



## 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 - Work Session Agenda**  
**Hartland Township Hall**  
**Thursday, February 27, 2020**  
**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 Minutes of January 9, 2020
  - [b.](#) Planning Commission Work Session Minutes of January 23, 2020
6. Call to Public
7. Old and New Business
  - [a.](#) Future Land Use Map Amendments - Initiation Recommendation
  - [b.](#) Uses Determination
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING **DRAFT** MINUTES  
January 9, 2020 – 7:00 PM

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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, Grissim, LaRose, Mitchell, Murphy, Voight

Absent – Commissioner Colaianne

4. **2020 Annual Planning Commission Organizational Meeting:**

a. Reaffirm Bylaws, Election of Officers & Committee Appointments

Director Langer confirmed the Bylaws are unchanged.

**Commissioner Grissim offered a Motion to Reaffirm the 2020 Hartland Township Planning Commission Bylaws. Seconded by Commissioner Mitchell. Motion carried unanimously.**

**The Planning Commission elected the following Officers and confirmed members of the sub-committees:**

**Chair – Larry Fox**

**Vice-Chair – Michael Mitchell**

**Secretary – Keith Voight**

**Ordinance Review Committee:**

**Commissioner Sue Grissim**

**Commissioner Thomas Murphy**

**Commissioner Keith Voight**

**Site Plan Review Committee:**

**Chair Larry Fox**

**Commissioner Keith Voight**

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

**A Motion to approve the January 9, 2020 Planning Commission Meeting Agenda was made by Commissioner Voight and seconded by Commissioner Grissim. Motion carried unanimously.**

6. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting – November 21, 2019

**A Motion to approve the Meeting Minutes of November 21, 2019 was made by Commissioner Mitchell and seconded by Commissioner Voight. Motion carried unanimously.**

- b. Planning Commission - Regular Meeting – December 5, 2019

**A Motion to approve the Meeting Minutes of December 5, 2019 was made by Commissioner Murphy and seconded by Commissioner Grissim. Motion carried unanimously**

**7. Call to the Public**

- Gary Cornillaud, Hartland Township, expressed concern about drainage in the area of Site Plan #20-001 (Brennan) impacting the property across the street from the project and the process.
- Dave Briar, Hartland Township, new owner of 1010 Old US 23 introduced himself.

**8. Old and New Business:**

- a. Rezoning #19-003 for 1010 Old US 23

**Commissioner Mitchell offered a Motion to remove Rezoning #19-003 for 1010 Old US 23 from the table. Seconded by Commissioner LaRose. Motion carried unanimously.**

Director Langer gave an overview of the location and scope of the request stating the following:

- 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 addressed as 1010 Old US-23.
- Public Hearing for Rezoning #19-003 was held at the October 10, 2019 Planning Commission meeting.
- Property owner at that time requested that any action on the rezoning be delayed as he was in the process of selling the property.
- At the October 10, 2019 meeting, the Planning Commission voted to table Rezoning #19-003. Property was sold to a new owner, who has been contacted by staff about the proposed rezoning.
- Small residential units/cabins on property do not comply with GC and are considered a pre-existing non-conforming use.
- Ready to move forward with rezoning request and has provided details of the request in the staff memorandum.

The current property owner, Mr. Dave Briar, expressed dismay that he was unaware of the rezoning until after the sale.

Chair Fox asked Mr. Briar if he had any questions.

Mr. Briar stated he intends to clean up the property and continue to rent the units as residential dwellings.

Chair Fox asked if that has any impact on the rezoning. Director Langer stated it does not as the use does not conform with the current zoning and it will not conform with the new zoning.

Chair Fox asked what kind of improvements may be made to the non-conforming structures. Director Langer stated the owner can perform a repair on a non-conforming structure that does not exceed fifty percent (50%) of the replacement value of the structure. He can replace doors, windows, interior items but could not demolish them and rebuild, either in the current zoning or in the proposed zoning category. Mr. Briar stated he wants it to be nice and wants to work with the Township. He understands if something is destroyed, it could not be rebuilt. Chair Fox mentioned there are currently items being stored on the property which is not permitted. Director Langer stated outdoor storage becomes more of a possibility in LI than in GC.

Chair Fox asked if the property owner is comfortable with the rezoning moving forward. Mr. Briar stated he is. There is a plan for the items being stored to be removed.

Commissioner Mitchell asked about the dog run that is encroaching onto the property from the parcel to the north. Mr. Briar stated he believes the business owner has an arrangement for this use, but he will look into it. Director Langer stated he has a copy of a survey that may show the location of the dog run fence more accurately.

Commissioner Grissim asked about the billboard currently located on the property. Director Langer stated it is non-conforming in the current GC zoning district and is still non-conforming in the LI Light Industrial district. Billboards are only allowed in the I Industrial zoning category. Chair Fox stated if it needed to be replaced, it could not. Mr. Bair stated the previous owner owns the billboard and he would not have an issue removing it if required.

**Commissioner Voight offered the following Motion:**

**The Planning Commission Recommends Approval of Rezoning #19-003, for the property addressed as 1010 Old US-23 (Parcel ID #4708-28-300-016) approximately 1.97 acres in area, and as described in this memorandum, from GC (general Commercial) 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 GC zoning classification.**

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

**b. Site Plan #20-001 Brennan Office**

Director Langer gave an overview of the location and scope of the request stating the following:

- Request to allow for office, commercial, and retail uses on a portion of the first floor of the residential structure, for an area of approximately 672 square feet.

- Submitted floor plan for the first floor shows shaded areas that include the following spaces for the office/retail uses: an entrance/foyer area, three (3) offices, conference room, and half- bathroom.
- Per the applicant approximately 188 square feet of the first floor will be dedicated for a Christian inspired art and décor shop in the northwest corner of the first floor.
- Remaining offices will be used for Michigan Financial Planning, approximately 484 square feet in total area.
- Originally permitted as a single-family dwelling and amended to shift the structure in order save a mature tree. While under construction, the applicant was made aware of some commercial requirements and tried to incorporate those items into the construction.
- The portion of the structure and property planned for commercial use requires Site Plan Approval.

