



Planning Commission

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

Planning Commission Meeting Agenda
Hartland Township Hall
Thursday, January 09, 2020
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. 2020 Annual Planning Commission Organizational Meeting
 - a. Reaffirm Bylaws, Election of Officers & Committee Appointments
5. Approval of the Agenda
6. Approval of Meeting Minutes
 - a. Meeting Minutes of November 21, 2019 Regular Meeting
 - b. Meeting Minutes of December 5, 2019 Regular Meeting
7. Call to Public
8. Old and New Business
 - a. Rezoning Application #19-003 for 1010 Old -US 23
 - b. Site Plan #20-001 Brennan Office
9. Call to Public
10. Planner's Report
11. Committee Reports
12. Adjournment



HARTLAND TOWNSHIP PLANNING COMMISSION

RULES AND PROCEDURES (BY-LAWS)

*Originally adopted December 16, 2010
Last Reviewed and Reaffirmed January 9, 2020*

I. INTRODUCTION

The basic responsibilities of the Hartland Township Planning Commission are contained in the Michigan Planning Enabling Act, Public Act 33 of 2008 and the Michigan Zoning Enabling Act, Public Act 110 of 2006, each as amended. Each of these Acts grants specific jurisdiction to a Township Planning Commission in matters of land use planning and associated public concerns. These rules of procedure will be followed by the Hartland Township Planning Commission. Also presented are the general operating regulations for the Hartland Township Planning Commission. Regular meetings, special meetings, public records, agendas, quorum, disqualification, order of business and parliamentary procedures will be outlined.

II. DUTIES OF THE PLANNING COMMISSION

The Planning Commission shall perform the following duties:

- Prepare, review and update the master plan (Township Comprehensive Plan) as a guide for development.
- Take such action on petitions, staff proposals and Township Board requests for amendments to the Zoning Ordinance as required.
- Take such action on petitions, staff proposals and Township Board requests for amendments to the master land use plan as required.
- Prepare an annual written report to the Township Board of the Planning Commission's operations and status of planning activities, including recommendations regarding actions by the Township Board related to planning and development.
- Prepare an annual work program and budget.
- Review subdivision and condominium proposals and recommend appropriate actions to the Township Board.
- Prepare special studies and plans, as deemed necessary by the Planning Commission or Township Board and for which appropriations of funds have been approved by the Township Board, as needed.
- Attend training sessions, conferences or meetings as needed to properly fulfill the duties of Planning Commissioner and for which appropriations of funds have been approved by the Township Board, as needed.
- Prepare a Capital Improvements Plan.
- Perform other duties and responsibilities or respond as requested by any Township Board or Commission.

III. RULES OF ADMINISTRATIVE PROCEDURE

The following rules of procedure were adopted and are periodically reaffirmed by the Township Planning Commission to facilitate the performance of its duties and the exercising of its responsibilities, functions and powers.

1.0 OFFICERS

A) ELECTION

The Commission shall, at its first regular meeting of the calendar year, elect from among the voting members, a Chair, Vice–Chair, and Secretary. All elected officers are eligible for re-election.

B) TENURE

The Chair, Vice-Chair and Secretary shall take office immediately following their election and shall hold office for a term of one year or until their successors are elected and assume office.

C) DUTIES OF THE CHAIR/VICE–CHAIR

- The Chair shall preside at all meetings and perform such other duties as may be ordered by the Commission.
- The Chair shall appoint all committee members, for a term of one year. The Chair may reassign members or re-designate Committee members at his/her discretion. The Chair shall be an ex-officio member of all committees.
- All communications, petitions and reports shall be globally addressed to the Commission and delivered or mailed to the Township Hall attention the Chair or Township Planner.
- The Vice-Chair shall act in the capacity of the Chair in his/her absence. In the event the office of the Chair becomes vacant, the Vice-Chair shall succeed to this office for the unexpired term and the Commission shall select a successor to the office of Vice-Chair for the unexpired term.

D) DUTIES OF THE SECRETARY

The Secretary shall execute all documents in the name of the Commission, perform the duties listed below, and shall perform such other duties as the Commission may determine.

1. MINUTES

- The Secretary shall be responsible for the minutes and they will be maintained in suitable volumes at the Township Hall. Copies of the draft minutes will be provided to all voting Commission members in the packet of information with the agenda for the meeting in which they are to be approved. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and record of votes, conditions or recommendations made on any action and record of attendance.
- After minutes from a previous meeting are approved by a majority of the Commission at subsequent meeting, they will be signed by the Secretary and forwarded to the Township Clerk.
- The minutes of the Commission meetings shall be filed in the office of the Township Clerk as a public record and no official action taken by the Commission at any meeting shall be validated or effective until a copy of the minutes of the meeting at which such action was taken shall be filed with the Township Clerk.
- The Township Clerk shall keep a record of the Commission transactions, findings, and determinations, which shall be a public record. These records shall be suitably filed in the offices of Hartland Township by the Clerk's office with a duplicate copy kept in the Planning Department's files. All meetings, minutes, records, documents, correspondence and other materials of the Planning Commission shall be open to public inspection in accordance with the Freedom of Information Act, except as may otherwise be provided by law.

2. CORRESPONDENCE

When assigned, the Secretary shall be responsible for issuing formal written correspondence with other groups or persons, as directed by the Planning Commission. All communications, petitions, reports or other written materials received by the Secretary shall be brought to the attention of the Planning Commission.

3. RECORDING SECRETARY

The Commission may appoint a Recording Secretary, who shall be an employee of the Commission and be reimbursed for his/her services by the Township. The Recording Secretary shall make a record of Commission proceedings and carry out other assignments as delegated from time to time by the Commission or Secretary. The Recording Secretary under the direction of the Secretary may execute any of the Secretary responsibilities defined above.

E) DUTIES OF THE TOWNSHIP BOARD REPRESENTATIVE

The Township Board representative shall present the recommendations of the Planning Commission as required by the Zoning Ordinance, Subdivision Ordinance or other Ordinance to the Township Board prior to their consideration of such request. The representative will also update the Township Board of other efforts undertaken by the Planning Commission, such as subcommittee progress, ordinance revisions, etc.

F) DUTIES OF THE ZONING BOARD OF APPEALS REPRESENTATIVE

The Planning Commission representative to the Zoning Board of Appeals shall report the actions of the Zoning Board of Appeals to the Planning Commission and update the Zoning Board of Appeals on actions by the Planning Commission that relate to the functions and duties of the Zoning Board of Appeals.

2.0 MEETINGS

A) REGULAR MEETINGS

The regular meetings of the Hartland Township Planning Commission will be held the second and fourth Thursdays of every month at a time to be determined by the Planning Commission at the meeting in which the regular meeting schedule is adopted or as otherwise designated by the Chair of the Planning Commission. When the regular meeting day falls on a legal holiday or when an occasion of special importance takes place, the Chair shall select a suitable alternative day in the same month. Prior to the end of the year, the Chair will submit to the Planning Commission the regular meeting schedule for the upcoming year, for their approval. The adopted schedule will become the regular schedule of the subsequent year and will be posted at the Township Hall within ten (10) days after the first Planning Commission meeting of the New Year in accordance with the Open Meetings Act

Ideally, all meeting agendas will also be posted at the Township Hall at least one week prior to the meeting and will be provided to Hartland TV for advertisement on the local cable network. All meeting notices shall be in accordance with the Open Meetings Act.

B) SPECIAL MEETINGS

In addition to the bi-monthly regular meetings, the Commission may also periodically conduct special meetings. There are three kinds of Special Meetings that may be called by the Planning Commission. The various special meeting types are discussed below:

- **Special Meeting A:** A special meeting may be called to convenience applicants with matters before the Planning Commission for consideration, provided that the petitioners' application for special meeting shall be accompanied with appropriate fees, as established

by resolution of the Hartland Township Board. The Planning Department shall give special meeting petitions to the applicant. Once the Planning Department verifies that the appropriate fees have been received, the Department shall forward the application to the Planning Commission Chair. The Chair shall give notice of the special meeting by means of notice delivered to each member at least seventy-two (72) hours prior to such meeting and shall state the purpose, item, and place of the meeting.

- **Special Meeting B:** A regular meeting called by the Chair or majority of the Planning Commissioners for the expressed purpose of addressing normal and typical business that comes before the Commission. For example, a special meeting may be called for urgent township business that cannot await action until the next regularly scheduled meeting. If a special meeting is required to satisfy statutory deadlines (such as required by the Subdivision Control Act), then additional applicant fees may be waived.
- **Work Session:** A work session is another form of special meeting held by the Planning Commission. Work sessions may be held for subcommittee meetings (fewer than three Planning Commission members present) or for a meeting of the full Commission for general discussion to further a specific purpose. Generally, discussion and action for items intended for Regular Meetings will not be acted on during a work session, especially since a quorum may not be present. In the interest of satisfying the Open Meetings Act, all work sessions involving the whole Planning Commission shall be duly advertised to permit the public to attend.

Notwithstanding the foregoing descriptions of the three types of special meetings held by the Planning Commission, a meeting shall be a legal meeting if enough members of the Planning Commission are present to constitute a quorum and minutes will be prepared.

C) QUORUM

Four (4) members shall constitute a quorum for the transaction of business and the taking of official action. Whenever a quorum is not present, those present may adjourn the meeting to another time and day, in accordance with the provisions of the Open Meetings Act, or hold the meeting to consider the matters on the agenda. No action shall be taken at a meeting at which a quorum is not present.

D) VOTING

An affirmative vote of the majority of the Planning Commission membership is required to adopt any part of the master plan or amendments to the plan (MCL 125.328). Unless required by statute, other actions or motions placed before the Planning Commission may be adopted by a majority vote of the membership in attendance, as long as a quorum is present. Voting shall be by voice vote; a roll call vote shall be required if requested by any commission member or directed by the Chair. Except in the case of conflict of interest, all Planning Commission members, including the Chair, shall vote on all matters.

Voting shall be recorded by verbal "yeas" and "nays" unless otherwise ordered by a PC member.

E) NOTICE

The Township Planner shall oversee the issuance of such notice as may be required by the Planning Commission, including Open meetings Act notices, as well as notice required for specific planning or zoning actions under the Michigan Planning Enabling Act of the Michigan Zoning Enabling Act. Verification of such notice shall be provided to the Planning Commission prior to the date and time of the public hearing.

F) AGENDA

The Chair with information and documentation provided by staff and consultants shall determine when items are to be placed on the agenda. The staff shall then prepare the agenda in its written form for distribution.

All regular and special meetings shall conduct business in the following order:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Recognition of Visitors
4. Approval of Meeting Agenda
5. Approval of Minutes for past meetings or work sessions
6. Call to Public
7. Public Hearing(s)
8. Old and New Business
9. Call to Public
10. Planner's Report
11. Committee Reports
 - Correspondence Received
 - Committee Reports from Planning Commissioners
 - Report from Township Board Representative
 - Report of Zoning Board of Appeals Representative
12. Adjournment

Note: The agenda may be modified to include a work session following a brief recess of the regular meeting.

G) PARLIAMENTARY PROCEDURES

Except where otherwise specified, meetings shall be conducted according to Robert's Rules of Order (21st CENTURY ROBERT'S RULES OF ORDER COPYRIGHT 1995), except to the extent contradicted by these rules and procedures, and with the exception that the Chair shall vote.

H) MOTIONS

The Chair or Recording Secretary shall repeat complex motions before a vote is taken. The names of the persons making the motion and its second shall be recorded in the meeting minutes. The meeting minutes shall show the count of the vote with the "nays" being identified.

3.0 COMMITTEES

In order to facilitate the orderly review of matters before the Commission, the following standing committees are created:

A) SITE PLAN REVIEW COMMITTEE

The Committee shall include two (2) Planning Commission members. The Committee will review site development plans as provided by the Township Zoning Ordinance in an informal manner through meeting with the developer/applicant. Upon receiving a complete application for an informal Site Plan Review, the Planning Department will schedule a meeting with the Site Plan Review Committee and the applicant. The Committee will update its findings and

brief the Planning Commission when the informal review is complete. The makeup of the Committee may vary depending on the number of site plan reviews occurring and individual Planning Commissioner time constraints.

B) OTHER COMMITTEES

The Chair may appoint other committees from time to time, which serve to assist the Planning Commission in discharging its responsibilities.

C) APPOINTMENTS AND VACANCIES

The Chair shall make appointments to these committees. The length of appointment shall be for one (1) calendar year. These committees shall meet as needed to consider the referrals given to them by the Township Planner. The Committees will review applications and make their recommendations to the Planning Commission.

If a vacancy occurs on the Planning Commission that affects the standing committee appointments, the Chair shall appoint replacement members to complete the balance of the year.

4.0 PROCEDURE FOR PUBLIC PARTICIPATION

A limit of three (3) minutes per participant during the call to the public shall be permitted for any written or oral statements. The unofficial policy of the Commission will be to accept public input during the meeting for topics under discussion. If necessary, the Chair may set time limits for public participation during any meeting to ensure an orderly meeting.

All public hearings must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

- Chair opens the public hearing and announces the subject.
- Chair summarizes the procedures/rules to be followed during the hearing.
- Township planner/engineer/other consultants present their report and recommendation.
- Applicant presents the main points of the application.
- Public at large is invited to speak in support or opposition to the application.
- Chair closes the public hearing and returns to the regular/special meeting.

To ensure everyone has the opportunity to speak, the Chair may elect to limit the time permitted to speak, except that the applicant may be permitted additional time as the Chairperson allows. The Chair may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the chairperson, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chair. All comments shall be related to the application under discussion; unrelated comments shall be ruled out of order.

