



Planning Commission

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

Planning Commission Meeting Agenda
Hartland Township Hall
Thursday, March 26, 2026
7:00 PM

1. Call to Order
 2. Pledge of Allegiance
 3. Roll Call
 4. Approval of the Agenda
 5. Approval of Meeting Minutes
 - a. Planning Commission Work Session Meeting Minutes of March 12, 2026
 6. Call to Public
 7. Old and New Business
 - a. Site Plan Application #26-004 – Amendment to the approved Preliminary PD Site Plan for proposed building addition at Grumlaw Church (8457 Highland Road)
 8. Call to Public
 9. Planner's Report
 10. Committee Reports
 11. Regular Meeting Adjournment
- [BRIEF RECESS]
12. Work Session
 - a. Zoning Amendment #26-001 – Amendment to permit accessory dwelling units (ADU) in single family zoned districts.
 13. Call to Public
 14. Work Session Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** WORK SESSION MEETING
MINUTES

March 12, 2026– 7:00 PM

1. **Call to Order:** Chair Fox called the Work Session meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**
Present – Commissioners Fox, Mayer, McMullen, Mitchell, Murphy & Eckman
Absent – Commissioner Grissim
4. **Approval of the Meeting Agenda:**
A Motion to approve the March 12, 2026, Planning Commission Work Session Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Eckman. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. Planning Commission Regular Meeting Minutes of February 12, 2026.
A Motion to approve the Planning Commission Regular Meeting Minutes of February 12, 2026, was made by Commissioner Murphy and seconded by Commissioner Mayer. Motion carried unanimously.
6. **Call to the Public:**
None
7. **Work Session**
 - a. Backyard Chickens/Poultry Ordinance Amendment
Director Langer outlined the draft ordinance from the Ordinance Review Committee. Items discussed included the following:
 - Zoning districts that would permit backyard chickens
 - Prohibition of roosters
 - Disposal of deceased chickens
 - Prohibition of letting chickens run loose.
8. **Call to the Public:**
None
9. **Planner Report:**
Planning Director Langer gave an update on a minor amendment to the Cromaie Library Site Plan, regarding the off-street parking area shared with the Hartland School District.

10. Committee Reports:

Member McMullen outlined some topics for an upcoming joint meeting with the Planning Commission and Township Board.

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously. The meeting was adjourned at approximately 8:33 PM.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan Application #26-004 – Amendment to the approved Preliminary PD Site Plan for proposed building addition at Grumlaw Church (8457 Highland Road)

Date: March 19, 2026

Recommended Action

Move to approve Site Plan Application #26-004, a request to amend the approved Preliminary PD Site Plan for Grumlaw Church, for a proposed building addition, as outlined in the staff memorandum dated March 19, 2026.

Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated March 19, 2026, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
2. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, the Fire Code requirements, and all other government agencies, as applicable.
3. (Any other conditions the Planning Commission deems necessary).

Discussion

Applicant: Josef Amini

Site Description

Grumlaw Church, located at 8457 Highland Road, is zoned PD (Planned Development) and is in Section 19 of the Township (Parcel ID #4708-19-300-020). The property is approximately 40.7 acres in size. The building is approximately 36,744 square feet in area per the Township Assessing records. A paved parking lot currently serves the site with 424 parking spaces.

The church building, parking areas, and stormwater facilities are in the south portion of the site. The remaining land to the west and north is generally undeveloped but has a woodchip trail system that runs from the church parking lot and wraps around the western and northern boundaries of the Walnut Ridge Estates Planned Development.

Adjoining properties directly to the north are zoned PD (Planned Development), and are part of Walnut Ridge Estates, a single-family residential Planned Development. To the east is Hartland Estates, a single-family Planned Development. Surrounding properties on the west and north are zoned CA (Conservation Agricultural). The Villas of Hartland Planned Development, a recently approved single-family residential condominium Planned Development, will also be west of the church property.

The 2020-2021 Future Land Use Map (FLUM) designates this parcel as Medium Suburban Density Residential.

Overview and Background Information

Following is a summary of the history of the property.

