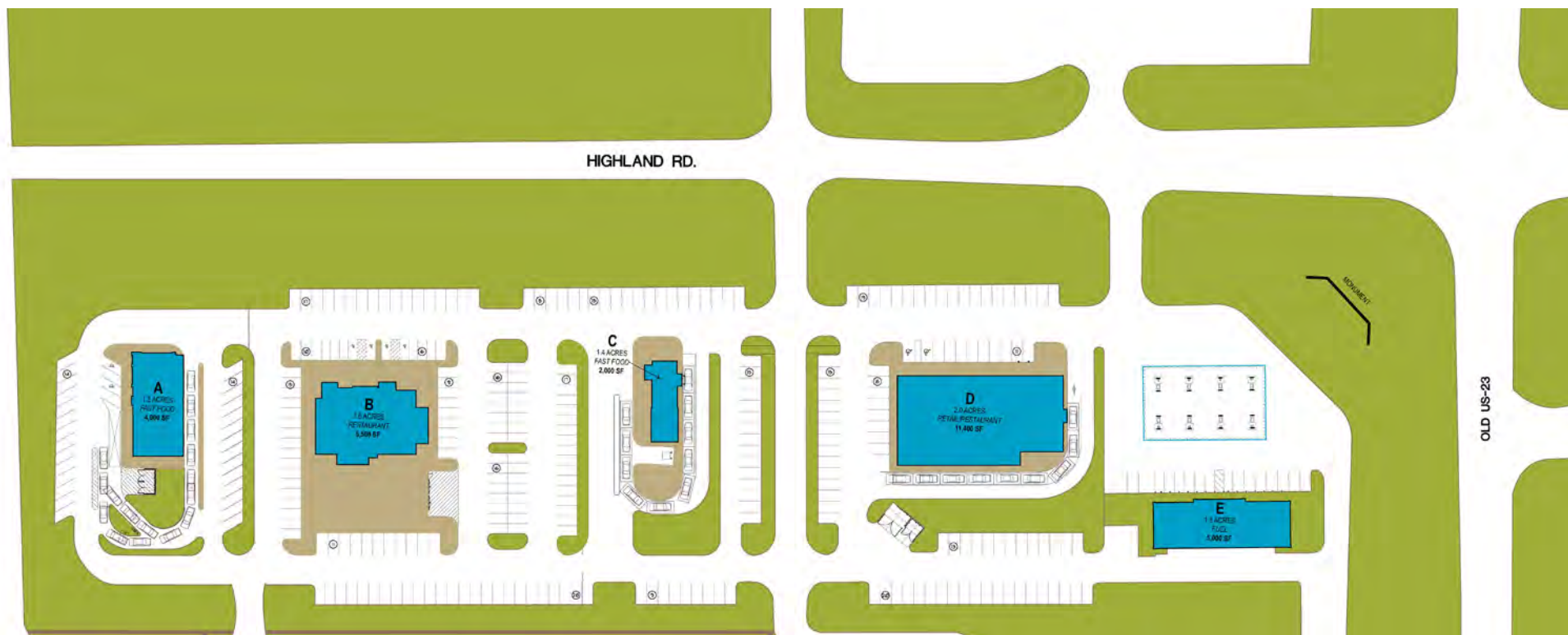
A. Carroll, Hartland FD Fire Chief (via email)

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CONCEPTUAL OUTLOT & MULTI-FAMILY PLAN