5.0 CONFLICT OF INTEREST

Planning Commission members shall declare a conflict of interest and abstain from participating in a hearing or deliberations on a request when:

- A)** The applicant is an immediate family member or relative;

- B) The Planning Commission member has a business or financial interest in the property involved in the request or has a business or financial interest in the applicant's company, agency or association;
- C) The Planning Commission member owns or has a financial interest in neighboring property. For purposes of this section, a neighboring property shall include any property falling within the notification radius for the proposed development, as required by the Zoning Ordinance or other applicable ordinance, or
- D) There is a reasonable appearance of a conflict of interest, as determined by the Planning Commission member declaring such conflict.

The Planning Commission member declaring a conflict of interest shall state the nature of the conflict and whether he or she believes they could impartially consider the request before the commission. He or she should individually decide to abstain from any discussion or votes relative to the matter that is the subject of the conflict. The member declaring a conflict may absent him/herself from the room in which the discussion takes place, unless doing so would violate his or her constitutionally protected rights to participate. He or she should not make any presentations to the Planning Commission as a representative of the proposal.

6.0 ANNUAL ORGANIZATIONAL MEETING

An annual organizational meeting shall occur at the first regular meeting of the year for election of a Chair, Vice-Chair and Secretary.

7.0 PLANNING COMMISSION ASSISTANCE

A) Duties of the Township Planner

- Accept applications for matters to be reviewed by the Planning Commission and ensure that such applications are complete.
- Forward application materials to the Planning Commission at least one week prior to the meeting at which the matters will be considered.
- Inform the Planning Commission of administrative and enforcement actions taken on behalf of the Township related to the zoning or other appropriate ordinance.
- Prepare amendments to the Zoning Ordinance as directed by the Planning Commission.
- Attend regular Planning Commission Meetings and Work Sessions.
- Consult with the Planning Commission and other township officials concerning interpretation, procedural questions and other matters arising from the Zoning Ordinance.
- Prepare written reviews and recommendations, if appropriate, for all requests and development proposals to be considered by the Planning Commission.
- Meet with applicants, their representatives and/or township officials as needed to properly perform project reviews.
- Prepare an annual report regarding development activities and status of projects as they relate to the Planning Commission's duties as described.
- Perform other duties as directed by the Planning Commission.

B) Assistance From Other Professionals

- The Planning Commission may be assisted by other professional or township staff as needed, including the building inspector, township attorney, township engineer, consultants or other persons or agencies.

8.0 AMENDMENTS TO RULES AND PROCEDURES

Amendments to these rules and procedures may be initiated by any member of the Planning Commission at any regular meeting and voted upon. To make certain the By-Laws reflect current Commission practice, it is recommended that they be reviewed and reaffirmed annually.

Originally adopted by the Hartland Township Planning Commission at a regular meeting dated:

- **December 16, 2010**

Reviewed and reaffirmed by the Hartland Township Planning Commission at a regular meeting dated:

- **January 12, 2012**
- **February 14, 2013**
- **January 23, 2014**
- **January 15, 2015**
- **January 14, 2016**
- **January 12, 2017**
- **January 11, 2018**
- **February 14, 2019**
- **January 9, 2020**

_____ - Chair

_____ - Vice-Chair

_____ - Secretary

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, Mitchell, Murphy, Voight

Absent – Newsom, Colaianne

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

A Motion to approve the November 21, 2019 Planning Commission Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner Murphy. Motion carried unanimously.

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting – October 10, 2019

A Motion to approve the Meeting Minutes of October 10, 2019 was made by Commissioner Mitchell and seconded by Commissioner Voight. Motion carried unanimously.

6. **Call to the Public**

None

7. **Public Hearing**

a. **Zoning Amendment #19-003 Maintenance of Sidewalks & Pathways**

Chair Fox opened the Public Hearing at 7:03 PM stating for the record all public notice requirements for this Public Hearing have been met.

Director Langer stated the following:

- Ordinance Amendment to remove this language from the Zoning Ordinance.
- Township Attorney advised us to remove this from the Zoning Ordinance and adopt a separate police powers ordinance that would allow for greater enforcement authority on these types of matters.
- The above-mentioned ordinance would not come before the Planning Commission but be adopted at the Township Board level only.

Proposed text change:

Section 5.12 SIDEWALKS AND PATHWAYS

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

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

Call to the Public

None

Chair Fox closed the Public Hearing at 7:05 PM.

Commissioner Voight asked if the new ordinance would allow for a faster response. Director Langer stated yes, someone could be cited the day the violation was noticed. Under the Zoning Ordinance, the Township must give at least a 10-day notice, in some cases more.

Commissioner Grissim offered the following Motion:

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

Seconded by Commissioner Mitchell. Motion carried unanimously.

8. Old and New Business:

a. Site Plan #19-011 Cottages on Clark PD Concept Plan

Director Langer summarized the request and location stating the following:

- North of Rovey Drive, west of Clark Road.
- West portion is wetland area, development is planned for the east portion.
- 49 single family Lake-style homes.
- Planned Development process: Conceptual, Preliminary & Final.
- No decision tonight, feedback only.

The Applicant, Jeremy Harrison, introduced himself stating the following:

- Local resident.
- Inspired seeing the vacant land in proximity to amenities at Hartland Towne Center.
- Built an experienced Team:
 - Contacted Rick Harrison a Land Planner from Minnesota, who is known for designing attractive higher density communities, Lake-style homes.
 - He recommended Doug DeHaan of Holland for a Developer.
 - Contacted David LeClair of Livingston Engineering, who was involved with the Fiddler Grove development.
- Unique product with large demand.
- Offering walkability and incorporation of trails.
- Changing name to Cottages at Towne Square to tie in with that development.

Mr. DeHaan gave an overview about the architecture stating the following:

- High water table eliminates basement options.
- Zero-step design allows older customers a desirable option for ease of access. Upper floors are used for guests and storage.

- Side-load garages present a better visual.
- The target demographic for this type of community is not interested in size, they are interested in amenities.
- Essentially the design turns a standard ranch-style home 90 degrees allowing for narrower lots without sacrificing living area.
- About the same density and feel of Townhomes but with the 12-foot separation, the occupants gain transparency, air, privacy and affordability.

The Applicant gave a visual presentation of the proposed project indicating the three design options.

Commissioner Murphy asked about the pathway to Rovey Drive. The Applicant stated they intend to have an entrance off Rovey Drive and create a walking path that would go west to the Meijer area. There is not a sidewalk shown on the plan as they are still deciding what to do. Commissioner Murphy followed up stating the access would be to Clark Road and Rovey Drive but not McCartney Lane as there is wetland at that location. The Applicant concurred.

Mr. LeClair stated the following:

- The Applicant has been working on this project for over five years.
- Looking ahead to needing to downsize but wanting to stay in the community.
- Maintenance free. Lake-living feel. Downsizing but the next step
- Community has continued to grow.

Chair Fox referred to the staff memorandum.

Density

Director Langer stated the Future Land Use Map (FLUM) has the proposed density shown as Multiple Family 8 units per acre and Commercial; the proposed project is well under the density allowed.

Commissioner Mitchell stated he is not comfortable with the proposed density shown on the buildable area of the property. He does like the house design.

The Applicant stated they have a very specific staggered layout and design to encourage privacy and an open feeling. These elements make it much more difficult to design than a conventional neighborhood. The three-dimensional video is very helpful.

Chair Fox stated the next phase is where the details are presented such as building materials, color schemes, and landscaping; the whole package. More details will come.

Commissioner Mitchell stated the virtual tour did move him one step closer. The two-dimensional site plan and the impact was hard to envision.

The Applicant stated the following:

- Landscaping and window placement will aid in creating privacy.
- Cement board is considered by insurance companies similar to brick for fire rating.
- Minimized the overhangs to 16 inches.
- Twelve feet between foundations.

- Color has never been an ordinance; the colors are supposed to be festive. They will be marketable and pleasing to the eye. Conservative market.
- They have been counseling with different builders and products. Some of the products are more expensive to use but give a more finished, quality look. They want to fulfill the desire of the community and something they can put their name on.
- The highest and best use for this property would be multi-family but is that the best for the community? This product is what the community needs. A different product could be more profitable.

Chair Fox asked if the targeted pricing was correct; \$350,000 to \$500,00. The Applicant stated it is.

Commissioner Murphy asked if this project is like the other developments in Grand Rapids and Muskegon. The Applicant stated it is. One is a Brownfield Development just getting under way where they are dealing with soil contamination and the other is near Lake Michigan where there is a high water table; both are slab on grade. Commissioner Murphy asked if those could be made available to the Planning Director so they could get a feel for what they are like. He is onboard with this being new and the right product for that area, but the density is different for us. It would be nice to see some other developments already in place.

Commissioner Voight stated he is fine with the density knowing that the FLUM has the density shown as much higher; this product would be a nice compromise if they can get it to work.

Public Road Access

Chair Fox mentioned the possibility of roll-off curbs and parking on one side of the street only if the road width is less than 30 feet back of curb to back of curb as something to keep in mind when designing the roadway. The Applicant stated they have not gotten into the details of that yet.

Commissioner Mitchell asked about the shared driveways between the units; is there enough room for two additional cars in drive without having to park in the roadway. The Applicant stated yes, the driveway in front of each unit is 18 feet.

Traffic Generation

Chair Fox stated a Traffic Study will be required for the next level.

Internal Vehicular/Pedestrian Circulation

Chair Fox mentioned the Applicant will need to work with the Fire Department regarding the 8-foot wide emergency trail near the north end of the development.

Commissioner Mitchell asked if they had the access off Rovey Drive would they still have this emergency trail. The Applicant stated they would.

Commissioner Voight mentioned the Fire Department's comment about the turning radius being too small. The Applicant stated they did amend the site plan to address the Fire Department's comments.

Commissioner Voight asked if they had spoken to the Livingston County Road Commission yet and if they might require deceleration lanes. He has concerns about the frontage if that is

that case as it is tight to the road and there is already a sidewalk. The Applicant stated they have not.

Open Space

Chair Fox stated there is plenty of open space, but the calculations will need to be shown on future plans.

Landscaping

The Applicant stated they are still in the planning stage, but they hope to make that a focus and be able to create a feeling of privacy. They have been discussing a berm along Clark Road and how to best incorporate that into the project to create a feeling of being in the development. They intend to plant on top of the berm to elevate the plants incorporating pine trees for consistent screening.

Recognizable Benefits

Director Langer stated any Planned Development involves an agreement between the Township and the developer to forego some of their zoning regulations in exchange for various recognizable benefits. The Applicant is required to provide details as to those benefits at the next level of review.

The Applicant asked if something like a pavilion with a bicycle repair station be considered a recognizable benefit? The Director said that is for the Planning Commission and ultimately the Township Board to decide but it is a fair question.

Chair Fox stated the sidewalk along Rovey Drive would certainly be a recognizable benefit to the community. It would benefit more than just the 49 homeowners in the development.

Director Langer mentioned the following:

- The access to Clark Road will require County Road Commission approval.
- The sidewalks shown within the easement for Matthew Lane will require the approval of the entity that owns the easement. The units are shown right up to the easement line as well.
- The pathways shown in the area of a regulated wetland under the jurisdiction of the Michigan Department of Environment, Great Lakes and Energy (EGLE) will need their permitting approval as well.
- All approvals should be in hand prior to beginning the Preliminary Approval process.

Commissioner Mitchell asked about the maintenance-free statement. The Applicant stated the concept is that the homeowner owns from the drywall in; all the exterior is owned and maintained by the Association. The higher quality products used in construction such as shingles and siding, the better value it is for the long-term Association maintenance fees. They also have a study done by a company that can look at your project and give a 30-year estimated cost for maintenance. They take a proactive approach of using quality products that do not need replacement as frequently keeping long term costs low.

Commissioner Grissim stated she is excited about this project. She came in a little nervous but the three-dimensional visual sold it along with the credentials of the development team. She asked if they get any push-back not having a basement for storage. The Applicant stated that is the number one concern; however, basements in this area are damp, dark, and

unappealing. People in other parts of the county would never put a guest below grade. They add easily accessed attic storage with an electronic stairway in the garage. It is heated and dry.

Chair Fox stated he too is excited to see the next phase for this project. He thinks there is a great opportunity for something unique that the community would embrace.

Commissioner Murphy stated he thinks this is a good product for the area and is looking forward to what comes next.

9. Call to the Public

None

10. Planner Report:

Director Langer reported the following:

- Attended the Livingston County Planning Commission meeting stating they reviewed the following:
 - Rezoning on Old 23 where the Kubota/Bobcat dealership is located and recommended approval for rezoning from PD to LI.
 - Text Amendments for Lake Lots and Architectural Standards for Industrial and Light Industrial were both recommended for approval as well

11. Committee Reports:

None

12. Adjournment:

A Motion to adjourn was made by Commissioner Voight and seconded by Commissioner Murphy. Motion carried unanimously. The meeting was adjourned at approximately 8:00 PM.

1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Roll Call and Recognition of Visitors:**

Present – Commissioners Fox, Colaianne, Grissim, Mitchell, Murphy, Newsom, Voight
Absent – None

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

A Motion to approve the December 5, 2019 Planning Commission Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner Mitchell. Motion carried unanimously.

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting – October 24, 2019

A Motion to approve the Meeting Minutes of October 24, 2019 was made by Commissioner Voight and seconded by Commissioner Grissim. Motion carried unanimously.