Crestwood (2005)

In 2005, the original parcel, approximately 76.2 acres, was the location of Crestwood, a planned development of 80 single-family units by Ivanhoe-Huntley. Crestwood received a recommendation for final approval from the Planning Commission in October 2005 and final approval from the Township Board in November 2005. The parcel was rezoned from CA (Conservation Agricultural) to PD as part of that approval. A 20-year sewer assessment was obligated to the property for 80.0 REU's. Construction on the project never commenced, but the parcel retained its PD zoning designation, and the sewer obligation remained.

Site Plan/Planned Development Application #511-C (2013 Concept PD Plan)

The River Community Church purchased the subject parcel (76.2 acres) in 2009 and presented a conceptual planned development plan to the Township in 2013 under Site Plan Application #511-C. The planned development request included the church building, parking, detention basins, and driveway on the southern portion of the site. A running/workout trail is shown starting from west church parking lot and traveling north of the church site. The northern portion of the site is labeled as "Future development." Recreational areas are also included as part of the future development.

The project was intended to be built in phases with the construction of the church to occur first and the development of the residential component and/or recreational areas to occur in the future. Future expansion to the church building could be part of a future phase as well. The site plans for the church were developed in anticipation of a future residential use. The easterly church driveway was designed to the specifications of a private road which now provides access to Walnut Ridge Estates. Infrastructure was designed to accommodate future extensions to serve a residential development. The plans did not show a conceptual layout for a residential development.

SP/PD Application #511-P (2013 Preliminary PD Site Plan)

A public hearing was held for SP/PD #511-P at the Planning Commission meeting on April 11, 2013. At its meeting held on May 9, 2013, the Planning Commission recommended approval of SP/PD #511-P. The Township Board approved SP/PD #511-P at their meeting on May 21, 2013.

SP/PD Application #511-F (2013 Final Site Plan)

At its meeting held on July 25, 2013, the Planning Commission recommended approval of the Final Site Plan under SP/PD #511-F. At their meeting on August 6, 2013, the Township Board granted Final Site Plan approval for SP/PD #511-F.

As part of the project, the Township and the developer entered into a Planned Development Agreement on August 20, 2013. The PD Agreement outlines the allowed uses for the PD as well as the developer's and Township's obligations for future expansions. Future expansions would require additional approvals and amendments to the PD plan and PD Agreement. The church facility was constructed between 2013 and 2014 and opened in March 2015. At some point the name of the church changed to Venture Church.

Site Plan Application #530 – Walnut Ridge Estates PD (2015)

In 2015, an application was submitted for a 64-unit single-family condominium development with an option for a 65th unit, known as Walnut Ridge Estates Planned Development. The proposed residential development is north of the Church complex. The planned development project was reviewed under Site Plan Application #530 which was approved by the Township Board on March 15, 2016. This project was considered an amendment to the original PD Agreement and site plans of The River Community Church PD. The original PD Agreement was amended as part of this request as noted below. A Master Deed and

Condominium By-Laws for Walnut Ridge Estates Condominiums were also required. This development was completed in 2022, with 65 condominium units.

1st Amendment to the PD Agreement (2016)

The first amendment to the PD Agreement, dated April 20, 2016, outlines the specifics of the residential development (Walnut Ridge Estates PD) including phasing of the construction of the condominium units, future site improvements, and obligations of the Developer (new name of Venture Church), the Residential Developer (Walnut Ridge Estates, LLC), and the Township.

Site Plan with Special Land Use Application #23-006

In 2023, SP/SUP Application #23-005 was submitted and consisted of two (2) components. The first component was a request for site plan with special land use approval to establish a child care center at Grumlaw Church (new church name), to be located within the existing building facility. A child care center use is considered a Special Land Use, which requires a public hearing at the Planning Commission.

The second part of the application was a request to amend the 2013 Planned Development Agreement to eliminate the developer's obligation to install a sidewalk and boardwalk along the frontage of the property along Highland Road. This part of the request was considered the Second Amendment to the Planned Development Agreement.