The Applicant, Kevin Brennan of Michigan Financial Planning, introduced himself and stated the following:

- Thanked the Planning Staff for their help and guidance during the process.
- Has operated his business in Hartland since 2004, lifelong resident of Hartland, looking forward to growing his business and raising his family in the Hartland community.
- Has one employee currently, holds meetings Monday through Thursday, two to three client meetings during those days. Hopes to have another part-time employee to staff a Christian inspired art and décor shop in the northwest corner of the first floor.
- Hopes to add another walkable business experience to the Village in Hartland.

Chair Fox referred to the staff memorandum.

### **Applicable Site Standards**

Chair Fox stated even though the original permits were issued for a residential structure and not a commercial, they pretty much comply with the architectural standards in LC Limited Commercial. Director Langer concurred. Director Langer stated in LC the intent is to maintain the historic nature of the Village and be consistent with adjacent lots or existing buildings.

Commissioner LaRose asked if the Off-Street Parking was approved through one of the previous Land Use Permits. Director Langer explained, technically the Land Use Permit was only for the residential construction and a parking space is not required; however, the applicant constructed it to comply as shown on the plan. The Applicant took a risk constructing it first hoping that it would conform but it does. Chair Fox asked the Applicant about his process. The Applicant stated the Building Department at Livingston County was reviewing it as if it was going to be commercial.

### **Landscaping and Screening**

Director Langer stated the Applicant intends to install more landscaping than required as they plan on screening a patio area from adjacent properties and roads. Commissioner LaRose asked are there any concerns with types of trees as they interact with utilities, public services, sidewalks and roads. Director Langer stated yes, landscaping often conflicts with underground elements so it is always a challenge to locate them the best that we can. It is a constant issue. The Applicant stated they took all of that into consideration and they have

attempted to plan well for those conflict points. All landscaping is installed other than the shrubs around the porch, riprap drainage and rain garden due to weather. Commissioner Grissim asked about the coniferous trees shown on the east side. The Applicant stated he is unsure of the variety, but they are a smaller, narrower pine tree that should not intrude on the parking.

Chair Fox touched on the Township Engineer's letter about drainage. Director Langer explained most residential Land Use Permit applications do not include a detailed grading plan to show storm water runoff as they are costly and not typically required. Generally, they show small arrow depicting where the water will drain. Commercial plans require more detail. There was concern about storm water runoff, so the Township Engineer went to the site to do a physical inspection and outline what they thought would be required to correct storm water runoff. His email is part of the attachments. He indicated his opinion is the storm water issues at this location are not necessarily due to the construction, but due to Crouse Road itself and improvements that need to be done to the road. That may be a project for the Township and/or the Road Commission. Thus, they have asked the Applicant to prepare a plan to depict where they intend the storm water runoff to go and install some rain gardens to handle detention and retention on this property. The Applicant has recently submitted that plan, but comments have not come back at this time from the Township Engineer. As this project moves on to the next phase for the commercial components, that issue will be managed during that phase with the finish grading and rain garden areas.

The Applicant stated he resides at the property and is monitoring the runoff. He has contacted the Drain Commission and will follow their direction in adding silt fence if it is required. He is asking for patience as they could not complete the final grade and landscaping before the weather turned. He also stated he does not believe any other property has installed gutters or drainage systems to the extent they have.

Commissioner LaRose asked about the Engineer's recommendation for installing riprap in the spillway as soon as possible but it sounds like the Applicant intends to do that as part of the final landscaping. The Applicant stated according to his landscaping company, they cannot complete that work this time of year, but he is their first project when the weather changes in the spring. Commissioner LaRose said it sounds like the erosion control measures are in place. The Applicant stated they are.

Commissioner Voight asked if the commercial Land Use Permit will be held until the Applicant has satisfied the Drain Commission's requirements. Director Langer stated no, that is not the process. The Drain Commission will not review the plan until after the Land Use Permit is issued to the Applicant. The Applicant then takes the approved Land Use Permit to the County for the rest of the required permits. The Planning Department has been in communication with the Drain office, and the Applicant can certainly speak with them to get ahead of this. The Township relies on our Engineer to determine if this is a satisfactory storm water management system. Commissioner LaRose added that the Drain Commissioner's office issues Soil and Erosion permits for two years so there is probably a permit still open for this project.

The Planning Commission briefly discussed the permitting process.

Commissioner LaRose asked if they intend to have a well but use municipal sewer. The Applicant stated that is correct.

Chair Fox asked Director Langer to explain the differences in process for a home that is newly built and converted to a commercial use as opposed to an existing historical structure in the Village being converted to a commercial use.

Director Langer stated with an existing historical home, used as residential, proposed to convert a portion of the structure to an office use, would go through site plan review. He would have to have a site plan showing adequate parking and stormwater runoff, construction documents showing compliance with current building codes, make the interior ADA compliant, and alter the entry to be ADA complaint; essentially the same process that is occurring now. If the project were new construction the process is the same.

Chair Fox stated the Applicant did not save anything by not going through site plan review at the beginning.

The Applicant stated because it is unique, he thinks the process has almost been more difficult. Hopefully this will pave the way for other opportunities in Hartland.

Chair Fox stated the Applicant will need to work with the Township Engineer to resolve any issues before they can proceed to the next level of permitting at the County level.