CONCEPTUAL OUTLOT PLAN



CONCEPTUAL MULTI-FAMILY PLAN



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS

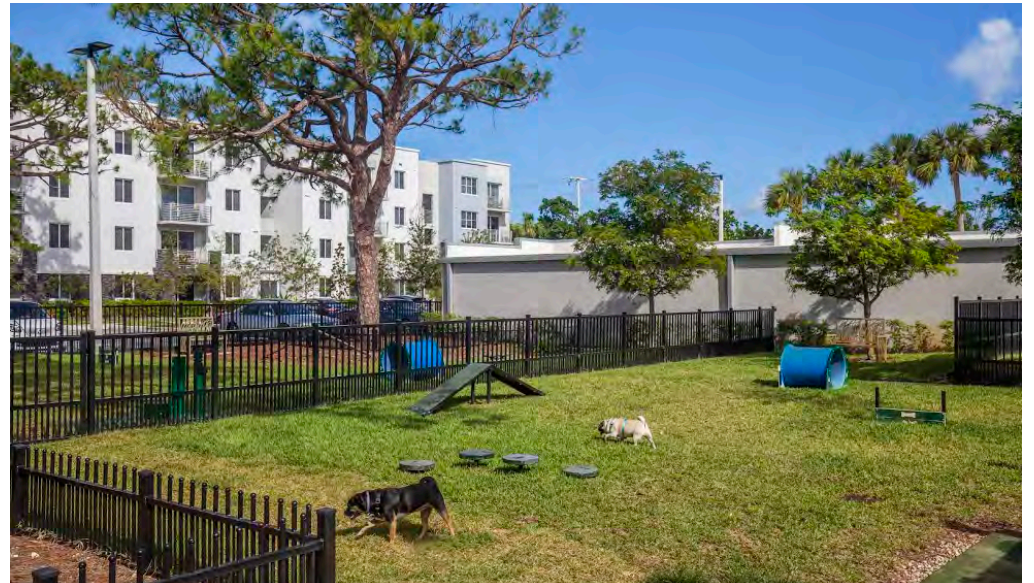
POTENTIAL AMENITIES



- Professionally decorated clubhouse with TVs, kitchens, conference rooms, technology centers, coffee bars, gaming dens, movie lounge and wi-fi hotspots throughout
- Resort-style swimming pool
- Outdoor barbecue area
- Playground
- 24-hour fitness center
- Attached and detached garage options
- On-site car care center
- 24-hour emergency maintenance response
- On-site pet playground and a pet spa area
- Valet trash and recycling
- Select units with private yards