On June 22, 2023, the Planning Commission held a public hearing for SP/SUP #23-006 and recommended approval for the request to establish a child care center at 8457 Highland Road and amend the Planned Development Agreement. The Township Board approved SP/SUP #23-006 at their regular meeting on July 18, 2023, for the Special Land Use and the Second Amendment to the Planned Development Agreement.

Overview of the Current Request – Amend Approved Preliminary PD Site Plan for a Building Addition

The current application is a request to amend the previously approved Preliminary PD Site Plan and construct an approximate 5,000 square foot building addition, on the west side of the existing building. The addition is an expansion of the existing children's wing at Grumlaw Church. Minor interior renovations are also shown on the floor plans to create two (2) offices on the east side of the building (within the existing building footprint), which will be reviewed administratively.

The intent of the addition is to provide additional space for the children's ministry area, primarily to be used for church programming needs on Sunday mornings. Additionally, the new space will support the future expansion of the Monday-Friday child care program. Per the applicant's explanation, the child care program is operating well below the enrollment numbers as presented in the letter dated May 31, 2023 (for SP/SUP #23-006). Per the applicant, the space will be shared between the church and daycare at different times, rather than being used simultaneously.

The proposed addition will not result in an increase in staff for either Grumlaw Church or the child care facility (Walnut Ridge Daycare), per the applicant. Changes to the parking area are not proposed. A total of 424 parking spaces is available, plus 63 deferred parking spaces.

The proposed floor plans for the 5,000 square foot addition show three (3) new classroom, two (2) restrooms within the classrooms, and a small storage area. The addition is connected to the existing classrooms of the children's wing via a hallway. Three (3) external exit doors are provided for the proposed classrooms.

The exterior façade materials for the addition will match the existing building façade materials, regarding the type of product, product color, and overall design. The details are shown on Sheet A-301. The majority of the exterior walls are comprised of a C-brick product (4" high C- brick) with three (3) bands of split-face CMU to match the existing building design. The products are earthtone in color.

One (1) new roof-mounted mechanical unit (RTU) is shown, to be screened by the parapet wall associated with the proposed addition.

The existing fenced playground area will be relocated from the west side of the building to the north side of the building. The existing black fencing associated with the playground will be moved to enclose the relocated playground area.

The existing foundation planting area along the west side of the building will be extended along the west wall of the proposed addition, with shrubs to match what is already there. The new foundation planting area includes sixteen (16) yew shrubs in a 5-foot-wide planting bed, with hardwood mulch. Two (2) proposed ornamental trees are shown in the lawn area, west of the addition, that are counted as plants for the foundation planting requirements. Changes to the parking area are not proposed.

Approval Procedure

The proposed request to amend the approved Preliminary Site Plan is reviewed by the Planning Commission who will make a final decision on the site plan.

Other Requirements-Zoning Ordinance Standards

Nothing at this time.

Hartland Township DPW Review

No comments at this time.

Township Engineer's Review

The Township Engineer (SDA) has reviewed the plans and recommends approval subject to items being addressed in the letter dated March 16, 2026.

Hartland Deerfield Fire Authority Review

The Hartland Deerfield Fire Authority provided comments in the email dated March 12, 2026.

Attachments

1. Township Engineer (SDA) review letter dated 03.16.2026 – PDF version
2. Hartland Deerfield Fire Authority review letter dated 03.12.2026 – PDF version
3. Applicant's summary letter – PDF version
4. Site and Building Plans dated 03.07.2026

CC: SDA, Twp Engineer (via email)

Scott Hable, Twp DPW Director (via email)

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

Site Plan Review

March 16, 2026

Mr. Troy Langer
Planning Director
Hartland Township
2655 Clark Road
Hartland, Michigan 48353

Re: Addition to Grumlaw Church at 8457 Highland Rd. (formerly Venture Church) Site Plan Review #1
SDA Review No. HL26-101

Dear Commission Members:

We have received the PD site plan submittal for the above referenced project prepared by Boss Engineering dated March 9, 2026 and received by our office on March 11, 2026. The plans were reviewed in accordance with the Site Plan Review Checklist, Current Design and Engineering Standards, Standard Details, and Code of Ordinances and the following comments are our observations.