**Commissioner Murphy offered the following Motion:**

**Move to approve Site Plan Application #20-001, a request to allow for office, commercial, and retail uses on a portion of the first floor of the residential structure, for an area of approximately 672 square feet, and provide off-street parking on the subject site. Approval is subject to the following conditions:**

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated January 2, 2020. Revised plans if necessary, shall be subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 2. A land use permit for the proposed office, commercial, and retail uses is required.**
- 3. Future expansion of the office, commercial, and retail uses shall require additional approvals from the Planning Commission and all other government agencies, as applicable.**
- 4. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (HRC), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.**

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

**9. Call to the Public**

Gary Cornillaud, Hartland Township, stated according to his research there is a tremendous amount of expense involved in making a driveway approach conform to commercial standards, which is what he had to do. He believes a commercial driveway permit would not have allowed the water to drain onto Crouse Road as he believes it is now. He has no issue with the business or the use, his issue is with the process: beginning as residential and switching to commercial. If the Applicant is willing to correct the driveway approach he will be satisfied. He feels the drainage and slope of the driveway should have been addressed on the site plan. He feels the cost of

managing the stormwater runoff has now been pushed onto the neighboring properties and asked that consideration be given to this when considering future projects.

**10. Planner Report:**

Director Langer reported the following:

- The next Planning Commission meeting will be a Work Session.
- Training opportunities are available for Planning Commissioners.

**11. Committee Reports:**

None

**12. Adjournment:**

**A Motion to adjourn was made by Commissioner Voight and seconded by Commissioner LaRose. Motion carried unanimously. The meeting was adjourned at approximately 8:10 PM.**



HARTLAND TOWNSHIP PLANNING COMMISSION WORK SESSION **DRAFT** MINUTES  
January 23, 2020 – 7:00 PM

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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, LaRose, Mitchell, Murphy, Voight

Absent – Commissioner Grissim

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

**A Motion to approve the January 23, 2020 Planning Commission Work Session Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Voight. Motion carried unanimously.**

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting – December 19, 2019

**A Motion to approve the Regular Meeting Minutes of December 19, 2019 was made by Commissioner Voight and seconded by Commissioner LaRose. Motion carried unanimously**

6. **Call to the Public**

None

7. **Old and New Business:**

a. Development Process

Director Langer outlined the process for a development project, after the project obtains Site Plan approval from the Township Planning Commission. Director Langer outlined the various permits and approvals from other agencies and the additional requirements that an applicant is required to perform prior to construction, during construction, and prior to obtaining a certificate of occupancy.

b. Digital Menu Boards

Director Langer outlined a request to modify the Zoning Ordinance to incorporate a digital LED menu board for drive-through businesses. Director Langer commented currently digital LED signs are not permitted, so the Zoning Ordinance would need to be modified to permit such a sign.

Several Planning Commission members expressed an interest in making changes to the sign ordinance to permit digital LED menu boards. Concerns were raised over not permitting LED monument signs or wall signs.

The Planning Commission directed the Ordinance Review Committee to examine this issue and look at items such as size, brightness, movement, and the location. Consideration should

be given to whether the digital menu board can be visible from a road, or if it would be a distraction.

c. Use Determination Discussion

Director Langer outlined the history of the Planning Commission examining all the permitted uses in each of the zoning districts.

Director Langer outlined the uses in the MR-2 (Mobile Home Park District). The Planning Commission did not have any comments.

Director Langer outlined the uses in the OS (Office Service) district. After several questions and discussion about Crematoriums, and Veterinary clinics, it was ultimately decided to not make changes to the OS zoning district standards, at this time.

**8. Call to the Public**

A student in attendance at the meeting spoke on Digital Menu boards and thought this would become more common. She could appreciate the discussion by the Planning Commission and agreed with a lot of the comments that were made.

**9. Planner Report:**

Director Langer indicated that the next Planning Commission meeting on February 13, 2020 would be canceled.

**10. Committee Reports:**

Commissioner Murphy had questions about a pathway project that was on the Township Board's recent meeting. Commissioner Colaianne outlined that topic and provided an update to the Planning Commission.

**11. Adjournment:**

**A Motion to adjourn was made by Commissioner Voight and seconded by Commissioner Mitchell. Motion carried unanimously. The meeting was adjourned at approximately 8:30 PM.**

# Hartland Township Planning Commission Meeting Agenda Memorandum

**Submitted By:** Troy Langer, Planning Director  
**Subject:** Planning Commission Future Land Use Map Amendments - Initiation  
Recommendation  
**Date:** February 20, 2020

## Recommended Action

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

## Discussion

At the October 1, 2019 joint meeting of the Township Board and the Planning Commission, there was discussion about potential changes to the both the Zoning Map and the Future Land Use Map. This discussion stems from a Retail Market Analysis and Residential Market Analysis that were performed for Hartland Township.

As a result of the meeting, there were five (5) areas of the Township that were identified for further examination on the Future Land Use Map. There were other areas that were identified for potential changes on the zoning map, but this staff memorandum will only focus on the Future Land Use Map amendments. Four (4) of the targeted areas are currently in the Multiple Family Future Land Use category and one (1) of the areas is in the Commercial designation.

The Planning Commission also discussed the four (4) areas that are designated in the Future Land Use Map at the October 24, 2019 regular meeting. The Planning Commission had discussion on amending the Future Land Use Map designation for these areas and established a committee to make a recommendation on a potential new Future Land Use designation.

The Planning Commission had also discussed the property, located at the southwest corner of M-59 and Old US 23 that is designated as Commercial on the Future Land Use Map. The discussion was to amend the Future Land Use Map designation to a Special Planning Area, with the anticipation that it would attract mixed use development in that area.

Since the October 24<sup>th</sup> Planning Commission meeting, a sub-committee of the Planning Commission examined areas of the Township that were currently in the multi-family land use designation on the Future Land Use Map. Also, the Planning Commission had examined areas of the Future Land Use Map to be amended from Commercial to a Special Planning Area.

As a result, the sub-committee of the Planning Commission examined those areas and have provided the following recommendations:

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

This area consists of 137.95 acres on the south side of Clyde Road and is currently designated in the multi-family residential category. The following parcels are part of this area:

## **Future Land Use Map Amendment**

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4708-09-100-001	43.000 acres	South side of Clyde Road
4708-09-100-009	24.500 acres	South side of Clyde Road
4708-09-300-001	70.445 acres	South side of Clyde Road

This area is currently in the Multiple Family Residential Future Land Use category. The property to the west is in the Planned Industrial/Research and Development category; while the property to the north, east, and south are all in the Estate Residential category.