POTENTIAL AMENITIES



POTENTIAL AMENITIES



POTENTIAL AMENITIES

POTENTIAL FLOOR PLANS



POTENTIAL FLOOR PLANS
1 BEDROOM
Estimated Rent: \$1,300 - \$2,500



POTENTIAL FLOOR PLANS
2 BEDROOM
Estimated Rent: \$1,800 - \$3,300



POTENTIAL FLOOR PLANS
3 BEDROOM
Estimated Rent: \$2,400 - \$3,700

COMPARATIVE DEVELOPMENTS

SIMILAR ACREAGE / DENSITY



THE CROSSROADS | LYON TOWNSHIP , MI
SITE PLAN RENDERING
15.48 U/AC; 304 UNITS; 19.63 AC



WATERMARK ON WALNUT CREEK | ROGERS, AR
 SITE PLAN OVERVIEW
 15.2 U/AC; 220 UNITS ; 14.5 AC



WATERMARK AT SOUTHLANDS | AURORA, CO
SITE PLAN OVERVIEW
15 U/AC; 300 UNITS; 20.11 AC





WATERMARK AT TIFFANY SPRINGS | KANSAS, MO
 SITE PLAN OVERVIEW
 14.6 U/AC; 292 UNITS; 20 AC



SPRINGS AT SOUTH ELGIN | SOUTH ELGIN, IL
 SITE PLAN OVERVIEW
 16 U/AC; 300 UNITS ; 18.75 AC



SPRINGS AT LAKEVILLE | LAKEVILLE, MN
 SITE PLAN OVERVIEW
 16 U/AC; 260 UNITS ; 16.3 AC

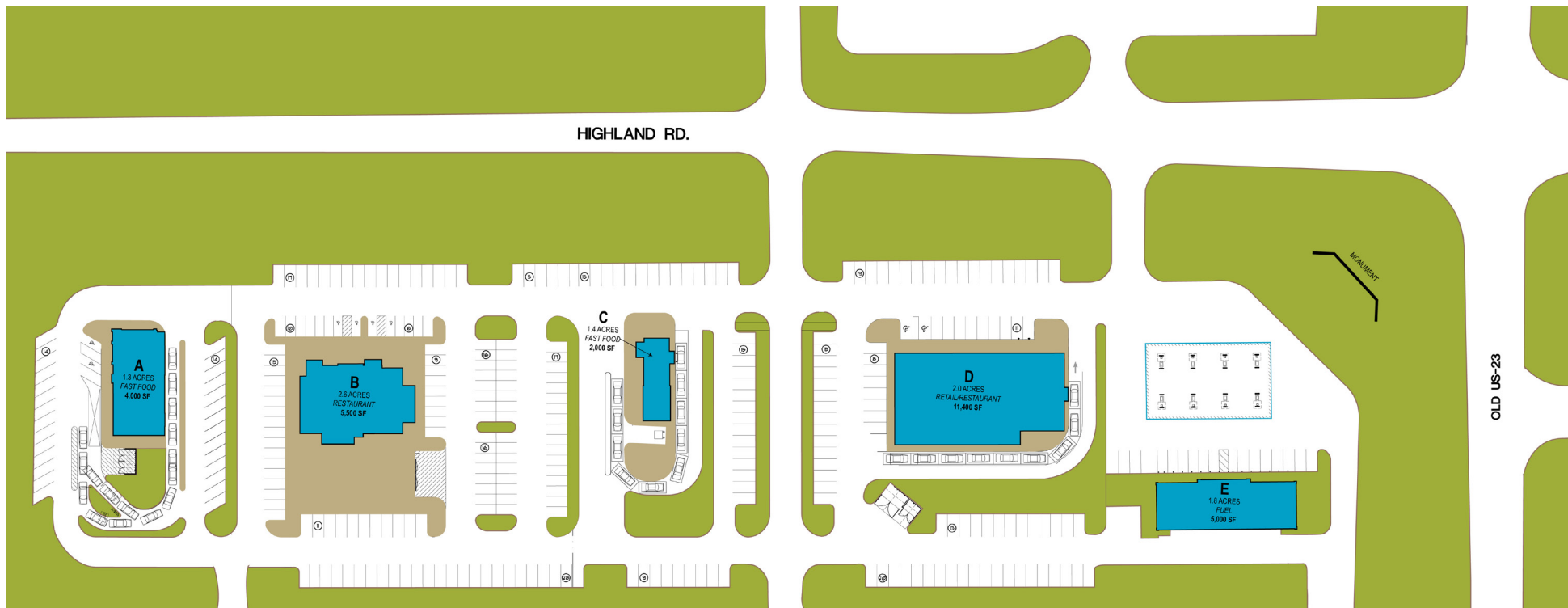




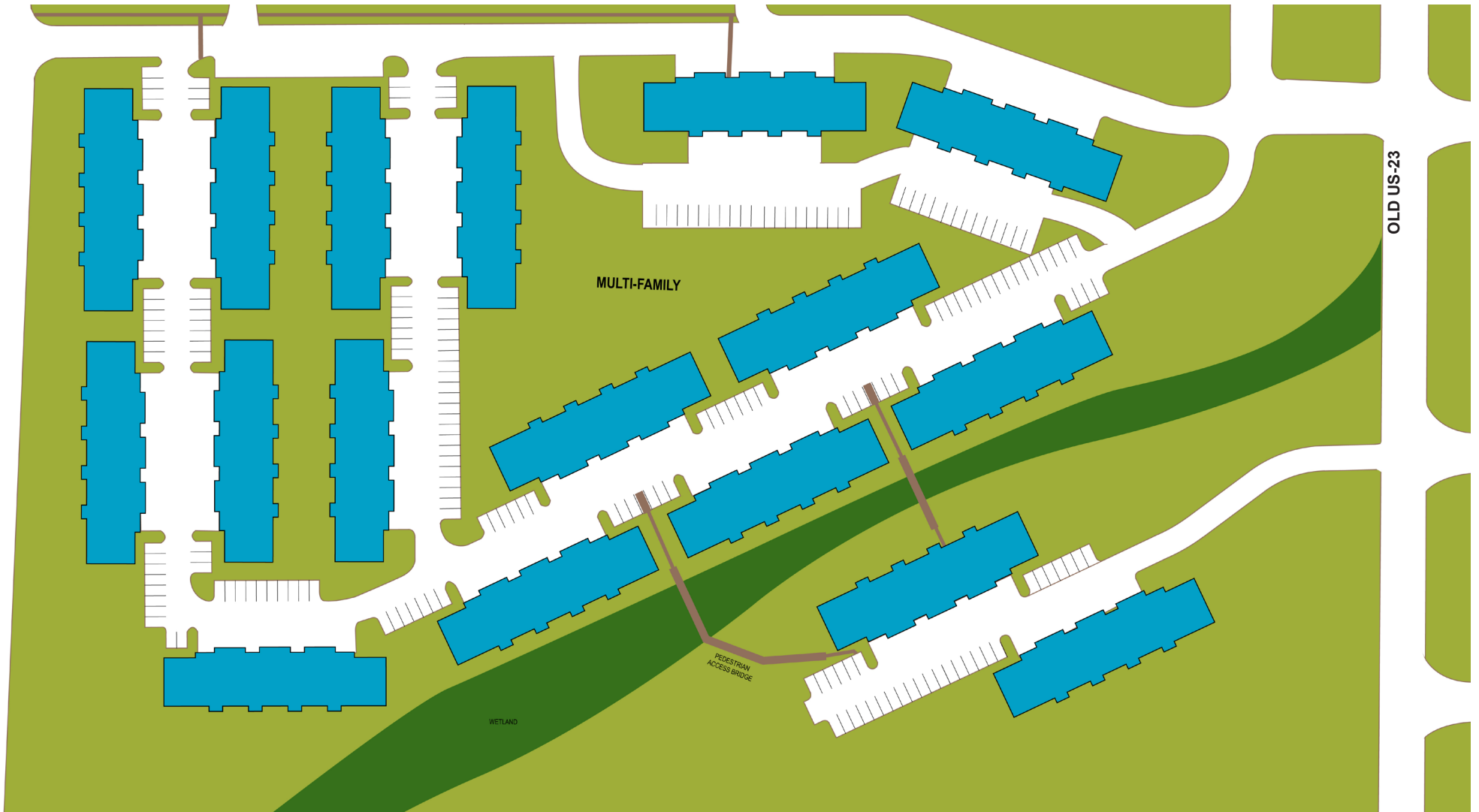
CONCEPTUAL OUTLOT & MULTI-FAMILY PLAN



HIGHLAND RD.



CONCEPTUAL OUTLOT PLAN



CONCEPTUAL MULTI-FAMILY PLAN



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan #21-012 Hartland Crossing Planned Development (PD) Concept Plan

Date: July 29, 2021

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 Commission should provide comments to the applicant about the proposed Hartland Crossing 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: Christopher Kojaian, K.I. Properties Holdings, LLC

Site Description

The proposed planned development (PD) property is located at the southwest corner of Highland Road and Old US-23. The approximate 29.85-acre parcel is undeveloped (Parcel ID #4708-28-100-014) and zoned GC (General Commercial).

The subject parcel was previously designated as Commercial on the 2015 Future Land Use Map (FLUM); however, in 2020-2021 several amendments were made to the 2015 FLUM and Comprehensive Development Plan. The amendments were approved by the Township Board on May 18, 2021. One of the areas that was amended is the subject property, which is now designated as Special Planning Area (SPA).

The parcel south of the subject site is the location of the Tag Sports Center (1535 Old US-23) consisting of ball fields with batting cage, concession stand, clubhouse and locker rooms, putt-putt golf course, restroom facilities, and parking. The parcel is zoned GC (Parcel ID #4708-28-100-018). Per the 2021 amendment to the FLUM and Comprehensive Plan, this parcel is now designated as SPA (formerly designated as Commercial on the 2015 FLUM).