6. **Call to the Public**

None

7. **Old and New Business:**

a. **Site Plan #19-012 Hartland Senior Living PD Concept Plan**

Director Langer summarized the request and location stating the following:

- Proposed site is west of Heritage Park off M-59/Highland Road.
- Requesting conceptual review of a proposed senior living center.
- 146 units in a structure that is single story along the front and three stories for the residential area.
- Concept review for comments only, no approvals.
- The next phase would be Preliminary Review which would be more specific and detailed.
- Last phase is the Final Review. Both Preliminary and Final Planned Development approvals occur before the Planning Commission for a recommendation and the Board for the final approval.
- Planning Commission must determine if the use is appropriate for this use category.

The Applicant, Kevin Brown, Vice-President of PIRHL Developers LLC. Introduced himself and gave a PowerPoint presentation for the project indicating the following:

- Similar developments in Fenton and Waterford.
- PIRHL has 6,000 units on approximately 60 properties in eight (8) states.
- Partner with local groups to provide specialized housing for a community.

- Lockwood full-service firm with development, property management and construction divisions with 22 years of senior housing experience.
- Facility providing independent living for seniors.
- Services such as activities director, concierge, shuttle transportation, individual emergency response pendants, beauty salon, fitness center and organize activities.
- Base level medical services leased to a third-party provider with ala carte services such as meal service, laundry, and housekeeping.
- Services allow for seniors to live independently for a longer period of time. A hybrid of services and privately contracted care.
- 146 apartments, 60 renting between \$800 to the \$1000s, 86 renting between \$2,700 and \$3,400.
- Lower rent units are income based not asset based.
- Anticipated opening in spring of 2022.
- Located near commercial center and park areas.
- Parking areas located on the side to maintain an attractive front façade. Detention to the north to take advantage of the naturally occurring lowland area. Access road around the entire structure to provide ingress to emergency vehicles as needed.
- Carports along the sides and rear of the building.

Commissioner Voight asked about the three story and single story portions. The Applicant confirmed the locations of those components. Commissioner Voight stated he likes the varied height.

Commissioner Voight asked about the carports. The Applicant stated they are on the east, west and north side of the structure.

Commissioner Newsom asked what percentage of the residents they expect to own vehicles. The Applicant stated it varies from location to location but generally they provide a parking ratio of .9 spaces per unit finding that not all of the spaces are taken.

Commissioner Colaianne asked when construction will begin for the South Lyon site. The Applicant stated after the first of the year opening mid-2021.

Commissioner Murphy asked if that parking ratio would be sufficient for guests. The Applicant stated they would, and they can provide more information about parking if requested.

Director Langer stated the following:

- The use determination would be a choice between Multi-family housing complex or State licensed nursing care; however, the Planned Development (PD) process allows for other options such as Congregant Care and would not be subject to typical multi-family density requirements.

- Not Adult Foster Care. Not Nursing or Convalescent Home. Must decide if it is a traditional apartment complex.
- Our ordinance does not contain language that addresses some of the current trends in senior housing or hybrid options.

Commissioner Colaianne reminded the Planning Commission that this topic came up with the last approval of a nursing/memory care facility and that the ordinance language needs to be updated to reflect the current trends in senior housing.

Director Langer stated the PD process does allow for unique projects such as this, but a determination must be made that this is different and not like what is in the ordinance.

The Planning Commission discussed this project and the Special Planning Area.

Chair Fox asked if the Planning Commission is comfortable with the determination that this project is different, and the density could be allowed through a Planned Development. The Planning Commission agreed.

Commissioner Murphy asked what would happen if, over time, the need changed, and this facility would be repurposed as a standard multi-family apartment building. Director Langer stated at that time, it would have to come back to the Planning Commission and the proposed use would be examined.

The Planning Commission discussed this possibility and what would be involved.

Internal Vehicular/Pedestrian Circulation

Chair Fox asked about the existing concrete sidewalk along the frontage of the site. Director Langer clarified the location of the existing pathway. The Applicant stated they intend to remove the existing sidewalk abutting M-59 and replace it as shown on the site plan.

Commissioner Grissim asked the Applicant to consider making their interior sidewalks connect to other sidewalks and possible the park for connectivity purposes.

Commissioner Voight asked if the Applicant had contacted the Trillium Center. The Applicant stated they are attempting to do so in order to discuss a possible connection there but have not yet been successful. Chair Fox stated it would be community benefit and would be encouraged.

Utilities

Director Langer explained the current location of water access. This Applicant has stated they need to access to public water for this project to move forward. The Township is currently in discussions with other developments farther to the east about extending the water service. The Applicant is an interested party in those discussions.

Open Space

Chair Fox stated he does not anticipate any issues with open space; however, it they need to show a calculation. Commissioner Colaianne stated the north is mostly wetland. The

Applicant stated the wetland delineation has not been completed but it is located mostly in the northwest corner of the site.

Recognizable Benefits

Chair Fox indicated the Applicant will need to specifically list those Recognizable Benefits previously discussed as required by the Planned Development process; one could be connecting to the office center next door. Commissioner Newsom mentioned he has seen some very nice solar powered carports which is a great place to put solar panels as well as the rest of the building.

Commissioner Voight stated he believes there will be a demand for this product, he likes the architecture proposed and the various locations for parking rather than one large lot.

Commissioner Colaianne concurred there is a need for this type of option as aging parents look for alternatives.

Commissioner Newsom stated it is an appropriate use, the architecture looks good and the density works. He would encourage the Applicant to move forward.

Commissioner Mitchell stated he thinks this is a very attractive project; he has no concerns.

Commissioner Murphy stated he too thinks it is a good use for the property, a good-looking building and like that they have experience with previous projects of this kind.

Chair Fox agreed and supports the project moving forward.

8. Call to the Public

Josh Stine of Village Manor read a short statement. He does not believe there is a need and does not support the project.

9. Planner Report:

Director Langer reported the following:

- Livingston County Planning Commissioner training opportunity.
- 2020 Planning Commission Meeting Calendar.
- Possible Work Session meetings.

10. Committee Reports:

None

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Newsom. Motion carried unanimously. The meeting was adjourned at approximately 8:00 PM.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director
Subject: Rezoning Application #19-003 for 1010 Old -US 23
Date: January 2, 2020

Recommended Action

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.

Discussion

Applicant: Hartland Township

Rezoning Request

Hartland Township is submitting a request is to rezone approximately 1.97 acres of property from GC (General Commercial) to LI (Light Industrial), located in Section 28 of Hartland Township (Parcel ID #4708-28-300-016) and addressed as 1010 Old US-23. A public hearing for Rezoning #19-003 was held at the October 10, 2019 Planning Commission meeting. The 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. Since that time the property was sold to a new owner, who has been contacted by staff about the proposed rezoning. The Township is ready to move forward with rezoning request and has provided details of the request in this staff memorandum.

Neighboring properties, north and west of the subject property (1010 Old US-23), are zoned LI (Light Industrial). Properties south of the adjacent property at 948 Old US-23 include LI and I zoning; thus, the subject property, zoned as GC, is an island that is predominantly surrounded by LI and I zoned properties. The intent of the rezoning request is to make the zoning compatible with the area and the Comprehensive Development Plan of Hartland Township.

As a point of information, a public hearing was held for Rezoning #19-002 at the Planning Commission meeting on October 10, 2019, for the subject property addressed 948 Old US-23. This property is located south of 1010 Old US-23. The rezoning request, submitted by the Township, was to rezone the property from PD (Planned Development) to LI (Light Industrial). At that meeting, the Planning Commission recommended approval of Rezoning #19-002 to the Township Board, who makes the final decision. An

interim step before the Township Board makes its decision includes a review of the rezoning request and recommendation by the Livingston County Planning Commission. On November 20, 2019 the Livingston County Planning Commission reviewed the rezoning request at their meeting and recommended approval of Rezoning #19-002. It is anticipated the Township Board will make a decision on Rezoning #19-002 in January 2020.

Site Description

The property, 1.97 acres in area, has approximately 284 feet of frontage along Old US-23 and approximately 293 feet of frontage along US-23. The site is accessed via Old US-23. Internally gravel dries provide circulation to the buildings. Historically the site has been occupied with several cottage-like buildings and trailers, possibly since the 1950's however file information does not exist before that time period. The complex has been called Sunset Acres Cabins in the past. Per the Township Assessing records the buildings and trailers are estimated to be constructed in approximately 1959. In the past there were eight (8) buildings and two (2) trailers. Today the site has six (6) buildings and two (2) trailers. It appears the property has functioned as a residential rental use since the 1950's.

Background Information

Based on old zoning maps the property was zoned B (Business and Commercial) in 1959. In the 1970's the Township Zoning map shows the property zoned as B-2 (Highway Business District). The property was zoned as H-C (Highway Commercial) in the 1990's. Staff could not find documentation as to when the property transitioned to the current zoning of GC, but most likely this occurred when the zoning map was updated in the 1990's.

In 1994 construction occurred to connect the four small buildings with entryways between the buildings. The construction occurred without an approved land use permit from the Township. A variance application (ZBA Application #344) was submitted which was reviewed by the Zoning Board of Appeals (ZBA) on May 18, 1994. The ZBA determined the enclosure of space with entryways between the existing buildings (units 1&2; 2&3; and 3&4) constituted an expansion and an increased use of land area of a non-conforming use. The ZBA stated the existing buildings were considered a pre-existing nonconforming use as the property was not properly zoned for a residential use. The case was denied.

A billboard sign is also present on the site, in the northeast corner, and the sign is located within a separate, recorded easement. Per the file, the billboard sign was erected sometime in 1983 or 1984, without prior approval from the Township. On November 8, 1984, the billboard sign was reviewed by the Planning Commission under Site Plan Application #50 and Sign Application #129. The Planning Commission determined the request was considered to be a major change because there was no previous site plan for the property and requested the applicant to provide detailed plans showing topography, buildings, and other site features. The applicant did not provide the requested information and the applications did not progress to a decision.

In 1993, Sign Application #239 was submitted to the Township for a billboard sign stated as being approximately 672 square feet in area. Staff assumes this is the same billboard sign as reviewed in 1984. A site plan was provided showing the general location of the sign, but no other details of the site were on the plan, such as buildings or topography. The sign permit application indicates the Planning Commission approved the billboard sign on February 10, 1994, however the meeting minutes are unavailable.

Per the Hartland Township Zoning Ordinance No. 22 (in place from 1987-1996), outdoor advertising signs (billboards) were permitted as a principal or accessory use on parcels of land along and adjacent to the

right-of-way line of US-23 and M-59 in the H-C (Highway Commercial), R-C (Regional Commercial), and HSC (Heavy Service Commercial) zoning districts. The maximum size of each sign face (two were allowed) was 200 square feet and sign height was limited to 30 feet.

Since the time of the adoption of the Hartland Township Zoning Ordinance No. 37 (May 1998) and under the current zoning ordinance (Hartland Township Zoning Ordinance No. 76), off-premises advertising signs, which include billboard signs, are only permitted in the I (Industrial) zoning district. The current zoning ordinance permits billboards in the I (Industrial) zoning district abutting US 23 only and by special use approval. Additional standards are outlined in Section 5.26.6.

Zoning Districts

Following is a discussion of the current and proposed zoning categories, along with other potential zoning classifications. Currently the subject property is zoned GC (General Commercial; Section 3.1.14) and the request is to rezone the property to LI (Light Industrial; Section 3.1.16). The Future Land Use Map shows the zoning for this property as Planned Industrial/Research and Development (PIRD). PIRD could include uses similar to those listed in the zoning categories of PDR (Research and Development Park; Section 3.1.15); LI (Light Industrial; Section 3.1.16); and I (Industrial; Section 3.1.17). Zoning regulations are provided as attachments for the zoning districts as noted above, specifically regarding the permitted principal and special land uses for each district.

Current Zoning

The subject property is currently zoned GC (General Commercial). The Hartland Township Zoning Ordinance under Section 3.1.14, Intent of the GC District states:

The GC General Commercial District is established to accommodate those retail businesses and services which are intended to serve the requirements of the Hartland community. The large size and variety of permitted commercial uses typically generates significant volumes of vehicular traffic. Uses in the GC District typically require a relatively large area devoted to off-street parking and loading and tend to create problems of congestion. It is intended to direct all intensive commercial development to those areas designated as such on the Hartland Township Comprehensive Plan.

Residential uses are not specifically listed as a principal permitted or special land use in GC. The minimum required lot size in GC 40,000 square feet (without public sanitary sewer) or 20,000 square feet (with public sanitary sewer). The minimum lot width is 120 feet.

Proposed Zoning

The proposed zoning, LI (Light Industrial), is intended. The Hartland Township Zoning Ordinance under Section 3.1.16, Intent of the LI District states:

The LI, Light Industrial District is designed so as to primarily accommodate industrial parks, wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. The LI District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location is not to be permitted.

The minimum required lot size for each parcel in the LI zoning category is a lot width of 120 feet and lot area of 40,000 square feet.

Although not specifically requested two additional zoning classifications could be considered: RDP (Research and Development Park) and I (Industrial).

Zoning to Consider

RDP Zoning – Intent of RDP District (Section 3.1.15):

The RDP Research and Development Park District is intended to provide for office research and related facilities while specifically excluding incongruous uses. The uses permitted within this district are distinct from other industrial districts since the uses are generally lower intensity with minimal impacts outside of the principal buildings. Accessory uses which complement and support the principal uses and are intended for use by employees and visitors of the principal uses and are intended for use by employees and visitors of the principal uses are allowed when meeting the standards of this district.

The minimum lot area for each parcel in the RDP zoning category is 5 acres with a minimum of 200 feet of lot width.

I Zoning – Intent of I District (Section 3.1.17):

The I, Industrial District is intended to accommodate manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, which have the potential for emitting obnoxious odors, generating heavy truck traffic, producing noises, displaying bright light and other external physical effects which may impact surrounding districts. The I District is structured to permit manufacturing, processing and compounding of semi-finished or finished products from raw materials as well as from previously prepared materials.