The sub-committee of the Planning Commission has recommended to amend the Future Land Use Map designation to the Estate Residential category, since this would be consistent with the surrounding area, and the type of development that is likely to occur in this area in the future. Currently and in the foreseeable future, municipal water is not available to this area. Municipal water has been identified by numerous apartment complex companies as being a required element for modern apartment developments. The sub-committee did not see a need to expand the Planned Industrial/Research and Development category beyond where it is currently located.

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

This area consists of approximately 59.62 acres at the southeast corner of Hartland Road and Dunham Road. The Future Land Use Map designates these properties in the multi-family category. The following parcels are part of this area:

4708-21-100-001	0.770 acres	East Side of Hartland Road
4708-21-100-002	0.360 acres	East Side of Hartland Road
4708-21-100-012	1.540 acres	East Side of Hartland Road
4708-21-100-017	4.280 acres	East Side of Hartland Road
4708-21-100-019	1.700 acres	East Side of Hartland Road
4708-21-100-020	1.700 acres	East Side of Hartland Road
4708-21-100-027	5.000 acres	East Side of Hartland Road
4708-21-100-028	5.030 acres	East Side of Hartland Road
4708-21-100-029	2.360 acres	East Side of Hartland Road
4708-21-100-030	1.970 acres	East Side of Hartland Road
4708-21-100-031	2.540 acres	East Side of Hartland Road
4708-21-100-032	3.140 acres	East Side of Hartland Road
4708-21-100-033	1.940 acres	East Side of Hartland Road
4708-21-100-034	1.940 acres	East Side of Hartland Road

## **Future Land Use Map Amendment**

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4708-21-200-005	10.320 acres	East Side of Hartland Road
4708-21-200-009	10.020 acres	East Side of Hartland Road
4708-21-200-010	5.010 acres	East Side of Hartland Road

The sub-committee examined this area and has recommended that the Future Land Map for these properties be amended to the Medium Suburban Density Residential category. This area appears to be mostly developed with single family residential homes on 1.5 acres to 10 acre lots. The sub-committee believed it would be very difficult to amass all of these properties or a large number of these properties to develop an apartment complex. The property to the south and southwest is in the Public/Quasi Public category, which would be the Hartland Schools and a Hartland Township Park. The property to the south is already developed as a condominium and is in the Multiple Family category. To the west is US 23.

The sub-committed is recommending the Medium Suburban Density Residential category which is located in close proximity to these parcels.

### **Area #3 – North of M-59**

This area consists of 90.03 acres on the north side of M-59 and is currently designated in the multi-family residential category. The following parcels are part of this area:

4708-21-400-046	23.330 acres	North of M-59
4708-22-300-013	2.980 acres	North of M-59
4708-22-300-043	4.600 acres	North of M-59
4708-22-300-044	8.060 acres	North of M-59
4708-22-400-013	30.520 acres	North of M-59
4708-22-400-018	20.540 acres	North of M-59

The Planning Sub-Committee has recommendations for some of the property and would recommend not taking any action on other areas within this area.

The 23.330 acre parcel was recently reviewed by the Planning Commission and Township Board for a concept site plan condominium development. The project included 49 residential units. It appears that project is no longer being pursued. The Planning Sub-Committee is recommending the Medium Suburban Density category, which would permit adequate density for a similar project, in the future. The property to the north is in the Medium Suburban Density category, the property to the east is in the Medium Urban Density category, and the property to the south and west is in the Commercial category.

The Planning Sub-Committee is also recommending holding off on the other parcels, which are along Arena Drive, or east of Arena Drive. There are some potential development plans that have been in conversation and additional time to examine the development potential of these lands may be warranted.

**Area #4 – South of M-59**

This area consists of approximately 79.89 acres on the south side of M-59, east of Pleasant Valley Road and is currently designated in the multi-family residential category. The following parcels are part of this area:

4708-25-100-002	5.000 acres	South of M-59
4708-25-100-003	0.400 acres	South of M-59
4708-25-100-004	29.00 acres	South of M-59
4708-25-100-008	3.600 acres	South of M-59
4708-25-100-013	28.00 acres	South of M-59
4708-25-100-016	5.100 acres	South of M-59
4708-25-100-017	2.500 acres	South of M-59
4708-25-100-018	2.000 acres	South of M-59
4708-25-100-019	2.000 acres	South of M-59
4708-25-100-020	2.290 acres	South of M-59

The sub-committee of the Planning Commission is recommending that this area be amended to the Medium Suburban Density category. This area consists of single-family residential development on some of the parcels and some of the parcels are undeveloped. Located to the east is High Density Residential, which is the Hartland Meadows community, to the west is the Special Planning Area, to the south is Estate Residential, and to the north, across M-59, is Low Suburban Density Residential.

This area is somewhat similar to Area #2, in that there are multiple parcels with some of them developed as single family residential. It would be difficult to amass all of these properties or most of these properties to do an apartment complex or condominium development. In addition, water availability is not yet available.

**Commercial – Southwest Corner of M-59 and Old US 23**

This area consists of approximately 77.4 acres south of M-59 and west of Old US 23 and is currently designated in the Commercial category. The following parcels are part of this area.

4708-28-199-014	29.850 acres	South of M-59
4708-28-100-028	40.560 acres	West of Old US 23
4708-28-100-019	4.990 acres	West of Old US 23
4708-28-100-011	2.000 acres	West of Old US 23

## **Future Land Use Map Amendment**

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This area had a prior concept development project that was proposed, which included multiple family apartments as well as commercial. Currently, a mixed use Planned Development (PD) would not be permitted on this property, as the Commercial Future Land Use category has no provision for residential density; and therefore, no residential would be permitted.