Land to the west includes CARite used car dealership at 9990 Highland Road (Parcel ID #4708-29-200-017) and Charyl Stockwell Academy at 9758 Highland Road (Parcel ID #4708-29-200-015). Both parcels are zoned GC and designated as Commercial on the 2015 FLUM and the 2021 FLUM Amendment.

North of the site, on the north side of Highland Road is the Shops at Waldenwoods complex which includes Kroger Grocery, Huntington Bank (formerly TCF Bank), CVS Pharmacy, and a mix of smaller commercial establishments. This commercial complex is zoned Planned Development (PD) and designated as Commercial on the 2021 FLUM Amendment.

To the east, across Old US-23, are Fountain Square Shopping Center, Hartland Town Center, and Speedway Fuel Station. All said properties are zoned GC and designated as Commercial on the 2021 FLUM Amendment.

Public access to the development is via Highland Road with one (1) proposed entrance and two (2) proposed entrances on Old US-23. An internal access drive is shown on the plan, south of the commercial portion of the site, that runs east-west, from the most northern development entrance on Old US-23 to the internal drive associated with Cheryl Stockwell Academy and CARite on the west. Additional internal drives provide access within the PD site.

Municipal water and sanitary sewer will be required for this development.

An environmental analysis was not provided by the applicant however it appears there are several wetland areas on the site based on air photos. In particular, a wetland area exists on the south which generally runs east to west, with an upland area in the middle. This may be a regulated wetland under the State of Michigan/EGLE (Michigan Department of Environment, Great Lakes and Energy). An environmental analysis of the land, including a hydrology study, analysis of the soil conditions, and analysis of other significant environmental features, such as wetland areas, water drainage areas, and tree stands is required as part of the Preliminary Site Plan application.

Site History

Historically it appears that the property has been used for agricultural purposes.

Planned Development Procedure

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a Planned Development (PD). 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 mixed use planned development with commercial and residential uses. The site plan is not drawn to scale. The commercial uses are grouped along the northern portion of the site, with access provided from the Highland Road entrance. The entrance drive from Highland Road travels south and connects to the east-west internal road. Once one enters the site, internal drives provide circulation to each business and associated parking, as well as access to the residential portion of the site to the south.

The plan shows five (5) conceptual outlots which are meant to be place holders for future businesses. The plan does not state the overall size of the commercial area or for any outlot. The plan is not intended to be the final site plan for the commercial portion of the site. The following businesses/uses are shown, as possible options: two (2) fast food restaurants each with drive-through service; one (1) dine-in restaurant; one (1) multi-tenant building (restaurant and retail); and one (1) automobile fueling station. Other uses may be proposed once the project is further along in the PD process.

The multi-family/residential component of the PD occupies approximately the southern two-thirds of the PD site. A total of seventeen (17) residential buildings are shown, with fifteen (15) buildings located between the east-west internal access road and the wetland area on the south.

Two (2) buildings are located south of the wetland area, which appear to be similar in design to the multiple-family structures to the north. The two (2) buildings on the south can only be accessed via the most southern development entrance on Old US-23. An internal vehicular connection between the north and south residential areas is not provided however two (2) pedestrian bridges over the wetland area are shown. The applicant has noted that alternate uses could be considered for these two buildings such as a daycare facility, medical offices, or a hotel. All proposed uses in the commercial or residential areas of the PD must be compliant with those permitted under the GC-General Commercial zoning standards.

Conceptual building elevations of the residential buildings are provided as well as a conceptual depiction of a common recreation area, presumably for the residents in the PD. The architectural renderings show two-story residential buildings comprised with a mix of building materials (siding and stone products). The number of apartment/residential units is not stated. Building elevations were not provided for the commercial buildings.

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 (29.85 acres) and the scale of the proposed development (retail and residential buildings), 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 Special Planning Area (SPA) on the recently adopted 2021 Comprehensive Plan and FLUM Amendment.