The minimum required lot size for each parcel in the I zoning category is 10 acres and a lot width of 330 feet.

Following is a chart listing the lot requirements for GC, RDP, I, and LI zoning districts:

Zoning District	Lot Area	Lot Width
GC	20,000 sq. ft.* 40,000 sq. ft. **	120 feet
RDP	5 acres	200 feet
LI	40,000 sq. ft.	120 feet
I	10 acres	330 feet

* For parcels with public sanitary sewer

** For parcels without public sanitary sewer

As an informational note, I (Industrial) is the only zoning district which allows for billboard signs, as outlined in 5.26.6 of the Zoning Ordinance.

Land uses and zoning districts for properties adjacent to the subject property for the rezoning request are as follows:

North: LI (Light Industrial)

South: PD (Planned Development)*

East: SR (Suburban Residential) – Across US-23

West: LI (Light Industrial)

*This property (948 Old US-23) is currently under consideration to be rezoned from PD (Planned Development) to LI (Light Industrial) under REZ Application #19-002.

Comprehensive Plan

The Hartland Township Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as *Planned Industrial/Research and Development (PIRD)*. The Comprehensive Development Plan has the following comments regarding this category:

Planned Industrial Research and Development. The word “Planned” in this designation’s name is intended to convey the Township’s intentions to work with private or public developers to create planned developments consistent with the provisions of the Michigan Zoning Act and the local Zoning Ordinance. In anticipation of population growth and the resulting demand such growth will place upon Township services, additional nonresidential land use areas will be required. These uses will help provide a diverse tax base in order to permit the Township to continue to provide the quality of service its residents have grown to expect.

General Location. On the Future Land Use Map, PIRD has been planned for approximately 718 acres of the Township. Two distinct areas of the Township have been planned for future Planned Industrial Research and Development. These areas include the Clyde Road and US-23 interchange and the Old US-23 corridor, south of M-59.

Intended Land Uses. This designation is intended to permit industrial land uses that do not produce the negative effects often associated with heavy industrial development, such as noise, glare, odor, dust, heavy truck traffic, and fumes. These uses typically consist of small parts fabrication, research and development testing firms, laboratories, electronics firms and office research uses. Industrial uses envisioned for the Township will be generally conducted within a completely enclosed building with minimal or no outdoor storage areas. It is also intended to permit office complexes, including medical facilities, financial institutions, public and private recreational facilities and ancillary services that support the planned industrial research uses.

Characteristics.

Planned industrial research and development sites should provide buffering between the permitted uses and adjacent properties to assure compatibility.

Old US-23 Area. This area has historically been used for industrial purposes and the Township should continue to support those existing light industrial/technology uses while encouraging new, complimentary uses of an appropriate size and scale. Since this area is highly visible from both Old US-23 and US-23, generous landscaping and high quality architectural design should be encouraged. Outdoor storage and industrial yards should be appropriately screened from view.

Future Land Use Map designations for properties adjacent to the subject site for the rezoning request are as follows:

North: Planned Industrial/Research and Development

South: Planned Industrial/Research and Development

East: Estate Residential – Across US-23

West: Planned Industrial/Research and Development

Zoning Ordinance Rezoning Criteria

The Hartland Township Zoning Ordinance, under Section 7.4.3. provides the Planning Commission and Township Board with the following criteria to consider in making its findings and recommendation and decision:

Section 7.4.3.A. Consistency with the adopted Comprehensive Plan.

These criteria require examination of not only the Future Land Use Map, but the language in the Comprehensive Development Plan

The Future Land Use Map designates the property as PIRD (Planned Industrial Research and Development) category. There are three (3) zoning classifications that would generally be consistent with that Future Land Use Category, as follows: I (Industrial), LI (Light Industrial), and RDP (Research and Development Park). As a result, consideration should be given toward any of these three (3) zoning classifications; however, further examination of the Comprehensive Development Plan should be conducted before determining which one of the zoning classifications is deemed to be consistent with the adopted Comprehensive Plan. A copy of the permitted uses in each of those zoning districts is attached for review by the Planning Commission.

The Planning Commission will have to determine if the proposed LI district is the appropriate category, or if RDP or I would be more appropriate.

Section 7.4.3.B. Compatibility with the site's physical, geological, hydrological and other environmental features.

The site is developed with residential buildings and a billboard sign. Gravel drives provide internal access to the buildings. The site is generally flat with areas of mowed lawn and a scattering of shrubs and trees.

Section 7.4.3.C. Reasonable return on investment with current classification of GC

Historically the property was functioned as a residential rental use since the 1950's. Residential uses are not permitted in GC. The current residential use is considered a non-conforming use. The intent is to rezone the property to LI in order to provide a zoning designation that is compatible with the surrounding area. If rezoned to LI, any and all uses in the LI classification should be considered as a potential future development on the property.

Section 7.4.3.D. Compatibility of all potential uses allowed in the proposed LI District with surrounding uses and zoning.

The properties to the north are zoned LI and include Animal Crackers (pet salon, grooming, boarding); Ben Franklin Plumbing; and Trescal. The property immediately to the south, 948 Old US-23, is currently zoned PD (Planned Development), and was formerly occupied by Beauchamp Landscape Supply. A Kubota and Bobcat dealership now occupies the site. On April 25, 2019 the Planning Commission determined the proposed use, a Kubota and Bobcat dealership with an outdoor sales space, is similar in nature and compatible to uses of the same nature or class as uses listed in the LI district. The Planning Department

noted at that time that the Township would proceed with a rezoning of the property from PD (Planned Development) to either LI or I, based on the decision of the Planning Commission on the use determination. Since the Planning Commission determined the proposed Kubota/Bobcat dealership was compatible with the LI district, the Township proceeded with the rezoning under REZ #19-002 for 948 Old US-23.

Properties immediately south of 948 Old US-23 are zoned I, and include Beauchamp Water Treatment and Supply, Rhino Seed and Turf Supply, and Stonepro. The property west of the subject site is zoned LI and is occupied by Fox Brothers/Beacon.

The Planning Commission will need to determine if the permitted uses in the LI district are compatible with the existing and potential surrounding uses. Given that the surrounding properties are zoned LI or I, the LI and I zoning classifications appear to be compatible.

Section 7.4.3.E. Capacity of infrastructure and other public services and street system.

The subject property is currently served by on-site well and septic. Storm water management is under the jurisdiction of the Livingston County Drain Commission. Per the comments from the Township's Public Works Director, the subject parcel is located within 200 linear feet of the municipal sewer mainline. Future sewer connection will be required in the event the current septic field requires repair or replacement. Additionally, a sewer connection may be required if ever a land combination results in combining 948 Old US-23 with 1010 Old US-23 into a single parcel.

Section 7.4.3.F. Capability of the street system to accommodate the expected traffic generated by uses allowed in the requested zoning district.

Road access to the site is from Old US-23. Old US-23 is classified as a Major Collector route in the Comprehensive Plan and serves as a major north-south road in the Township. The subject parcel has approximately 284 feet of frontage along Old US-23, which complies with the required lot frontage of 120 feet in the LI zoning district. A minimum of 330 feet of lot frontage is required for the I district.

A traffic impact study was not submitted as part of this request.

Section 7.4.3.G. Apparent demand for uses permitted in the requested zoning district.

Rezoning the property from GC to LI would promote consistency with the properties that front Old US-23 in this area, which are a mix of LI and I zoned properties. Essentially this is the only area of the Township with LI or I zoning, thus additional properties zoned LI would be beneficial to meet future demands for industrial-oriented businesses.

Section 7.4.3.H. Ability to comply with zoning regulations.

Future development of the site will require compliance with the current Zoning Ordinance standards and requirements.

Section 7.4.3.I. Appropriateness of the requested zoning district.

Based on the Future Land Use Map, LI (Light Industrial) zoning is one of the zoning categories that aligns with the Future Land Use Map designation for this site (Planned Industrial and Research and Development). Properties to the north, south, and west would also be in the same classification on the FLUM.

However, the Comprehensive Development Plan indicates that development sites should provide buffering between the permitted uses and adjacent properties to assure compatibility. More specifically, for the area of Old US-23, the Comprehensive Development Plan indicates "...The Township should encourage the continuance of these existing light industrial/technology uses while permitting new uses appropriate in size and character with the Township."

This standard requires the Planning Commission, and ultimately, the Township Board, to determine that the proposed zoning classification is considered to be more appropriate than any other zoning classification.

Section 7.4.3.J. Amendment of permitted or special uses versus rezoning.

Specific uses have not been provided as part of the rezoning request. Generally, it is not advisable for the Township to only consider one of the permitted uses that are permitted in a proposed rezoning request. As a result, the Planning Commission should consider all permitted uses in the proposed rezoning request and determine if the subject property is appropriate for those uses.

Section 7.4.3.K. Exclusionary and Spot Zoning Issues.

The term exclusionary zoning is generally referred to a zoning ordinance or a zoning decision that would exclude an otherwise lawful use of land. Michigan Compiled Laws (MCL) Section 125.297a of Township Zoning Act (Sec. 27a) states “[a] zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a township in the presence of a demonstrated need for that land use within either the township or surrounding area within the state, unless there is no location within the township where the use may be appropriately located, or the use is unlawful.”

The Michigan State University Extension on Land Use Planning (posed on June 17, 2016 by Brad Neumann, MSU Extension) has defined “spot zoning” as: “one illegal form of rezoning is spot zoning. This practice gets its name from the appearance of small spots of different zoning districts on a zoning map that otherwise has large contiguous areas in the same zoning district around the spots. To be considered a spot zone, the property, in most cases, must meet the following four criteria:

- The area is small compared to districts surrounding the parcel in question.
- The new district allows land uses inconsistent with those allowed in the vicinity.
- The spot zone would confer a special benefit on the individual property owner not commonly enjoyed by the owners of similar property.
- The existence of the spot zone conflicts with the policies in the text of the master plan and the future land use map.

The proposed rezoning area is approximately 1.97 acres in area. The requested zoning (LI-Light Industrial) is consistent with land uses allowed in adjacent properties to the north, south, and west.

Section 7.4.3.L. Submittal of similar request within one year.

A similar rezoning request has not been submitted within one year.

Section 7.4.3.M. Other Factors.

The Planning Commission and/or the Township Board may consider other factors that it deems appropriate.

Process

Section 7.4 of the Hartland Township Zoning Ordinance outlines the process for a Zoning Map Amendment, or more commonly a “rezoning” of property. Essentially, the Township Board is the body that makes the final decision regarding a rezoning; however, the Planning Commission shall forward a recommendation to the Township Board. The Township Board may adopt the proposed rezoning, with or without modifications, or refer it back to the Planning Commission for further study and report. As a result, upon a recommendation from the Planning Commission, this request will be forwarded to the Township Board for a determination.

Although the process as noted above states the Planning Commission reviews the amendment request and makes a recommendation to the Township Board and the Township Board makes a decision, past practices

for rezoning requests has included an interim step between the Planning Commission's recommendation and the Township Board's decision. In the alternate process the Planning Commission holds a public hearing and may recommend approval, disapproval, or approval with conditions. A copy of the Planning Commission's minutes, and evidence of the public hearing is then sent to the Livingston County Planning Commission for review and action. After the Livingston County Planning Commission has made a recommendation, the request is then forwarded to the Township Board for a final decision.

Hartland Township DPW Review

Please see the email from the Hartland Township DPW Director dated October 1, 2019.

Hartland Township's Engineer's Review

No comments.

Hartland Deerfield Fire Authority Review

No Comments

Planning Commission Consideration

Because the Future Land Use Plan designation would be compatible with three (3) separate zoning classifications, the Planning Commission will need to determine if the LI district is the most appropriate zoning classification in the location. Given the specific comments in the Comprehensive Development Plan, it appears that the LI (Light Industrial) zoning classification would be compatible in this area. The Planning Commission may consider other zoning classifications to recommend to the Township Board or recommend approval or denial of the proposed rezoning request.

Attachments

1. List of Permitted & Special Uses for the GC zoning district-only PDF version provided
2. List of Permitted & Special Uses for the RDP zoning district-only PDF version provided
3. List of Permitted & Special Uses for the LI zoning district-only PDF version provided
4. List of Permitted & Special Uses for the I zoning district-only PDF version provided
5. Aerial photograph of Subject Property-only PDF version provided
6. Survey of 1010 Old US-23, dated January 12, 2017-only PDF version provided
7. Hartland Township Zoning Map-only PDF version provided
8. Hartland Township Future Land Use Map-only PDF version provided
9. DPW email dated October 1, 2019-only PDF version provided
10. Email from Owner dated September 26, 2019- only PDF version provided
11. Approved Planning Commission Minutes of October 10, 2019

A. INTENT

The “GC” General Commercial District is established to accommodate those retail businesses and services which are intended to serve the requirements of the Hartland community. The large size and variety of permitted commercial uses typically generates significant volumes of vehicular traffic. Uses in the “GC” District typically require a relatively large area devoted to off-street parking and loading, and tend to create problems of congestion. It is intended to direct all intensive commercial development to those areas designated as such on the Hartland Township Comprehensive Plan.