The sub-committee of the Planning Commission has recommended that this area be amended to a Special Planning Area. I have attached language from the Comprehensive Development Plan that outlines language of the current Special Planning Area.

### **Attachments**

1. Comprehensive Development SPA August 2004, PG iv
2. Comprehensive Development SPA August 2004, PG 80
3. Comprehensive Development SPA August 2004, PG 86
4. Comprehensive Development SPA April 2011, PG 19
5. Comprehensive Plan Single Family Residential Chart
6. Future Land Use Map 2015

## **WHAT A COMPREHENSIVE PLAN IS (and What It Is Not)**

When reviewing and using this Comprehensive Plan, it is important to understand the Plan's role in the future development of Hartland Township. This Comprehensive Plan is a general, flexible, recommending document. It is an official statement of goals and policies that express a vision about the future of the community. It serves as a decision-making guide for the Planning Commission, the Township Board and other organizations when considering rezonings and other development requests, potential public improvements and other investments that affect the physical shape, appearance and functioning of the community.

Once the Plan is adopted, the Township has several tools to use to implement the plan and realize the community's vision. Among these tools are the zoning ordinance, subdivision regulations, and capital improvement program, all of which are based on the Plan.

The Comprehensive Plan is not the same as the zoning ordinance. It is not a law. Zoning is public regulation of the use of land. The zoning ordinance divides the community into various districts, or zones. Each district permits certain uses of land within that zone (such as residential, commercial, or industrial). Typical zoning regulations address building height, bulk, lot area, setbacks, parking and landscaping.

## **COMPREHENSIVE PLAN MAINTENANCE STRATEGY**

The Hartland Township Comprehensive Plan is the product of many months of work by numerous individuals concerned with the long-term health of the Hartland community. Although the plan has been extensively revised in this most recent version, it is appropriate to provide a strategy for the maintenance of the community's plan.

The Township Planning Act was recently revised to include minimum provisions for review and update of the plan. According to the Act, the plan must be reviewed and updated not less than once every five years.

In order to stay abreast of the Township's land use needs, the Planning Commission hereby states the intention to undertake an annual review of the Comprehensive Plan in order to determine if maintenance is required sooner than at the fifth year interval. If issues are identified in the annual review that do not demand immediate attention, the Planning Commission shall establish those issues as priorities for resolution at the time of the next plan revision.

Some issues in particular have been determined to be sensitive and may require attention before five years have passed. These include:

- Industrial land area in the Township may be in high demand. The Commission should carefully assess the demand on an annual basis to be sure that adequate area is provided to maintain the availability of land for industrial development.



- A Special Planning Area (SPA) has been designated which is intended for development of a mixed use planned development. In the event that development does not proceed consistent with the Plan's intention, the overall SPA concept must be reevaluated for possible modification.
- The Hartland and Parshallville settlements are particularly sensitive locations that should be periodically reviewed to assure that the settlements are not adversely affected by nearby development.

The Planning Commission will annually consider these and other issues that may arise. The issues will be considered in the first quarter of each year at a workshop to be called for the purpose of comprehensive plan review. A precise date for the workshop will be established by the Planning Commission on an annual basis. The Board of Trustees will be invited to make suggestions for consideration in the workshop and to attend the meeting.

**Residential Recreation.** Land uses in this category provide for the preservation of natural features as well as provide residential amenities to the residents of Hartland and visitors to the Township. This designation has been planned for the Waldenwood Resort and Majestic Golf Course complex within the Township. Land uses permitted within this classification would include single family residences, multiple family residences, campgrounds, golf courses, banquet facilities, outdoor driving ranges, clubhouses, hotels, bike paths, pedestrian trails, and athletic fields.

**Public/Quasi-Public.** This classification includes all public uses, such as the waste water treatment plant, the fresh water treatment plant, schools, post office, public parks, and cemeteries. These uses generally do not conflict with adjacent residential land uses, yet provide community oriented public space and access.

**Conservation Recreation.** This designation is planned along the fragile watercourse areas within the Township. The designation is intended to be utilized as a buffer area in order to protect and minimize any adverse impacts that may be associated with new or existing development along watercourse areas. As a buffer area, the Conservation Recreation area is actually a part of the underlying designation that does not consume space. Consequently, it is not calculated on the table that follows.

**Special Planning Area.** A special planning area has been designated the vicinity of M-59 and Pleasant Valley/Fenton Road. Please refer to the **Future Land Use Designations** for a complete description.

**M-59/Pleasant Valley/Fenton Road Special Planning Area.** The Planning Commission designated a Special Planning Area (SPA) on the west side of the M-59 intersection at Pleasant Valley/Fenton Road. It is the intention of the Planning Commission to work closely with the land owners in that area to establish the terms of an agreement for a mixed-use planned unit development (PUD). About 145 acres are included in the SPA.

The Commission has agreed that the SPA should be planned for a base density of 3 to 4 dwellings per acre. The Commission has agreed that if the developers of the SPA are able to include certain desirable design features that significantly enhance the appearance and function of the site, additional “bonus” density dwelling units can be awarded to the development as an incentive to promote a high-quality development. However, such a “bonus” density will only be awarded at the discretion of the Township in accordance with established development regulations of the Township and State of Michigan.

The Commission has determined that the PUD can be created within an environment that encourages pedestrian linkage between activity nodes and resource features. The following principles have been agreed upon by the Commission for the SPA:

1. Development within the Special Planning Area shall provide for a variety of housing (for example, single-family, townhouses, condominiums, apartments and senior housing), retail, office, recreation and entertainment space.
2. Developments within the Special Planning Area shall provide for public facilities and other neighborhood amenities.
3. Special Planning Area shall provide pedestrian and vehicular links between land uses and adjacent property (that may not be directly included within this Special Planning Area development).
4. Special Planning Area shall also coordinate with the Township’s goal to create walkable pathways to the Township settlements and other public and private facilities.
5. Developments shall be developed in harmonious coexistence with the pre-existing historical and natural features within the Township.
6. Special Planning Area shall include landscape, streetscape, traffic and architectural solutions that are superior to typical design and visually enhancing the local community with sensitivity to the historic features in the Township.