Recommendation

Approval of the Site Plan is recommended conditional upon all of the below comments being addressed to the satisfaction of the Planning Commission, as well as during engineering plan review stage.

Project Summary

- Construction of an approximate 5,000 square foot building addition on the west side of the existing church and a new playground on the north side. This addition will be shared between the church for the children's ministry wing and the child care facility. It is located at 8457 Highland Rd. and is located on the north side of Highland Rd. between N. Hacker Rd. and Cullen Rd. This is formerly known as Venture Church. Site access would be via 2 existing drives off E. Highland Rd. The overall original church project is listed as 79 acres however the size of the proposed addition, playground and any other work needs to be specified.
- Water service would be provided from the existing 8-inch diameter water main located along the north side of the site.
- Sanitary service would be provided from the existing 8-inch diameter sanitary sewer along the west side of the property.
- Storm water would be collected by existing storm sewer collection systems and most likely discharged to the existing detention basin on the west side of the property.

General

1. The construction plans submitted are from the previous plans for Venture Church. The addition and playground are proposed and thus need their own plans and draft date at construction plan approval stage. The Engineer and seal need to be shown on these site plans.
2. Provide civil utility plans for the building addition.

Water Main

1. Separate utility plans need to show the existing watermain along with a separate water service and fire service tap.

Sanitary Sewer

1. All sanitary sewer design requirements are to follow current Livingston County Drain Commissioner's (LCDC) standards and details. LCDC sanitary sewer detail sheets shall be attached to the proposed plans when applicable.
2. Separate utility plans need to show the existing sanitary sewer and proposed service

Storm Drainage

1. Any redevelopment project with a land disturbance area of 1.0 acre or larger or creates or replaces 0.5 acres of impervious surface will require a permit from Livingston County. The existing storm sewer is to remain. The original plans for Venture Church should be obtained and analyzed. A copy of the drainage plan and calculations shall be provided for review along with a comparison of the existing and proposed runoff coefficients for the site. Until an area of disturbance is provided, the LCDC triggers cannot be addressed at this time.
2. Confirm with Livingston Drain Commission that they will not require any additional detention capacity and water quality pre-treatment before connection to the existing system, due to the increase in imperviousness and code changes subsequent to the original church construction.
3. All storm water design calculations are to follow Hartland Township and Livingston County Drain Commissioner standards and details. Offsite surface runoff shall not be trapped along the development perimeter.
4. A grading plan drainage plan will be required during engineering review.

Permits and Agreements Required

Based on those improvements depicted on the plans, the following permits and agreements may be needed to be provided for review and approval:

- A draft copy of the Storm Drain Agreement, if required.
- A Land Use Permit will be granted after the pre-construction meeting.
- Livingston County Drain Commissioner approval and permit (Sanitary and Storm).
- Livingston County Road Commission approval and permit, if required.
- Soil Erosion and Sedimentation permit from Livingston County Drain Commissioner.
- Genesee County Drain Commissioner water and waste services approval and permit.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

The comments are not to be construed as approvals and are not necessarily conclusive. The final engineering plans for this development are to be prepared in accordance with the Current Design and Engineering Standards, Standard Details, and Code of Ordinances.

If you have any questions regarding this letter, please contact Mark Collins or Luisa Amici at (248) 844-5400 with any questions.

Sincerely,

SPALDING DEDECKER



Luisa Amici
Engineer



Mark Collins, PE
Project Manager

cc: Troy Langer, Hartland Township Planning Director (via email)
Martha Wyatt, Hartland Township Planning Planner - Landscape Architect (via email)
Scott Hable, Hartland Township Public Works Director (via email)
Michael Luce, Hartland Township Manager (via email)

Martha Wyatt

To: Martha Wyatt
Subject: FW: Addition to Grumlaw Church at 8457 Highland Road (formerly Venture Church)

From: Jon Dehanke <jdehanke@hartlandareafire.com>
Sent: Thursday, March 12, 2026 2:23 PM
To: Martha Wyatt <MWyatt@hartlandtwp.com>
Cc:
Subject: Re: Addition to Grumlaw Church at 8457 Highland Road (formerly Venture Church)

Martha,

They will need to tie into the existing alarm and suppression.