The SPA designation for this site envisions a base density of up to four (4) dwellings per acres. Using the project area of 29.85 acres for density calculations and allowing a maximum density of four (4) dwellings per acre, a maximum of 120 dwelling units could be permitted. The Concept Plan does not provide information on the number of dwelling units or the proposed density; however, the applicant's summary states the market for this type of development requires a minimum of fifteen (15) units per acre.

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

In this case if the planned development land area could accommodate up to 120 dwellings (29.85 total acres x 4 units per acre), in accordance with the Comprehensive Plan, the planned development plan could include up to 168 dwellings (120 + 48 additional dwellings) if a maximum bonus of 40% was awarded by the Planning Commission and Township Board.

Using the applicant's density of fifteen (15) dwelling units per acre and using the entire land area of 29.85 acres, the number of units equates to 448 dwelling units. This exceeds the number of dwelling units allowed even if a 40% density bonus should be awarded. The proposed plan may not be representative of accommodating that number of units (448 dwelling units).

The 2020-2021 Amended FLUM provides the following designations for properties adjacent to the subject site:

North: Commercial (north side of Highland Road)
South: Special Planning Area
East: Commercial (east side of Old US-23)
West: Commercial

C. Public Road Access

As noted previously, public access to the development is via Highland Road and Old US-23 which are public roads. Two (2) access points are provided from Old US-23 and one (1) access point from Highland Road. Approvals from the Michigan Department of Transportation (MDOT) and Livingston County Road Commission (LCRC) will be required as part of the Preliminary Site Plan review.

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

Internally the development is served by a system of access drives, providing circulation to the commercial and residential buildings. An east-west access drive runs through the site from Old US-23 to the private drive associated with the CARite used car dealership and Cheryl Stockwell Academy. The northern entrance on Old US-23 connects to the east-west internal drive and allows for access for the fifteen (15) residential buildings. The southern entrance from Old US-23 provides access to the two (2) residential buildings that are south of the wetland area. As noted, a vehicular connection between the two residential areas is not provided.

Internal sidewalks throughout the development or along Highland Road and Old US-23 are not shown. Two (2) pedestrian access bridges are shown on the southern portion of the site. These bridges provide pedestrian connectivity between the two (2) residential areas.

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 a booklet was provided with a concept site plan and conceptual elevation drawings for the residential buildings. For a project such as this, additional design details should be provided as part of the Preliminary Site Plan application, such as detailed plans for all commercial and residential buildings, building material options (products, colors, percentage of materials), landscaping, 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 mixed use or residential planned developments, 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.

The Open Space plan should show open space areas (open space and usable open space) and provide information on the size of each category of open space, percentage of open space (for each category), and a summary of what amenities are offered.

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).

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

No comments at this time.

Hartland Township Engineer’s Review (HRC)

The Township Engineer (HRC) noted that the next set of plans should show sidewalks along Highland Road and Old US-23, as well as stormwater detention areas.

Hartland Deerfield Fire Authority Review

The Hartland Deerfield Fire Authority has provided a site plan review checklist for the applicant to review regarding concerns to be addressed on the next set of plans.

Attachments:

1. Hartland Deerfield Fire Authority Site Plan Review Checklist – *PDF version provided*
2. Applicant’s Summary – *PDF version provided*
3. Aerial photograph of project area – *PDF version provided*
4. Hartland Crossing PD Concept Plan 06.22.2021 – *PDF version provided*

CC:

HRC, Twp Engineer (via email)

R. West, Twp DPW Director (via email) A. Carroll, Hartland FD Fire Chief (via email)

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Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Initiate Ordinance Amendment to Section 4.6 (Ponds)

Date: September 8, 2021

Recommended Action

Move to initiate an Ordinance Amendment to Section 4.6 of Zoning Ordinance.