**Office.** Future office land uses have been planned for approximately 99 acres of the Township. Office land uses have been located in areas that contain existing office developments as well as in areas that have high visibility along M-59, between Clark Road and Bullard Road. New office developments should incorporate adequate landscaping and buffers and have a high quality architectural appearance. Future office developments should not exceed three stories in height to ensure compatibility with surrounding land uses.

### **Residential Recreation.**

*General Location.* This land use designation encompasses approximately 1,131 acres in area and has been planned for the Waldenwoods Resort and Majestic Golf Course facility located on the north side of M-59 and west of US-23.

*Intended Land Uses.* Land uses in this category provide for the preservation of natural features as well as provide residential amenities to the residents of Hartland and visitors to the Township. Land uses permitted within this designation would include single family residences, multiple family residences, campgrounds, golf courses, banquet facilities, outdoor driving ranges, clubhouses, hotels, bike paths, pedestrian trails, and athletic fields designed and operated within an overall development.

*Characteristics.* This area includes many natural features including but not limited to woodlands, wetlands, Lake Walden, and rolling topography. New development within this area must be sensitive to surrounding land uses and the environment.

### **Public/Quasi-Public.**

*General Location.* Approximately 383 acres of land within the Township have been planned for future public/quasi public use. These areas include existing public/quasi-public land uses. Areas planned for this designation generally include government offices, fire stations, schools, churches, cemeteries, other township property, and the waste water treatment plant. These uses are not usually located within any specific zoning district or development area. Moreover, these uses are often compatible with the majority of land uses within the Township.

*Intended Land Uses.* This classification includes all public uses, such as government offices, fresh water and waste water treatment plants, schools, post office, libraries, public parks, and cemeteries. These uses generally do not conflict with adjacent residential land uses, yet provide community oriented public space and access.

*Characteristics.* New development must be designed consistent with the established building pattern, include generous landscaping, pedestrian amenities, and high quality building design. All Township public space or any public uses under the jurisdiction of the County, State, or Federal government, utilities, and semi-public agencies and authorities, should be developed only in close consultation with the Township.

**M-59/Pleasant Valley/Fenton Road Special Planning Area.** The Planning Commission designated a Special Planning Area (SPA) on the west side of the M-59 intersection at Pleasant Valley/Fenton Road. It is the intention of the Planning Commission to work closely with the land owners in that area to establish the terms of an agreement for a mixed-use planned unit development (PUD). About 145 acres are included in the SPA.

The Commission has agreed that the SPA should be planned for a base density of 3 to 4 dwellings per acre. The Commission has agreed that if the developers of the SPA are able to include certain desirable design features that significantly enhance the appearance and function of the site, additional "bonus" density dwelling units can be awarded to the development as an incentive to promote a high-quality development. However, such a "bonus" density will only be awarded at the discretion of the Township in accordance with established development regulations of the Township and State of Michigan.

The Commission has determined that the PUD can be created within an environment that encourages pedestrian linkage between activity nodes and resource features. The following principles have been agreed upon by the Commission for the SPA:

1. Development within the Special Planning Area shall provide for a variety of housing (for example, single-family, townhouses, condominiums, apartments and senior housing), retail, office, recreation and entertainment space.
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3. Special Planning Area shall provide pedestrian and vehicular links between land uses and adjacent property (that may not be directly included within this Special Planning Area development).
4. Special Planning Area shall also coordinate with the Township's goal to create walkable pathways to the Township settlements and other public and private facilities.
5. Developments shall be developed in harmonious coexistence with the pre-existing historical and natural features within the Township.
6. Special Planning Area shall include landscape, streetscape, traffic and architectural solutions that are superior to typical design and visually enhancing the local community with sensitivity to the historic features in the Township.

## COMPREHENSIVE PLAN SINGLE FAMILY RESIDENTIAL CATEGORIES

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

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

## ZONING SINGLE FAMILY RESIDENTIAL CATEGORIES

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

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



# **Hartland Township Planning Commission Meeting Agenda Memorandum**

**Submitted By:** Troy Langer, Planning Director  
**Subject:** Planning Commission Uses Determination  
**Date:** February 19, 2020

## **Recommended Action**

No action requested. This is a discussion item.

## **Discussion**

At the June 13, 2019 regular meeting of the Planning Commission, there was discussion about the Planning Commission examining the uses that are permitted by Special Use Permit in all of the zoning districts to determine if they are appropriate.

At the August 8, 2019 regular meeting of the Planning Commission, the Planning Commission discussed the following uses:

CA (Conservation Agricultural)

RUR (Rural Residential)

At the September 13, 2019 regular meeting of the Planning Commission, the Planning Commission discussed the following uses:

RR (Residential Recreation)

STR (Settlement Residential)

RE (Rural Estate)

SR (Suburban Residential)

MDR (Medium Density Residential)

HDR (High Density Residential)

MR (Multiple Family Residential)

At the January 23, 2020 work session meeting of the Planning Commission, the Planning Commission discussed the following uses:

MR-2 (Mobile Home Park)

OS (Office Service)



## **Use Determination**

**February 19, 2020**

**Page 2**

Several members of the Planning Commission had indicated that the existing uses have been listed in the current configuration for many years and the Planning Commission has not undertaken the time to examine those uses.

The discussion was focused on the Planning Commission going through each zoning classification and looking at all of the uses in each zoning category and determine if they are in the property category as a “Permitted Use” or a “Special Land Use.” Based on the discussion, the Planning Commission could initiate a zoning amendment to make modifications.

For the purposes of initiating this discussion, the Planning Department has decided to examine the residential districts.