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, wholesale clubs, or retail centers up to sixty thousand (60,000) square feet in gross floor area
- 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, excluding drive-in or drive-through service, live entertainment or dancing
- vi. **Outdoor seating and dining areas** §4.47
- vii. Business service establishments
- viii. **Adult day care facilities,** [□] **and child care centers,** [□] **preschool and day care centers** §4.12
- ix. Public buildings, post offices, libraries, libraries, community centers but not including warehouses, garages, or storage areas
- x. Public or private parks and open space
- xi. Business and private schools operated for a profit completely within an enclosed building
- xii. **Churches and religious institutions** [□] §4.20
- xiii. Essential public services, provided there is no building or outdoor storage yard
- xiv. Banquet halls, assembly halls, private clubs [□], lodge halls or similar places of assembly.
- xv. **Funeral homes and mortuary establishments** §4.29
- xvi. Theaters and concert halls
- xvii. Newspaper offices and accessory printing/distribution.
- xviii. Personal fitness centers [□]
- xix. **Veterinary offices, small animal** [□] §4.45

C. ACCESSORY USES

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

D. SPECIAL LAND USES

- i. **Automobile service stations** §4.16
- ii. **Automobile sales** §4.15
- iii. **Automobile wash, when within a completely enclosed building** §4.17
- iv. Billiard halls
- v. **Open air business uses** §4.38
- vi. **Drive-in establishments for the retail delivery of products to customers in automobiles where the type of drive-in establishment is not otherwise specifically included in this Ordinance** §4.24
- vii. **Essential service facilities and related accessory storage yards, including telephone exchange buildings and public utility offices** §4.26
- viii. Garden centers, nurseries and greenhouses.
- ix. Leasing of recreational, landscaping, or moving equipment
- x. **Large institutional uses** [□] §4.53
- xi. **Motels** [□] **and hotels** §4.36
- xii. **Outdoor and indoor commercial recreation** §4.40
- xiii. **Radio and television towers** [□] §4.39
- xiv. Restaurant [□], bar, or brew-pubs, including with live entertainment or dancing. **With drive-in or drive-through service** §4.28
- xv. **Shopping centers and other stores of over sixty thousand (60,000) square feet in gross floor area** §4.46
- xvi. Restaurant [□], bar, or brew-pubs including with live entertainment or dancing. With drive-in or drive-through service.
- xvii. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- xviii. **Automobile fueling and convenience station** [□] §4.58
- xix. **Automobile repair - minor** [□] §4.60



E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area [Ⓜ] :	
Without sewer	40,000 sq ft
With sewer	20,000 sq ft
Minimum lot width [Ⓜ] :	120 ft

Maximum Lot Coverage[Ⓜ]

Principal Structure	75%
---------------------	-----

Setbacks[Ⓜ]

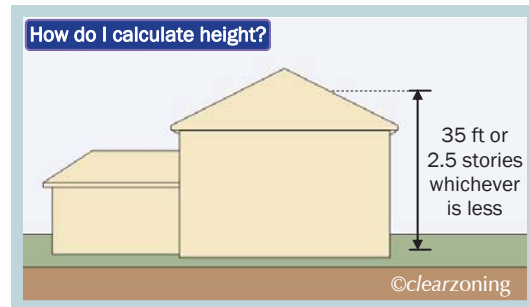
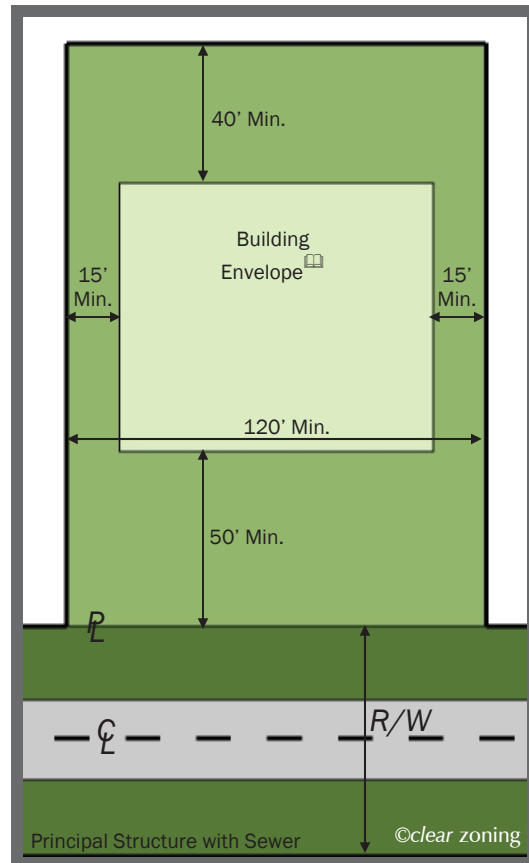
Minimum front yard setback:	50 ft
Minimum rear yard setback:	
Without sewer	0 ft
With sewer	40 ft
Minimum side yard setback:	15 ft

Building Height[Ⓜ]

Maximum building height:	
Dwelling unit	35 ft or 2.5 stories whichever is less
Accessory structure	15 ft or 1 story

NOTES

- For additions to the above requirements, refer to Section 3.24: 2, 5, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28.
- See *Suggested References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- **Planned Development** §3.1.18

5. Site Standards

- **Paved Access** §5.22.3
- **Off-Street Parking and Loading Requirements** §5.8
- **Access Management and Driveways** §5.10
- **Sidewalks & Pathways** §5.12
- **Landscaping** §5.11
- **Lighting** 5.13

- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24

6. Development Procedures

- **Site Plan Review** §6.1
- **Traffic Impact** §6.5
- **Special Use Review** §6.6

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3.1.15 RDP Research & Development Park

1 Purpose and Introduction

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A. INTENT

The RDP Research and Development Park District is intended to provide for office research and related facilities while specifically excluding incongruous uses. The uses permitted within this district are distinct from other industrial districts since the uses are generally lower intensity with minimal impacts outside of the principal buildings. Accessory uses which complement and support the principal uses and are intended for use by employees and visitors of the principal uses and are intended for use by employees and visitors of the principal uses are allowed when meeting the standards of this district.

i **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. Any use with the principal function of conducting research, design, testing and pilot or experimental product development.
- ii. Vocational schools and other types of technical training facilities.
- iii. Computer programming, data processing and other computer related services.
- iv. Professional & medical offices
- v. (Reserved)
- vi. **Financial institutions with drive-through service** §4.57
- vii. Public buildings, post offices, libraries, libraries, community centers but not including warehouses, garages, or storage areas
- viii. **Essential services and buildings without storage yards** §4.26
- ix. Public or private parks and open space
- x. **Outdoor seating and dining areas** §4.47

D. SPECIAL LAND USES

- i. Office parks (10 acre minimum).
- ii. Standard restaurants^m
- iii. **Child day care^m and adult day care facilities^m** §4.12
- iv. **Indoor tennis facilities, personal fitness centers^m and recreation centers** §4.40
- v. Use of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, 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



E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: 5 Acres
 Minimum lot width[☐]: 200 ft

Maximum Lot Coverage[☐]

Principal structure 65%

Setbacks[☐]

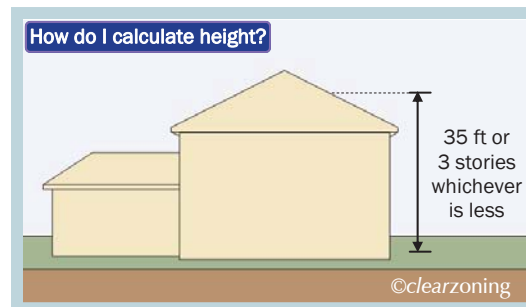
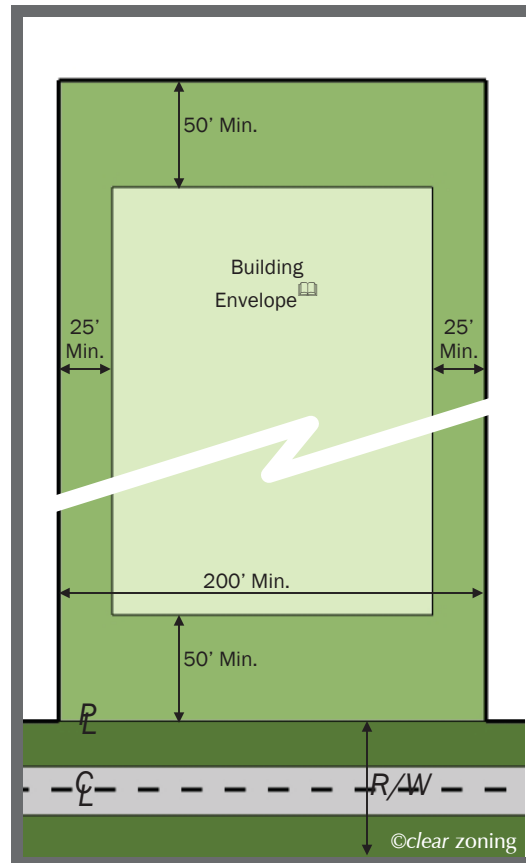
Minimum front yard setback: 50 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 25 ft

Building Height[☐]

Maximum building height:
 Dwelling unit 35 ft or 3 stories whichever is less
 Accessory structure 20 ft or 1 story

NOTES

- For additions to the above requirements, refer to Section 3.24: 2, 5, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 27, 28.
- See *Suggested References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- **Planned Development** §3.1.18
- **Outdoor Storage** §3.18

5. Site Standards

- **Loading Space Requirements** §5.9.2.G.iv
- **Paved Access** §5.22.3
- **Off-Street Parking and Loading Requirements** §5.8

Access Management and Driveways §5.10

- **Sidewalks & Pathways** §5.12
- **Landscaping** §5.11
- **Lighting** 5.13
- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24

6. Development Procedures

- **Site Plan Review** §6.1
- **Traffic Impact** §6.5
- **Special Use Review** §6.6

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LI Light Industrial

1 Purpose and Introduction

2 Definitions

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A. INTENT

The LI, Light Industrial District is designed so as to primarily accommodate industrial parks, wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. The LI District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location is not to be permitted.

i 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. Any use with the principal function of conducting research, design, testing and pilot or experimental product development.
- ii. Vocational schools and other types of technical training facilities.
- iii. Computer programming, data processing and other computer related services.
- iv. Professional & medical offices
- v. (Reserved)
- vi. **Financial institutions with drive-through service** §4.57
- vii. Publicly owned and operated facilities
- viii. **Essential services, buildings and storage yards** §4.26
- ix. Public or private parks and open space
- x. **Outdoor seating and dining areas** §4.47
- xi. Light industrial uses[□]
- xii. Business services
- xiii. **Mini warehouses** §4.35
- xiv. Commercial greenhouses
- xv. Lumber yards and millworks, provided any mills are completely enclosed
- xvi. Public buildings, post offices, libraries, libraries, community centers, including outdoor storage.
- xvii. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations.

D. SPECIAL LAND USES

- i. **Child day care[□] and adult day care centers[□]** §4.12
- ii. **Indoor tennis facilities, fitness and recreation centers** §4.40
- iii. Urgent care facilities
- iv. **Motels[□] and hotels** §4.36
- v. Standard restaurants[□]
- vi. Freezer locker plants and cold storage
- vii. **Heliports** §4.13
- viii. **Radio, television and other communication towers[□]** §4.39
- ix. **Outdoor storage accessory to a permitted use** §3.27
- x. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- xi. **Automobile repair - major[□]** §4.59

C. ACCESSORY USES

- i. **Sales at a commercial greenhouse** §3.22.1
- ii. **Personal fitness centers[□] accessory to industrial use** §3.22.2
- iii. **Caretaker living quarters** §4.51
- iv. **Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14



E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]: 40,000 sq ft
 Minimum lot width[Ⓜ]: 120 ft

Maximum Lot Coverage[Ⓜ]

Principal structure 75%

Setbacks[Ⓜ]

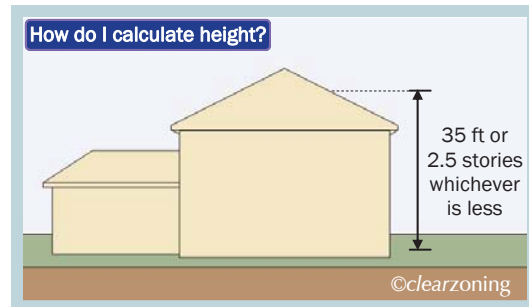
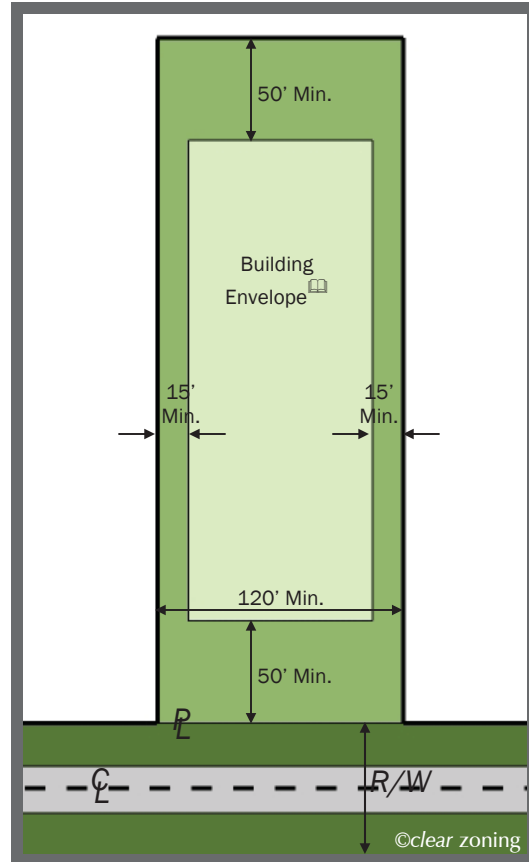
Minimum front yard setback: 50 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 15 ft

Building Height[Ⓜ]

Maximum building height: 35 ft or 2.5 stories whichever is less

NOTES

- For additions to the above requirements, refer to Section 3.24: 2, 5, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28.
- See *Suggested References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- **Planned Development** §3.1.18
- **Light Industrial District** §3.22
- **Commercial Greenhouse** §3.22.1