Discussion

The Township Planning Department recently had a request to install a pond. During that request, the applicant had conversations with the Township Manager and the Township Supervisor on the process. As a result, the Township Manager has asked if the process could be modified so that persons that desire to construct a pond on their property could obtain approval administratively instead of being required to obtain approval from the Planning Commission.

Applicants that desire to install a pond on their property are required to submit a Site Plan Review application to the Planning Commission. This often requires an application fee of \$1,200 and a period of time before the Planning Commission can hear this request and make a determination. Whereas, if the process were reviewed administratively, the costs would be significantly less and the review period would be approximately a week.

Outlined below is the language that pertains to installing a pond on residential property.

SECTION 4.6 PONDS

1. Standards. Ponds excavated, created or altered, except as otherwise provided in this Ordinance, shall be permitted in any zoning district. Subject to site plan approval of the Township and the following minimum standards, ponds shall be permitted.
 - A. The pond shall be located on a parcel which is at least two (2) acres in area.
 - B. The pond shall be set back a minimum of one hundred (100) feet from any property line or dwelling. At the discretion of the Planning Commission, such minimum setbacks may be modified based upon evidence that a lesser setback will not pose a hazard or detract from the public health, safety and general welfare. In no case shall such setbacks be decreased to less than those specified in Section 3.1, Schedule of Regulations.
 - C. All earth excavated during construction of the pond shall be disposed of on the parcel, unless it is determined by the Planning Commission that the parcel could not adequately accommodate the spoils. The placement, grade and final disposition of any spoils removed from the parcel must be approved by the Zoning Administrator. The spoils from pond construction shall be restored with seed within one year.

- D. For calculation of the slope of a pond, the vertical distance for each foot of horizontal distance measured from any edge of the pond. Pond slope shall be measured to the lowest point of the pond. Any application for an alteration or creation of a pond which proposes stabilized side slopes steeper than four (4) horizontal to one (1) vertical shall include a written statement by the applicant detailing proposed safety measures to be taken by the applicant in the construction and operation of the pond.
 - E. Written evidence shall be provided from the Livingston County Health Department or a licensed professional engineer that the distance and soil conditions separating the pond from any septic system is sufficient to prevent contamination. In no case shall a pond be located closer than one hundred (100) feet to any septic system.
 - F. For the protection of the general public, appropriate safety measures such as warning signs, rescue equipment, fencing and/or safety ramps may be required to be installed as deemed necessary by the Planning Commission upon their review.
 - G. No pond shall be maintained or operated in any manner which causes it to become a public nuisance.
 - H. The creation or alteration of a pond which encompasses parts of more than one parcel shall be approved only if the owners of all properties involved are joint applicants for the land use permit and a written maintenance agreement signed by all property owners establishing financial responsibility is provided for Township approval. Applicable dwelling setback requirements established above must also be met.
2. Exceptions. Ponds of less than seventy-two (72) square feet in area and no greater than two (2) feet in depth shall not be subject to the requirements of this Section.

In addition to the language in the Section 4.6 of the Zoning Ordinance, there is some language in Section 6.2 that adds to some confusion as to whether a pond is required to obtain Site Plan approval from the Planning Commission. Outlined below is the Site Plan review language:

SECTION 6.2 SITE PLAN REVIEW

2. Site Plan Not Required. Site plan approval is not required for the following activities:
- A. Construction, moving, relocating or structurally altering a single family dwelling, including any customary accessory structures.
 - B. Development of a principal agricultural use, or the construction, moving, relocation or structural alteration of permitted agricultural structures, including any customary accessory structures.
 - C. Any excavation, filling, soil removal, mining, or creation of ponds that are less than 1,000 square feet in area provided that such activity is normally and customarily incidental to single family and agricultural uses as described in this sub-section.

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.

Based on Section 7.4.4 of the Zoning Ordinance, either the Planning Commission or the Township Board may initiate a Zoning Ordinance Text Amendment. As a result, the ORC only makes a recommendation to the Planning Commission to initiate a text amendment; and the Planning Commission must actually initiate the text amendment.

Attachments:

No Attachments.