### **Attachments (PDF Only)**

1. LC Limited Commercial District Uses
2. NSC Neighborhood Service Commercial District Uses
3. Use Matrix Zoning Ordinance

## A. INTENT

The intent of the “LC” Limited Commercial District is to provide for meaningful and realistic commercial utilization of appropriate portions of the settlements of Hartland and Parshallville while preserving the small town architectural character, mixture of uses, compact layout and historical nature of each community. In order to carry out this purpose only those uses and styles of architecture and landscaping existing, typical and amenable to the era during which these two settlements were developing shall be permitted in this district. More specifically, the Limited Commercial District is intended to achieve the following objectives:

- Implement the Village Commercial future land use category recommendations of the Comprehensive Plan.
- Encourage development which is consistent with the density and design of existing traditional settlement development.
- Provide a land use transition between the settlement areas and the more rural areas of the township.
- Establish a complimentary and integrated mixture of employment, shopping, entertainment and civic uses which create walkable communities with less reliance on automobile travel.
- Create district community centers and focal points in the township.
- Help ensure a consistent architectural theme without restricting innovative design.
- Integrate public gathering places.
- Promote long term viability in the established settlement areas.
- Enable development and redevelopment to occur in a manner that will be compatible with the existing and new settlement environments.



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

## B. PRINCIPAL PERMITTED USES

- Single family dwellings<sup>m</sup>
- Retail stores containing less than 2,000 square feet of gross floor area, including:
  - Food and beverage stores
  - Food and beverage service establishments
  - Personal service establishments
  - Banking and financial institutions without drive-through service
  - Repair shops for bicycles, appliances, shoes, jewelry, small motors, and other such items but not motor vehicles
  - Music/dance studios and technical or vocational training facilities
- Professional offices containing less than 3,000 square feet of gross floor area
- Public buildings, post offices, libraries, libraries, community centers but not including warehouses, garages, or storage areas
- Essential public service buildings, excluding storage yard** §4.26
- Outdoor seating and dining areas** §4.47

## C. ACCESSORY USES

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

## D. SPECIAL LAND USES

- Two family dwellings<sup>m</sup>
- Apartments
- Bed and breakfast facilities**<sup>m</sup> §4.18
- Any principal permitted non-residential uses, except office-type uses, containing between two thousand (2,000) and three thousand (3,000) square feet of gross floor area
- Outdoor retail sales or display, when accessory to a permitted use** §4.38
- Any principal permitted professional offices containing between three thousand (3,000) and five thousand (5,000) square feet of gross floor area
- Adult day care facilities**<sup>m</sup> and **child care centers**<sup>m</sup> §4.12
- Private clubs<sup>m</sup> and fraternal halls
- Churches and religious institutions**<sup>m</sup> §4.20
- Public & private elementary, intermediate or high schools** §4.42
- Automobile repair - minor (provided all work is conducted indoors)** §4.60
- Personal fitness centers<sup>m</sup>
- Uses of the same nature or class as uses listed in this district as either a permitted Principal Use or a Special Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.



### 3.1.13 NSC Neighborhood Service Commercial

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

#### A. INTENT

The Neighborhood Service Commercial District is established to accommodate retail business and services to meet the day-to-day convenience shopping and service needs primarily for nearby residential neighborhoods. These districts are located to concentrate such uses as recommended in the Township Master Plan. The purpose of these carefully located districts is to prevent excessive commercial strip developments which may deteriorate traffic operations and safety, create unattractive roadway corridors and eventually lead to blight.



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

#### B. PRINCIPAL PERMITTED USES

- i. Retail stores with goods marketed to the surrounding neighborhood with a maximum building size of 4,000 square feet
- ii. Professional and medical offices or clinics
- iii. **Financial institutions with drive-through service** §4.57
- iv. Personal service establishments
- v. **Food and beverage service establishments, with a maximum occupancy of fifty (50) persons and excluding drive-thru or drive-in service establishments and those serving alcohol** §3.26
- vi. Business service establishments
- vii. **Adult day care facilities,<sup>■</sup> and child care centers,<sup>■</sup> preschool and day care centers** §4.12
- viii. Public buildings, post offices, libraries, libraries, community centers but not including warehouses, garages, or storage areas
- ix. Public or private parks and open space
- x. **Essential public services, provided there is no building or outdoor storage yard** §4.26.2
- xi. **Outdoor seating and dining areas** §4.47

#### D. SPECIAL LAND USES

- i. Automobile parts sales, provided no automobile shall be worked on or stored on the premises
- ii. Personal fitness centers<sup>■</sup>, aerobic studios, tanning salons
- iii. Coin-operated self-serve carwash establishments
- iv. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or a Special Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission

#### C. ACCESSORY USES

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



# How to Use This Ordinance

## 4. USE MATRIX

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult [Section 3.1, Districts Established](#) as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in Section 3.1, Districts Established the latter will control.

P = Principal Permitted Use

S = Special Use

A = Accessory Use



### Digital User Note:

Click on a district heading below to go directly to the corresponding district regulations.

	CA	RUR	RR	STR	RE	SR	MDR	HDR	MR	MR2
Agriculture & farming	P	P	P							
Bed & breakfast facilities	S	S		S					S	
Boarding houses									S	
Caretaker/employee residences	A	A								
Cemeteries	S	S	S	S					S	
Child Caring Institutions	S	S								
Churches and religious institutions	S	S	P	S	S	S	S	S	S	
Essential public services w/building and/or equipment	S	S			S	S	S	S	S	
Essential public services w/storage yard										
Essential public services, with no bldg, or storage yard	P	P	P	P	P	P	P	P	P	P
Farm markets, cider mills, and you-pick	S	S								
Forestry clear cut operation	S	S								
Forests, forestry	P	P								
Game preserves	S	S								
Golf courses, country clubs	S	S							S	
Home occupations	A	A	A	A	A	A	A	A		
Hospitals									S	
Institutions of higher learning									S	
Kennels	S	S								
Land extensive recreation activities	A	A								
Landscape nurseries	S	S								
Large Institutional Uses									S	
Mobile home parks										P
Multiple family dwellings									P	
Nursing or convalescent homes	S	S			S	P	S	S	S	
Offices and corporate headquarters			S							
Private non-commercial clubs & lodges									S	
Private park and recreation areas	S	S		P	P	P	P	P	P	
Private stables	P	S								
Public & private buildings and areas for educational uses			P							

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# How to Use This Ordinance

## 4. USE MATRIX (Continued)

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult [Section 3.1, Districts Established](#) as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in Section 3.1, Districts Established the latter will control.