5. Site Standards

- **Paved Access** §5.22.3
- **Off-Street Parking and Loading Requirements** §5.8
- **Access Management and Driveways** §5.10
- **Sidewalks & Pathways** §5.12
- **Landscaping** §5.11
- **Lighting** §5.13
- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24

6. Development Procedures

- **Site Plan Review** §6.1
- **Traffic Impact** §6.5
- **Special Use Review** §6.6

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A. INTENT

The intent of the I, Industrial District is to accommodate manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, which have the potential for emitting obnoxious odors, generating heavy truck traffic, producing noises, displaying bright light and other external physical effects which may impact surrounding districts. The I District is structured to permit the manufacturing, processing and compounding of semifinished or finished products from raw materials as well as from previously prepared materials.

i **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. **Any use with the principal function of conducting research, design, testing and pilot or experimental product development.** §3.23
- ii. Vocational schools and other types of technical training facilities.
- iii. Computer programming, data processing and other computer related services.
- iv. Professional & medical offices
- v. (Reserved)
- vi. Financial institutions without drive-through service
- vii. Publicly owned and operated buildings and facilities
- viii. **Essential services, buildings and storage yards** §4.26
- ix. Public or private parks and open space
- x. **Outdoor seating and dining areas** §4.47
- xi. Light industrial uses^m
- xii. Business services
- xiii. Commercial greenhouses
- xiv. Lumber yards and millworks, provided any mills are completely enclosed.
- xv. Municipal uses, including outdoor storage.
- xvi. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations.
- xvii. **Sales at a commercial greenhouse** §3.22.1
- xviii. **Automobile repair - major**^m §4.59

C. ACCESSORY USES

- xix. **Personal fitness centers**^m **accessory to industrial use** §3.22.2
- xx. **Caretaker living quarters** §4.51
- xxi. **Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14

D. SPECIAL LAND USES

- i. **Heavy industrial uses**^m §3.23
- ii. **Child day care**^m **and adult day care centers**^m §4.12
- iii. **Indoor tennis facilities, fitness and recreation centers** §4.40
- iv. Urgent care facilities
- v. Motels^m and hotels
- vi. Standard restaurants^m
- vii. Agricultural seed processing, storage and sales
- viii. **Heliports** §4.13
- ix. **Radio, television and other communication towers**^m §4.39
- x. **Asphalt, transit mix or concrete plant** §4.14
- xi. Landfill
- xii. **Truck service establishments** §4.16
- xiii. **Recreational vehicle sales and service** §4.15
- xiv. **Bulk storage and distribution facilities for petroleum products, paints and chemicals** §4.21
- xv. **Junk yards which receive, temporarily store, disassemble, and reclaim used or damaged goods for the purpose of rehabilitation and resale as used or rebuilt goods or scrap materials.** §4.32
- xvi. **Sexually Oriented Businesses**^m §4.11
- xvii. **Oil and gas processing plant** §4.37
- xviii. Proving grounds, when directly related to an adjoining business
- xx. **Extractive uses such as sand and gravel mining, and other similar excavation processes** §4.5
- xxi. **Composting and recycling centers**^m §4.22
- xxii. Central dry cleaning plants and laundries, provided that such plants shall not deal directly with consumers at retail.
- xxiii. **Outdoor storage accessory to a permitted use** §3.27
- xxiv. Accessory incinerators and accessory propane sales.
- xxv. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.



E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☒]: 10 Acres
 Minimum lot width[☒]: 330 ft

Maximum Lot Coverage[☒]

Principal structure 75%

Setbacks[☒]

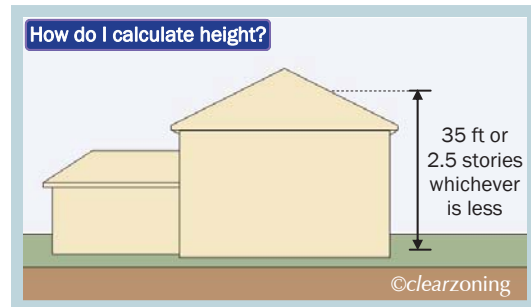
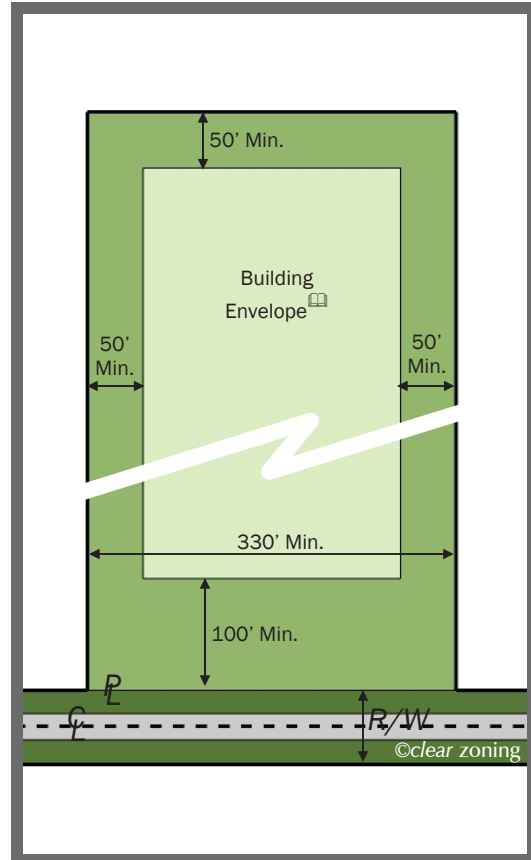
Minimum front yard setback: 100 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 50 ft

Building Height[☒]

Maximum building height: 35 ft or 2.5 stories whichever is less

NOTES

- For additions to the above requirements, refer to Section 3.24: 2, 5, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28.
- See *Suggested References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- **Special Uses in the I District** §3.23
- **Planned Development** §3.1.18
- **Commercial Greenhouse** §3.22.1

5. Site Standards

- **Paved Access** §5.22.3
- **Off-Street Parking and Loading Requirements** §5.8

- **Access Management and Driveways** §5.10
- **Sidewalks & Pathways** §5.12
- **Landscaping** §5.11
- **Lighting** 5.13
- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24

6. Development Procedures

- **Site Plan Review** §6.1
- **Traffic Impact** §6.5
- **Special Use Review** §6.6

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HARTLAND TWP



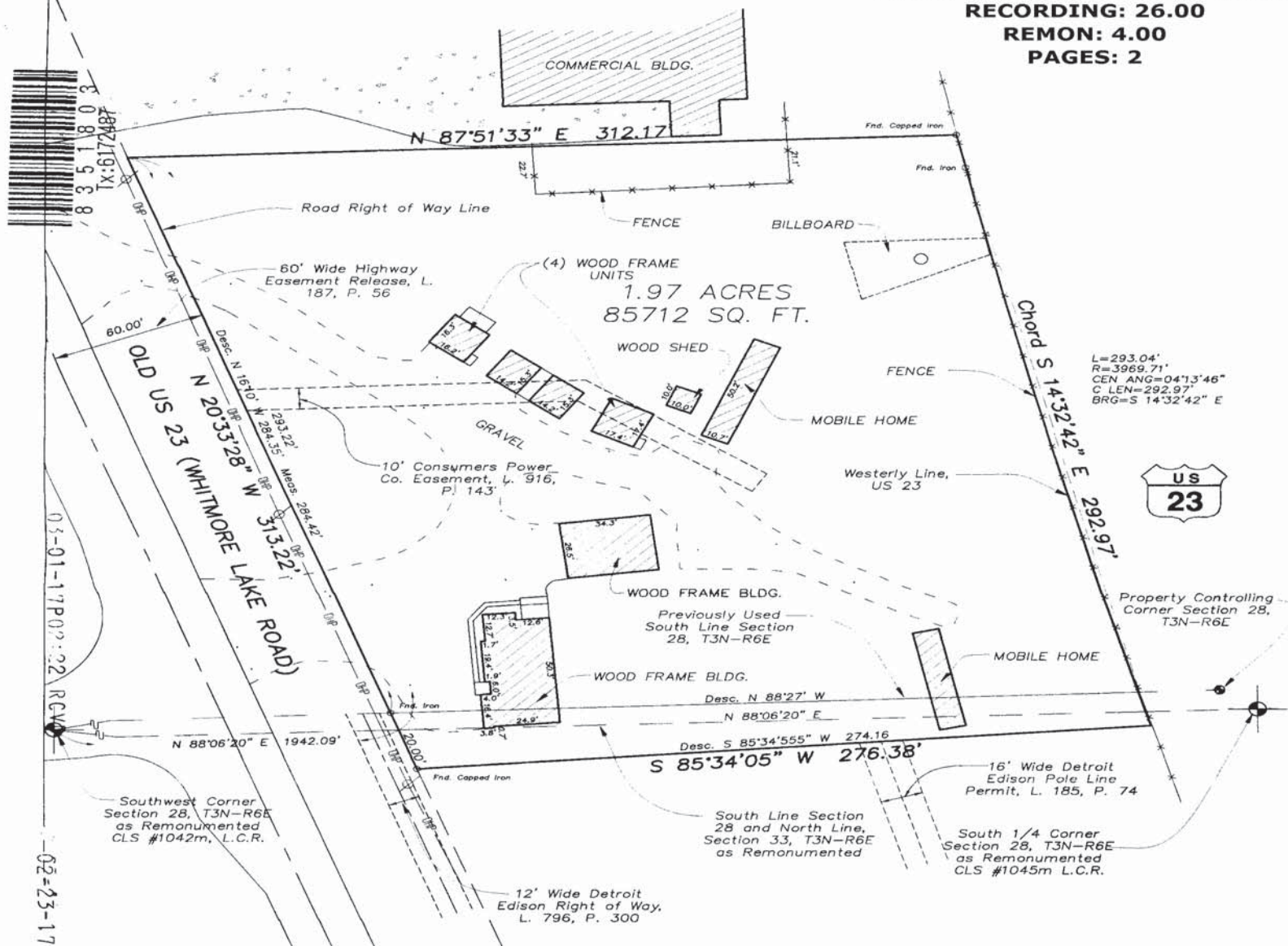
CERTIFICATE OF SURVEY

CERTIFICATION TO: NORTH AMERICAN TITLE INSURANCE CO. AND JARRAD BEAUCHAMP

ADDRESS: 1010 N. Old US Highway 23
 PARCEL ID NO.: 08-28-300-016

SEE SHEET 2 OF 2 FOR DESCRIPTIONS

2017S-0012
RECORDED ON
03/01/2017 3:40:01 PM
BRANDON DENBY
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 26.00
REMON: 4.00
PAGES: 2



03-01-17P02:22 RCVD
02-23-17A11:44 RCVD

SELECT TITLE AGENCY
 6870 Grand River Ave
 Brighton MI 48114

South line of Section 28 as remonumented. We hereby certify that a survey according to P.A. 132 of 1970, as amended, was performed upon the ground under the direct supervision and responsible charge of Edward E. Anderson, Professional Surveyor. The ratio of closure of the unadjusted field observation is smaller than 1/5,000



North

Scale: 1"=60'

DATE 01-12-2017	SUPERVISOR EEA
FIELD BRS	DRAWN BY B. R. Shultz
FILE HA 28 Old US 23 1010N	
© Copyright 2017	SHEET 1 OF 2

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 Land Surveying Civil Engineering Site Planning
 12258 Fenton Road Fenton, Michigan 48430
 Phone 810 629 6560 or 810 63
 Fax 810 629 6563 or 810 63
 www.FieldToFinish.com

CERTIFICATE OF SURVEY

CERTIFICATION TO: NORTH AMERICAN TITLE INSURANCE CO. AND JARRAD BEAUCHAMP

ADDRESS: 1010 N. Old US Highway 23
 PARCEL ID NO.: 08-28-300-016

PARCEL AS DESCRIBED IN SCHEDULE C, NORTH AMERICAN TITLE INSURANCE CO. COMMITMENT NO. 47-162986-B

Part of the Southeast 1/4 of the Southwest 1/4 of Section 28 T3N, R6E, Hartland Township, Livingston County, Michigan further described as follows: Beginning at the intersection of the South line of Said Section 28 and the Easterly right of way line of Old U.S. 23 State Highway; running thence N 16°10' W on the said right of way line 284.35 feet; thence S 88°27' E 307.2 feet to the Westerly right of way line of U.S. 23 Expressway; thence Southeasterly on said right of way line 277.35 feet more or less to the said South line of said Section 28; thence N 88°27' W to the point to of beginning. ALSO Part of the Northwest 1/4 Section 33, T3N, R6E, Hartland Township, Livingston County, Michigan lying between the Westerly right of way line of US-23 Freeway and the Easterly right of way line of Whitmore Lake Road (Old US-23) described as beginning at a point on the North line of said Section 33, at it's intersection with the Easterly right of way line of Whitmore Lake Road (120 feet wide right of way), distant N 87°52'23" E 1938.44 feet from the Northwest corner of said Section 33, thence N 87°52'23" E along said North line of Section 33, 278.91 feet to the Westerly right of way line of US-23 Freeway right of way (330 feet wide); thence S 16°03'45" E along said Westerly right of way of US 23 Freeway right of way 16.89 feet; thence S 85°34'55" W 274.16 feet to said Easterly right of way line of Whitmore Lake Road; thence N 20°31'39" W along said Easterly right of way line of Whitmore Lake Road 28.75 feet to the point of beginning.

DESCRIBED ON TAX ROLLS AS:

Part of the Southeast 1/4 of Southwest 1/4 of Section 28 and Part of the Northwest 1/4 of Section 33, T3N, R6E, Hartland Township, Livingston County, Michigan, beginning at intersection of the South line of Section 28 also the North line of Section 33 and Easterly right of way line of U.S. 23, thence N 16° W along right of way 284.35 feet, thence S 88° E 307.2 feet to Westerly right of way line of U.S. 23, thence Southeasterly along right of way 294.4 feet, thence S 85° W 274.16 feet, thence N 20° W 28.75 feet to the point of beginning.