Jon Dehanke, Fire Marshal
Hartland Deerfield Fire Authority
3205 Hartland Rd. Hartland, MI 48353
Phone: (810) 632-7676
[Email:jdehanke@hartlandareafire.com](mailto:jdehanke@hartlandareafire.com)



Hartland Township

Re: Proposed Addition to Existing Kids' Wing – Grumlaw Church

Dear Martha Wyatt, Troy Langer, and Planning Commission,

We are writing to formally present a proposed addition to the existing children's wing at Grumlaw Church.

The intent of this addition is to provide expanded space within our children's ministry area to better support safe movement, play, and age-appropriate programming. The additional square footage will enhance functionality and improve the overall experience for the families we serve.

The primary use of this space will be on Sunday mornings for church programming. Additionally, the space will support the future expansion of our Monday–Friday daycare program, which is currently operating well below the enrollment numbers referenced in the letter submitted on May 31, 2023.

It is important to note:

- This addition will not result in an increase in staff for either Grumlaw Church or Walnut Ridge Daycare.
- The space will be shared between the church and daycare at different times, rather than being used simultaneously.
- The proposed addition is intended to maximize the efficiency and flexibility of our existing operations, not to intensify overall use of the property.

Our goal is to steward our facility responsibly while continuing to serve families in a safe and well-organized environment. We are committed to working collaboratively with the township throughout this process and are happy to provide any additional information that may be helpful.

Thank you for your consideration.

Sincerely,

Josef Amini
Campus Pastor
Grumlaw Church

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

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

Date: March 19, 2026

Recommended Action

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

Discussion

Overview and Background Information for Request

The Zoning Amendment was discussed at the February 12, 2026, regular meeting of the Planning Commission. During the discussion, the Planning Director indicated that the Township Attorney had some draft language to be considered as part of the Ordinance. As a result, the Planning Commission elected to wait to see the draft language.

The Township Attorney has provided some draft language, and it pertains to limiting the Accessory Dwelling Unit (ADU) to only family members. The Planning Commission had discussed this topic at the February 12, 2026, meeting and elected to not limit the ADU's to just family members. Nonetheless, the draft language is attached for review by Planning Commission members.

In addition, the Planning Director believes some additional consideration should be given toward additional language that would clarify “detached” ADU's. Currently, in the draft ordinance, “detached” ADU's are only permitted in the CA (Conservation Agricultural) zoning district and are limited to no more than 1,200 square feet, or 50% of the principal structure, whichever greater limits the size of the ADU.

However, there is the possibility that someone could construct an accessory building/structure much larger than 1,200 square feet and have a complying ADU within the same structure and also have additional finished living space within the same structure. This may be a way to circumvent the size limitation of the ADU, by having additional finished living space within the same structure but claiming it to be outside of the actual ADU.

Staff has provided some additional language for consideration by the Planning Commission to consider as an amendment to the draft ordinance, below:

-Accessory Structures/Buildings containing an Accessory Dwelling Unit (ADU) shall not exceed the size limitation for “floor area, usable residential” as defined in this ordinance, for the entire accessory structure/building.

Attachments:

1. TWP Attorney Auxiliary Dwelling Unit Sample Language 03.17.2026 – PDF version
2. Township Definition of Floor Area, Useable Residential – PDF version