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	CA	RUR	RR	STR	RE	SR	MDR	HDR	MR	MR2
Public & private buildings and areas for recreational uses			P							
Public and private elementary, middle, and high schools	S	S		S	S	S	S	S	S	
Public buildings, municipal offices, post offices, libraries, etc.				S					S	
Public park and recreation areas	P	P		P	P	P	P	P	P	
Public recreation facilities									S	
Public stables or riding arenas	S	S								
Radio, television, and telephone towers	S	S								
Restaurants, standard			S							
Sand & gravel mining	S	S								
Seed and Feed dealerships	A	A								
Senior citizen congregate or interim care facilities			S							
Single family detached dwellings	P	P	P	P	P	P	P	P		
Single family residential condominiums and subdivisions			P							
Specialized animal care	S	S								
State licensed residential facilities, serving between 7 and 12 individuals	S	S	S	S	S	S	S	S	S	
State licensed residential facilities, serving up to 6 individuals	P	P	P	P	P	P	P	P	P	P
Storage for multiple family housing developments									A	
Swim clubs, non-profit									S	
Temporary/Seasonal roadside stand	A	A								
Township-owned utilities	P	P								
Two family dwelling	S	S	P	P					P	
Veterinary office/clinics (large animal)	S	S								
Wildlife refuge	S	S								



# How to Use This Ordinance

## 4. USE MATRIX

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	OS	LC	NSC	GC	RDP	LI	I
Adult day care facilities	S	S	P	P			
Agricultural seed processing, storage, sales		S					S
Apartments		S					
Asphalt, transit mix, or concrete plant							S
Automobile fueling and convenience stations				S			
Automobile parts sales, with no repair			S				
Automobile repair - major						S	S
Automobile repair - minor		S		S			
Automobile sales				S			
Automobile service stations				S			
Automobile wash				S			
Automobile wash, self-serve			S				
Banquet halls, assembly halls				P			
Bed & breakfast facilities		S					
Billiard halls				S			
Bulk storage and distribution facilities for petroleum products, paints, and chemicals							S
Business & private schools, for profit	P			P			
Business service establishments			P	P		P	P
Caretaker dwellings						A	A
Child care centers	S	S	P	P			
Churches and religious institutions	P	S		P			
Coin-operated self-service carwash			S				
Computer programming, data processing, and other computer-related services					P	P	P
Drive-in establishments				S			
Dry cleaning plants and laundries							S
Emergency medical facility							
Essential public services, w buildings		P			P		
Essential public services, w buildings and storage yards				S		P	P
Essential public services, w/no building or storage yard	P		P	P			
Financial institutions	P	P	P	P	P	P	P
Food and beverage service establishments, drive-in/through				S			

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# How to Use This Ordinance

## 4. USE MATRIX (Continued)

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	OS	LC	NSC	GC	RDP	LI	I
Food and beverage service establishments, no drive-in/through		P	P	P	S	S	S
Food and beverage service establishments, with live entertainment				S			
Food and beverage stores		P					
Freezer locker plants and cold storage						S	
Funeral homes, mortuaries, crematoriums	S			P			
Greenhouses, commercial						P	P
Heavy industrial uses							S
Heliports						S	S
Incinerators, accessory							S
Junk yards							S
Landfill							S
Large institutional uses				S			
Light industrial uses						P	P
Lumber yards, and enclosed millworks						P	P
Medical, dental clinics	P		P				
Medical, dental offices	P		P	P	P	P	P
Mini warehouse						P	
Minor vehicle repair		S					
Motels and hotels				S		S	S
Music/dance studios		P					
Newspaper offices and accessory printing/distribution				P			
Nurseries, greenhouses, garden centers				S			
Office parks					S		
Oil and gas processing plants							S
Open air business uses				S			
Outdoor retail sales or display		S					
Outdoor seating & dining areas		P	P	P	P	P	P
Outdoor storage						S	S
Parks & open space, public/private			P	P	P	P	P
Personal fitness centers	S	S	S	P	S	A	A
Personal service establishments		P	P	P			

Continued on next page



# How to Use This Ordinance

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	OS	LC	NSC	GC	RDP	LI	I
Pharmacies, apothecaries	P						
Private indoor recreation				S	S	S	S
Private non-commercial clubs & lodges		S					
Private outdoor recreation				S			
Professional & executive offices	P	P/S	P	P	P	P	P
Propane sales, accessory							S
Proving grounds							S
Public & private elementary, intermediate, or high schools		S					
Public buildings, municipal offices, post offices, libraries, etc.		P	P	P	P	P	P
Radio & TV towers				S		S	S
Recreational vehicle sales and service							S
Recreational, landscaping, moving equipment leasing				S			
Recycling and composting center							S
Repair shops for bicycles, appliances, jewelry, and small motors, but not automobiles		P					
Research, design & testing uses					P	P	P
Retail sales of goods or wares incidental to principal permitted use	A						
Retail stores		P/S	P	P			
Sand & gravel mining							S
Sexually-oriented businesses							S
Shopping centers				S			
Single family dwellings		P					
Theaters and concert halls				P			
Truck service establishments							S
Two family dwellings		S					
Urgent care facilities						S	S
Veterinary offices and clinics				P			
Veterinary offices and clinics with no outdoor facilities or kennels	P						
Veterinary offices, small animal				P			
Vocational & technical training schools					P	P	P