PARCEL AS SURVEYED


Part of the Southwest 1/4 of Section 28 and the Northwest 1/4 of Section 33, T3N-R6E, Township of Hartland, Livingston County, Michigan described as: Commencing at the Southwest corner of said Section 28; thence N 88°06'20" E along the South line of said Section 28 as remonumented, 1942.09 feet to the East line of Old US 23 and the Point of Beginning; thence N 20°33'28" W along the East line of Old US 23 a distance of 293.22 feet; thence N 87°51'33" E 312.17 feet to the Westerly line of US 23; thence 293.04 feet along a curve to the left having a radius of 3969.71 feet, central angle of 04°13'46" and chord bearing and distance of S 14°32'42" E 292.97 feet; thence S 85°34'05" W 276.38 feet to the East line of Old US 23; thence N 20°33'28" W 20.00 feet to the point of beginning.

SELECT TITLE AGENCY
 6870 Grand River Ave
 Brighton MI 48114

South line of Section 28 as remonumented. We hereby certify that a survey according to P.A. 132 of 1970, as amended, was performed upon the ground under the direct supervision and responsible charge of Edward E. Anderson, Professional Surveyor. The ratio of closure of the unadjusted field observation is smaller than 1/5,000



Edward E. Anderson, PS 11495



0' 30' 60' 90'

Scale: 1"=60'

DATE 01-12-2017	SUPERVISOR EEA
FIELD BRS	DRAWN BY B. R. Shultz
FILE HA 28 Old US 23 1010N	
© Copyright 2017	SHEET 1 OF 2

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 Fax 810 629 6563 or 810 631 430
 www.FieldToFinish.com

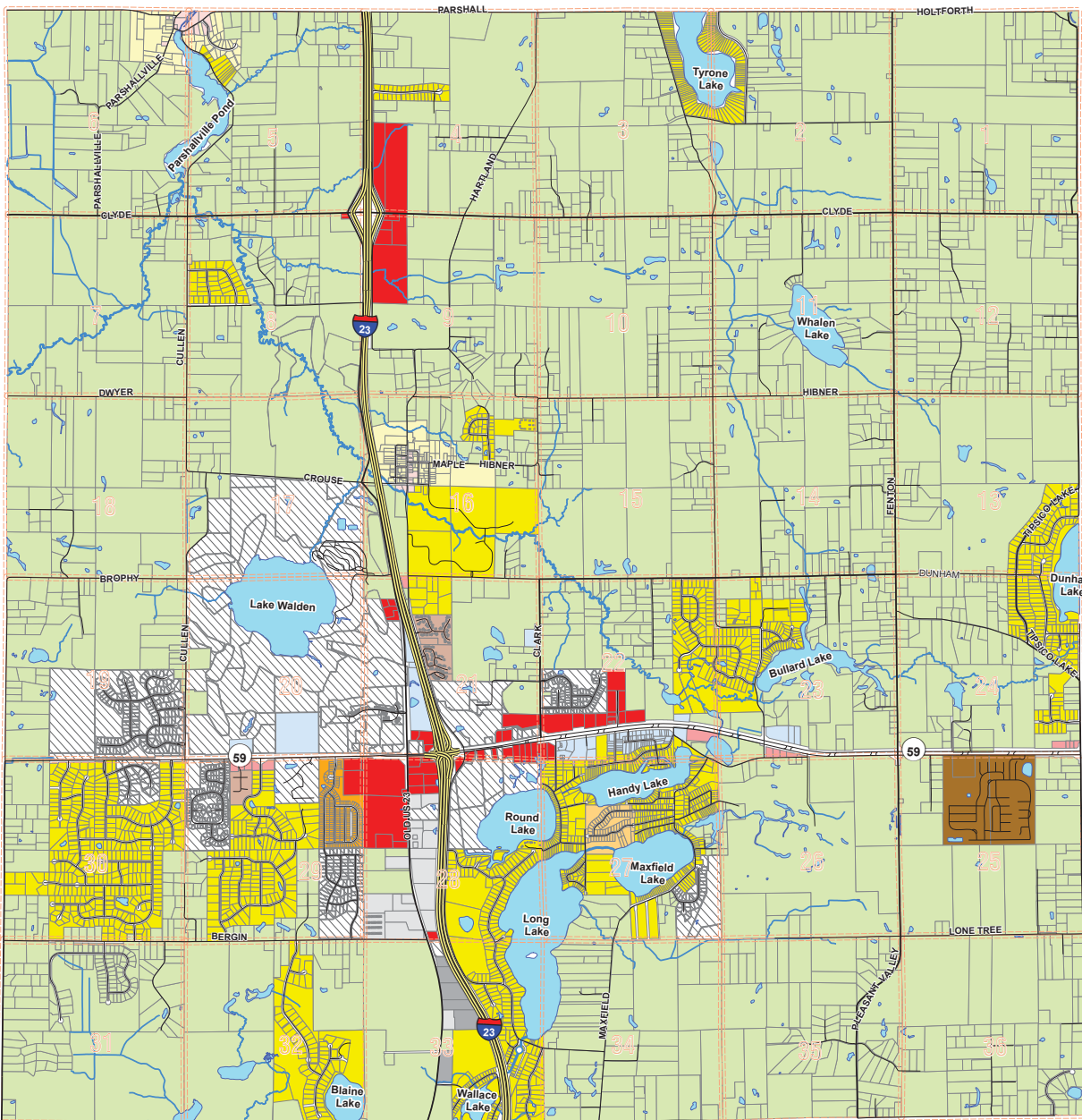
Zoning Map

Hartland Township Livingston County, Michigan



- CA - Conservation Agricultural
- RUR - Rural Residential
- RR - Residential Recreational
- STR - Settlement Residential
- RE - Rural Estate District
- SR - Suburban Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MR - Multiple Family Residential
- MR-2 - Mobile Home Park
- OS - Office Service
- LC - Limited Commercial
- NSC - Neighborhood Service Commercial
- GC - General Commercial
- RDP - Research and Development Park
- LI - Light Industrial
- I - Industrial
- PD - Planned Development

0 0.2 0.4 0.8 Miles



Created: December 12, 2012



Hartland Township

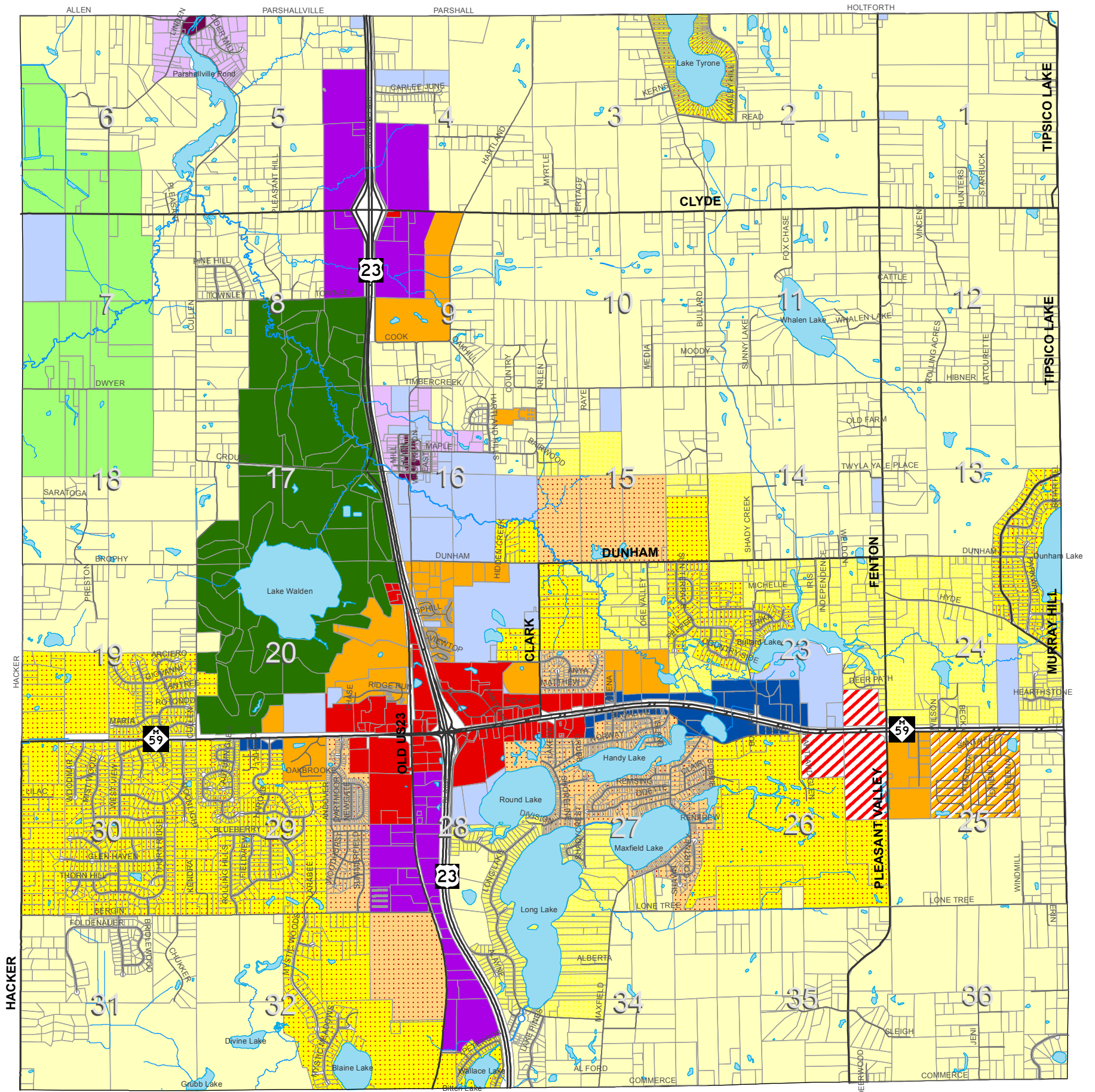
Livingston County, MI

FUTURE LAND USE MAP

Adopted September 1, 2015

Future Land Use Categories

-  Commercial
-  Estate Residential
-  High Density Residential
-  Low Suburban Density Residential
-  Multiple Family Residential
-  Medium Suburban Density Residential
-  Medium Urban Density Residential
-  Office
-  Planned Industrial / R & D
-  Public / Quasi-Public
-  Residential Recreation
-  Rural Residential
-  Special Planning Area
-  Village Commercial
-  Village Residential



Map Created By: Hartland Township Planning Department
 Basemap Source: Livingston County

Recommended for Approval by the Hartland Township Planning Commission on July 30, 2015
 Adopted by the Hartland Township Board of Trustees on September 1, 2015



Martha Wyatt

From: Martha Wyatt
Sent: Tuesday, October 1, 2019 2:37 PM
To: Martha Wyatt
Subject: FW: rezoning of 2 properties

From: Robert West
Sent: Tuesday, October 1, 2019 2:34 PM
To: Martha Wyatt
Cc: Troy Langer
Subject: RE: rezoning of 2 properties

- 948 Old US-23 (formerly Beauchamp Lawn and Landscape). Currently is zoned PD (Planned Development). Proposed zoning is LI (Light Industrial). Kubota/Bobcat sales intends to move in there.

The 948 parcel is currently not connected to municipal sewer system, however future sewer connection may be required if ever a land combination results in combining 948 Old US-23 with 1010 Old US-23 into a single parcel. Additionally, a future sewer mainline extension along Old US-23 south of Bergin may also require a subsequent sewer connection.

- 1010 Old US-23 (Sunset Acre cabins since the 1950's). Currently is zoned GC (General Commercial). Proposed zoning is LI (Light Industrial).

The 1010 parcel is currently not connected to municipal sewer system, however the parcel is within 200 linear feet of the municipal sewer mainline. Future sewer connection will be required in the event the current septic field requires repair or replacement. Additionally, a sewer connection may be required if ever a land combination results in combining 948 Old US-23 with 1010 Old US-23 into a single parcel.



Robert M. West
Public Works Director
2655 Clark Road | Hartland, MI 48353
810.632.7498 o | 517.861.7889 m
www.hartlandtp.com
[Facebook](#) | [Twitter](#) | [YouTube](#)



Troy Langer

From: Troy Langer
Sent: Thursday, September 26, 2019 2:45 PM
To: Troy Langer
Subject: FW: 1010 Parcel

Hi Troy,

I hope all is going well.

I didn't realize that you were looking to rezone the 1010 property also at this time (I just received the notification). I do not want to rezone that property yet because I don't have it closed with the buyers yet. We are working on it but if something happened and it doesn't close I don't want that parcel zoning changed.

Our goal is to close before the end of the year.

Please advise how you would like to proceed.

Thank you!

Jerrad Beauchamp

(810)632-2000
(810)632-2001 fax



2586 Milford Rd
Highland, MI
248-684-0332



3505 W. Highland Rd
Milford, MI
248-889-8400



872 N. Old US 23
Brighton, MI
810-632-2000

1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Roll Call and Recognition of Visitors:**

Present – Commissioners Fox, Colaianne, Grissim, Mitchell, Murphy Newsom Voight
Absent – None

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

A Motion to approve the Meeting Agenda was made by Commissioner Colaianne and seconded by Commissioner Grissim. Motion carried unanimously.