Zoning Amendment #26-001 Accessory Dwelling Units

March 19, 2026

Page 2

3. Draft Ordinance Amendment – Accessory Dwelling Unit 01.28.2026 – PDF version

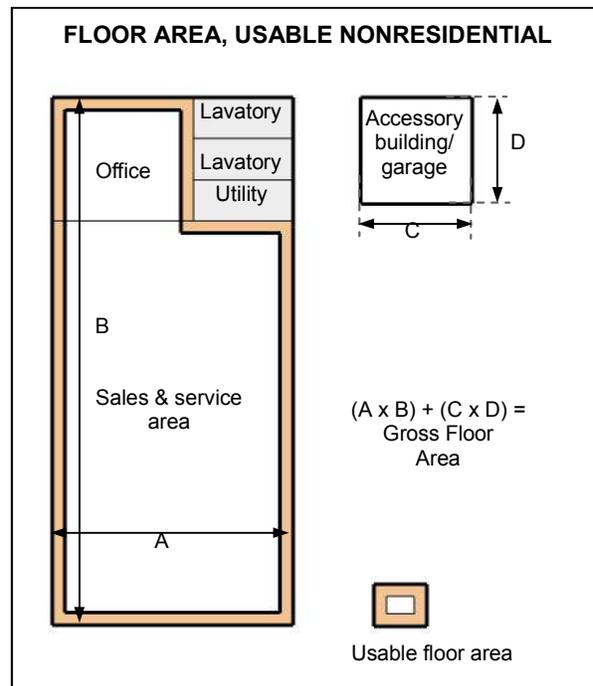
T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2026 Planning Commission Activity\Zoning Amendments\ZA #26-001 Accessory dwelling units\Staff reports\PC\ZA 26-001 ADU staff report PH PC 03.19.2026.docx

An Auxiliary Dwelling Unit (“ADU”) located on the same parcel as a principal residence shall only be used for occupancy by members of the Owner’s immediate family, defined as parents, grandparents, children, grandchildren, siblings, or any person for whom the Owner serves as legal guardian or conservator. As a condition of approval of an ADU, the Owner must agree to a restrictive covenant in a form acceptable to the Township prohibiting the ADU from being leased, rented, or otherwise occupied by individuals outside the Owner’s immediate family. The Township shall have the right to enforce the restrictive covenant through any lawful means, including injunctive relief, fines, or revocation of occupancy or building permits. The restrictive covenant shall run with the land and be binding upon all successors and assigns.

18461:00016:202424033-1

89. **FARM BUILDING:** Any building or structure other than a dwelling, moved upon, maintained, used or built on a farm which is essential and customarily used on farms of that type for the pursuit of agricultural activities.
90. **FARM MARKET:** A building or structure for the display and retail sale of farm products, open for business no longer than nine (9) months per year.
91. **FARMSTEAD:** All buildings including dwelling (s) and adjacent service areas of a farm.
92. **FEEDLOT:** A commercial animal operation having cattle, horses, pigs, sheep, goats or other domesticated animals for concentrated feeding within a confined area.
93. **FENCE:** An artificially constructed barrier of wood, masonry, stone, wire, metal, or any other manufactured material or combination of materials, used to prevent or control entrance, confine within, or mark a boundary.
94. **FENCE, DECORATIVE:** An artificially constructed barrier of wood, metal or any other manufactured materials which is erected solely as a landscaping adornment, which does not function as a barrier to movement from one point to another and which serves no true enclosing function.
95. **FILLING:** The deposit, spreading or dumping of any matter (for example, earth materials, solid waste) into or onto the ground except common household gardening, farming and general ground care.
96. **FLOOD:** A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.
97. **FLOODPLAIN:** Any land area susceptible to being inundated by flood waters when high amounts of precipitation are experienced or natural cyclic conditions raise the water levels. Determinants of a floodplain are as follows:
- That area which typically is adjacent to a river, stream, or other body of water, and is subject to flooding from a 100-year base flood.
 - Principal estuary courses of wetland areas that are part of the river flow system.
 - Contiguous areas paralleling a river, stream, or other body of water that exhibit unstable soil conditions for development.

98. **FLOODWAY:** The channel of a river or other watercourse and the adjacent lands that must be reserved in order to discharge flood waters without cumulatively increasing the water surface elevation more than one foot.
99. **FLOOR AREA, GROSS:** The total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.
100. **FLOOR AREA, USABLE RESIDENTIAL:** The gross floor area minus areas in basements, unfinished attics, attached garages, and enclosed or unenclosed porches.
101. **FLOOR AREA, USABLE NONRESIDENTIAL:** The sum of the horizontal areas of each floor, measured from the interior face of exterior walls, including all areas used for, intended to be used for, and accessible for the sale of merchandise, provision of services, or service to patrons, clients or customers. Floor area which is used for or intended to be used for the storage or processing of merchandise, or for utilities shall be excluded from the computations of Usable Nonresidential Floor Area. For the purposes of computing required parking eighty percent (80%) of the sum gross floor area may be used. ✍



102. **FOOD & BEVERAGE STORES** Establishments for the sale of groceries, fruit and meat, baked goods, dairy products, beverages and liquor.



TOWNSHIP OF HARTLAND
AMENDMENT TO PERMIT ACCESSORY DWELLING UNITS
IN SINGLE FAMILY DISTRICTS

PROPOSED AMENDMENT

Section 2. Definitions

76. DWELLING, MULTIPLE FAMILY: A ~~structure or~~ building used or designed as a ~~residence~~ **dwelling** for three (3) or more families **or functional families** for residential purposes living independently of one another, ~~with separate housekeeping, cooking and bathroom facilities for each.~~ Multiple family dwellings may include the following:

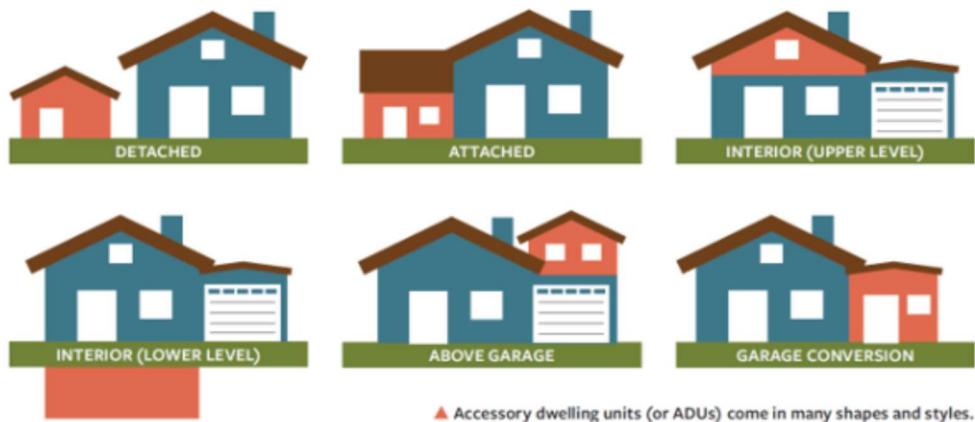
- A. Apartment: An apartment is an attached dwelling unit with party wall, contained in a building with other apartment units, which are commonly ~~reached off~~ **accessed from** a common stair landing or walkway. Apartments are typically rented by the occupants. Apartment buildings often may have a central heating system ~~and other~~ **or** central utility connections. Apartments typically do not have their own yard space. Apartments are also commonly known as garden apartments or flats.
- B. Efficiency Unit: An efficiency unit is a type of multiple-family or apartment unit consisting of ~~primarily with one (1) principal room, plus bathroom and kitchen facilities, hallways, closets, and/or a dining alcove located directly off the principal room~~ **and the other items to be a dwelling unit.**

78. DWELLING, SINGLE-FAMILY: A detached building **or structure** designed for or occupied exclusively by one (1) family, **or functional family**, for residential purposes.

80. DWELLING UNIT: Any ~~house, apartment, condominium unit,~~ **structure**, building, or part thereof, ~~which is occupied or intended to be occupied as home, residence, or sleeping place of or by a family or unrelated persons either permanently or transiently~~ **that is used for residential purposes and is either a completely separate structure or is separated from any other portion of the structure; and has its own independent sleeping place or bedroom; a bathroom; and cooking facilities, a kitchen, or capable of being used as a kitchen.** The dwelling unit may be used by a family, a functional family, or an individual.

A. **ACCESSORY DWELLING UNIT (ADU):** is a second dwelling unit on the same property as the principal dwelling unit and may be either attached or detached, as outlined below:

- 1) **Attached Accessory Dwelling Units (ADU)** shall consist of any separate dwelling unit that is located within an existing single family residential structure, such as within a basement, attic or upper level, above the garage, garage conversion, or attached to the principal dwelling unit.
- 2) **Detached Accessory Dwelling Units (ADU)** shall consist of any separate dwelling unit that is completely detached from the existing single family residential structure.



Source: AARP

- B. PRINCIPAL DWELLING UNIT (PDU):** The single-family dwelling that serves as the primary dwelling for a family or functional family and is located on the same parcel as an Accessory Dwelling Unit (ADU).

Section 5.14.4 Accessory Dwelling Unit Standards

- A. Accessory Dwelling Units (ADU) are only permitted within single-family residential zoning districts, subject to the following requirements:**
1. Accessory Dwelling Units (ADU) shall obtain approval of a Land Use Permit prior to any work commencing. Accessory Dwelling Units shall also have all required permits from other agencies.
 2. Accessory Dwelling Units (ADU) shall comply with all setbacks, lot coverage, and building height requirements of the zoning district, in which the Accessory Dwelling Unit (ADU) is located.
 3. Detached and attached Accessory Dwelling Units (ADU) shall be permitted in the CA (Conservation Agricultural) zoning district. Only attached Accessory Dwelling Units (ADU) shall be permitted in the RUR (Rural Residential) district, RR (Residential Recreational) district, STR (Settlement Residential) district, RE (Rural Estate District) district, and SR (Suburban Residential) district.
 4. No more than one (1) Accessory Dwelling Unit (ADU) shall be permitted on a parcel and Accessory Dwelling Units (ADU) shall only be permitted on property that has an existing single-family dwelling. Accessory Dwelling Units (ADU) are not permitted on parcels with an existing duplex/apartment, even if they are considered legal non-conforming.
 5. The Accessory Dwelling Unit (ADU) shall be designed and constructed of the same quality of materials as the existing principal single family structure. The Accessory Dwelling Unit (ADU) shall also be a similar appearance as the existing single-family dwelling. Any garage that is converted to an accessory dwelling unit shall have the garage door replaced with a compliant wall that complies with this Section. Further, the ADU shall not detract from the appearance of the lot as a place of one (1) residence.
 6. Any driveway and parking associated with an Accessory Dwelling Unit (ADU) shall comply with the zoning district requirements for the zoning district the Accessory Dwelling Unit (ADU) is located within.

7. An owner(s) of the property must reside on the property where an Accessory Dwelling Unit (ADU) is located. The owner may reside in either the Principal Dwelling Unit (PDU) or the Accessory Dwelling Unit (ADU), as long as both units are not rented. In the event that both units are being rented, then the Accessory Dwelling Unit (ADU) shall no longer be deemed valid.
8. The Principal Dwelling Unit (PDU) and Accessory Dwelling Unit (ADU) may share common water, septic, electric, and gas facilities, if permitted and in compliance with State and County Codes. Otherwise, they are permitted to have separate facilities.
9. The minimum floor area of the Principal Dwelling Units (PDU) may not decrease below the required minimum floor area in the zoning district, as a result of the separate attached Accessory Dwelling Unit (ADU).
10. Attached Accessory Dwelling Units (ADU) shall not have its access to the accessory dwelling unit on the same building elevation as the Principal Dwelling Units (PDU) primary entrance, unless the existing structure already has two (2) entrances on the same elevation.
11. Detached Accessory Dwelling Units (ADU) shall be treated in a similar manner to an Accessory Structure in the zoning district in which they are located.
12. Accessory Dwelling Units (ADU) shall have a solid foundation around the perimeter of the entire structure, which also complies with the Michigan Residential Code and approved by the Livingston County Building Department.
13. Accessory Dwelling Units (ADU) shall not be trailers or mobile homes.
14. Accessory Dwelling Units (ADU) shall comply with the following size requirements:

Attached Accessory Dwelling Units:	190 square foot minimum size.
	1,200 square foot maximum size.
Detached Accessory Dwelling Units:	190 square foot minimum size.
	1,200 square foot maximum size, or 50% of Principal Dwelling Unit, which ever limits the size of the ADU.
15. The Accessory Dwelling Unit (ADU) and Principal Dwelling Unit (PDU) shall have separate addresses that are visible from the driveway and at the primary entrance.