5. **Approval of Meeting Minutes**

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

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

6. **Call to the Public**

None

7. **Presentation by Livingston County**

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

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

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

8. **Old and New Business:**

- a. Public Hearing Rezoning #19-002 948 Old US-23 (Hartland Township)
Chair Fox explained the Public Hearing process.

Chair Fox opened the Public Hearing at 7:10 PM

Chair Fox stated Hartland Township is submitting a request is to rezone approximately 3.09 acres of land from PD (Planned Development) to LI (Light Industrial), located in Section 33

of Hartland Township (Parcel ID #4708-33-100-016), and addressed as 948 Old US-23. All public notice requirements for this Public Hearing have been met.

Director Langer identified the location and stated the following:

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

Public Comment – None

Chair Fox closed the Public Hearing at 7:15 PM

The Planning Commission discussed the Zoning Ordinance Rezoning Criteria:

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

Commissioner Voight offered the following Motion:

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

- 1. The requested rezoning of the subject property to the LI (Light Industrial) zoning classification is consistent with the Township's Comprehensive Development Plan, which indicates the property should be developed as Light Industrial or Planned Development.**
- 2. Access to the subject property is provided from Old US-23 and the property has the minimum required frontage along Old US-23 for the LI zoning classification.**
- 3. The requested rezoning of the subject property to LI (Light Industrial) zoning classification is compatible with the surrounding uses and zoning, and is more appropriate than the current PD zoning classification.**

Seconded by Commissioner Grissim. Motion carried unanimously.

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

Chair Fox opened the Public Hearing at 7:22 PM

Chair Fox stated Hartland Township is submitting a request is to rezone approximately 1.97 acres of property from GC (General Commercial) to LI (Light Industrial), located in Section

28 of Hartland Township (Parcel ID #4708-28-300-016). All public notice requirements for this Public Hearing have been met.

Director Langer identified the location and stated the following:

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

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

Public Comment – None

Chair Fox closed the Public Hearing at 7:26 PM

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

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

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

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

- Planning Commission must initiate this request and ultimately make a recommendation to the Township Board.
- Subcommittee of the Planning Commission looked at this issue where owners of lake lots were having difficulty making improvements to their property.
- Research revealed Hartland Township is different than surrounding municipalities by either including more items in lot coverage calculations or a much lower percentage of lot coverage is allowed.
- Proposal included bumping up lot coverage standards, eliminating a confusing lot coverage exemption, creating a new standard for waterfront lots where property is owned across a street allowing a detached accessory building to be added, and added additional lot coverage to non-conforming lots.
- Originally discussed in August of 2019 but the Planning Commission requested more time to review the proposal.

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

Director Langer responded these structures are a single-story with a loft area, not a true two-story building. The Lake Home Owners Associations were invited to the previous meeting

and it was requested to allow for a guest room, or living area above the garage for family or visitors. The intent of this provision is to accommodate that kind of request.

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

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

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

The Planning Commission discussed the proposed language change.

- Other SR zoned properties only get a single-story, why would lake lots be allowed to have two.
- Would this create problems later?
- There are many in existence currently.
- Difference is the roof structure.
- Would this make accessory buildings on the street around a lake too tall?
- Limit height instead.
- Around the lake there are tiny lots with tiny footprints so structures are generally taller.
- Discussed the definition of a story and a half.
- Unique district, almost like the Village.

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

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

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

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

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

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

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

Seconded by Commission Newsom. Motion carried unanimously.

9. Call to the Public

None

10. Planner's Report:

Director Langer reported the following:

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

11. Committee Reports:

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

12. Adjournment:

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

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a large, sweeping initial "K".

**Keith Voight,
Planning Commission Secretary**

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director
Subject: Site Plan #20-001 Brennan Office
Date: January 2, 2020

Recommended Action

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.
5. (Any other conditions the Planning Commission deems necessary)

Discussion

Applicant: Kevin Brennan

Site Description

The subject site, addressed as 10234 Crouse Road, is located at the southeast corner of Crouse Road and Hartland Road, in Section 16 of Hartland Township (Tax ID #4708-16-300-012). The approximate 0.82-acre site is zoned LC (Limited Commercial). Currently a single-family residential structure is under construction, which was approved under Land Use Application #19-071. The land was vacant prior to the current project.

Properties north of the subject site include a professional office (zoned LC) and single-family residence (zoned STR-Settlement Residential). The Hartland U.S. Post Office is immediately to the east (zoned LC). Property to the south is owned by the Hartland Consolidated Schools (zoned SR- Suburban Residential). The property west of the subject site is a building that was formerly occupied by the Thyme Well Spent Tea Room (zoned LC). The Hartland Historical Society Museum is housed in a building at the northwest corner of Hartland Road and Crouse Road (zoned LC).

Overview and Background Information

In 2019 the applicant applied for several land use permits that are related to the construction of a single-family residential structure, which are summarized below:

Land Use Permit #19-071

On April 15, 2019 Land Use Permit #19-071 was issued for the construction of a 2-story, single-family residential structure, approximately 3,108 square feet in area, with an attached garage and gravel driveway. The Land Use Permit was approved as a residential use only, noting that any office use would require separate approvals.

Land Use Permit #19-105

In May 2019 the applicant submitted plans to amend the plans approved under LUP #19-071, to shift the location of the single-family structure south and east, in order to avoid the removal of an existing tree in the northwest corner of the site. At the time of this amendment staff explained to the applicant that there could be spatial constraints if the house was moved closer to the east property line, where future parking spaces could be located and would be required if a business use was added to the single-family dwelling. LUP #19-105 was approved on May 5, 2019.

Land Use Permit #19-174

On July 7, 2019 Land Use Permit #19-174 was approved for a detached accessory structure (shed, 10 feet by 18 feet) and plans for a paved driveway. The approved Land Use Permit noted approval was for residential use only and commercial use would require additional approvals. The plans show a 24-foot wide driveway at the street which widens to approximately 44 feet between the house and the east property line. A parking area is shown adjacent to the east property line that could accommodate future parking spaces. The parking spaces are not defined (striped) on the plan. Riprap is shown at the north and south edges of the driveway, which the applicant noted was placed in those locations to handle stormwater run-off from the paved area.

Land Use Permit #19-256

This land use permit was considered an amendment to LUP #19-071 and LUP #19-105. The amendment included interior changes to relocate the bathroom, changes to the kitchen window configuration, and use pavers instead of a wood deck. LUP #19-256 was issued on September 18, 2019

Request and Proposed Plan

The applicant is requesting 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. The 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. This area is in the northwest corner of the first floor. The remaining offices will be used for Michigan Financial Planning, approximately 484 square feet in total area.

Michigan Financial Planning's regular hours are 9:00 a.m. to 5:00 p.m. Monday through Friday. The art and décor shop will begin with a three (3) day schedule of Thursday and Friday 2:00 p.m. to 8:00 p.m., and Saturday 10:00 a.m. to 6:00 p.m.

The initial plan is to have one (1) outside employee with plans to eventually expand to 3 to 4 additional employees. Typically, no more than three (3) employees will be working at any given time, per the applicant.

Residential living areas also occur on the first floor with a kitchen and great room, equating to approximately 750 square feet in area. The mudroom is off the kitchen and connects to the attached garage. The second floor has four (4) bedrooms, a playroom, two (2) full bathrooms, and a laundry room. The gross square floor area of the second floor is approximately 1,512 square feet. The basement is unfinished.

A ramp is shown on the east side of the house and connects to the covered porch along the perimeter of the house. Per the plans the ramp is to be built per ADA standards, and will provide access from the parking area to the front entrance of the building. The ramp is not constructed as of the date of this memorandum.

Although not shown on the plan existing sidewalks are located along Hartland Road and Crouse Road, presumably in the street right-of-way of each street.

Approval Procedure

As noted previously, the single-family residential structure was approved for construction under Land Use Permit #19-071, to be used as a single-family dwelling, which is allowed as a Principal Permitted Use in the LC (Limited Commercial) zoning district (Section 3.1.12). The single-family residential structure and use can be approved administratively subject to a land use permit application. The house has been under construction since approximately June 2019.

The applicant is now requesting to dedicate approximately 672 square feet of floor area on the first floor of the existing residential structure to be used for office, commercial, and retail uses. The request for those types of uses requires a site plan application, to be reviewed by the Planning Commission, who will make a final decision on the site plan.

SITE PLAN REVIEW – Applicable Site Standards

Section 3.1.12 of the Township Zoning Ordinance outlines the regulations for the LC (Limited Commercial) zoning district. Single-family dwellings are considered a Principal Permitted Use. Retail stores and professional offices are also considered a Principal Permitted Use, with limitations on the gross floor area dedicated to each use. Section 3.20 outlines architectural standards for structures in the LC district, however since the single-family structure was originally approved under a land use permit and not under a site plan application, those standards will not apply for the current request.

As a point of information, the LC development standards in Section 3.1.12.E does not establish a specific lot size, building setbacks, or lot coverage. The intent is to maintain the historic nature of the Village and be consistent with adjacent lots or existing buildings.

A summary of the applicable sections of the ordinance is provided below, as related to the proposed project.

Site Description

The subject site is located at the southeast corner of Crouse Road and Hartland Road, in Section 16 of the Township.

The site is served by on-site well and septic. The project may require additional land use permits from the Township and applicable approvals from other state and county agencies.

Site Requirements

Floor Area for Principal Permitted Uses (Section 3.1.12.B.)

Retail Stores

- Permitted Principal Use – retail stores containing less than 2,000 square feet of gross floor area
- Proposed – 188 gross floor area for art and décor store
- Meets Requirement? –Yes
- Comment – (none)

Professional Offices

- Permitted Principal Use – professional offices containing less than 3,000 square feet of gross floor area
- Proposed – 484 gross floor area for financial planning offices
- Meets Requirement? –Yes
- Comment – (none)

Off-Street Parking (Section 5.8, parking standards for retail or office uses)

- Required – 1 space per 300 square feet of gross floor area; $672 \text{ SF gross floor area (retail plus office)} \div 300 = 3$ parking spaces
- Proposed – 6 standard parking spaces, 10 feet by 20 feet in dimension plus 1 van accessible parking space and access aisle; 24-foot wide maneuvering lane
- Meets Requirement? –Yes
- Comment – curbing is provided along the perimeter of the parking area, with a spillway at the northeast and southeast corners, which tie into the adjacent rip-rap areas for stormwater run-off

Barrier-Free Parking

- Required – barrier-free spaces in a location most accessible to the building entrance, with at least 1 space van-accessible (1 barrier-free space required per 25 parking spaces)
- Proposed – 1 barrier-free space, van accessible
- Meets Requirement? – Yes
- Comment – (none)

Landscaping and Screening (Sec. 5.11)

A formal review of the landscape requirements outlined in the Zoning Ordinance is not provided. The submitted site plan includes landscaping which has already been installed on the site, except for the shrubs along the foundation of the building. Although not shown on the plan, six (6) conifer trees are planted along the east side of the parking area for screening. Ornamental deciduous trees are planted along the street frontage on each street. Ten (10) conifer trees are planted in a staggered pattern along the west side of the property, facing Hartland Road. A canopy tree is provided at each end (north and south) of the parking area. Several existing trees were maintained on the site and provide additional screening and interest. The rear portion of the site is forested and backs up to vacant land associated with the Hartland Consolidated Schools.

The proposed plan appears to provide sufficient landscaping to meet the intent of the landscape ordinance and is similar in character with the landscaping on adjacent properties in the general area that are also zoned LC or STR (Settlement Residential).

Lighting (Sec. 5.13)

Site lighting of the parking area is not proposed at this time.

Other Requirements-Zoning Ordinance Standards

Nothing additional at this time.

Hartland Township DPW Review

The Hartland Township DPW Director approves the contingencies noted in the letter dated November 20, 2019.

Hartland Township Engineer's Review (HRC)

The Township's Engineer (Hubbell, Roth, and Clark) has provided comments in the email dated December 12, 2019.

Hartland Deerfield Fire Authority Review

Please see the e-mail from the Hartland Deerfield Fire Authority dated December 5, 2019. The Fire Authority approves the project subject to the contingencies noted in the email.

Attachments

1. Email from Applicant dated December 5, 2019 –*PDF version only*
2. Hartland DPW Review letter dated November 20, 2019 – *PDF version only*
3. Hartland Deerfield Fire Authority email dated December 5, 2019 – *PDF version only*
4. Township Engineer (HRC) email dated December 12, 2019-*PDF version only*
5. Floor plans dated August 26, 2019-*PDF version only*
6. Site Plan dated September 9, 2019

CC:

HRC, Twp Engineer (via email)

R. West, Twp DPW Director (via email)

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

Martha Wyatt

To: Martha Wyatt
Subject: site plan application SP #20-001
Attachments: 10234 Crouse Rd Building Plans.pdf

From: Kevin P. Brennan
Sent: Thursday, December 5, 2019 7:50 PM
To: Martha Wyatt
Subject: Re: comments for the site plan application SP #20-001

Hi Martha,

Attached is the building plans to scale and the gray filled area is the designated commercial area.

All of the offices except for the one office in the North West corner will be used for Michigan Financial Planning.

The total commercial Sq. Footage is 672'

188 sq ft will be used for a Christian inspired art and décor shop

484 sq ft will be Michigan Financial Planning

Michigan Financial Planning's regular business hours are 9:00a.m. to 5:00p.m. Monday through Friday
The Art and Décor shop will begin with a three day schedule of Thursday and Friday 2:00p.m. to 8:00p.m and Saturday 10:00a.m to 6:00p.m.

We will begin with one outside employee with plans to eventually expand to 3-4 additional employees. We would most likely not have more than 3 employees working at any given time.

I will drop a set of the full sized plans at the beginning of next week.

Please let me know if I am missing anything.

Thanks,

Kevin Brennan





DEPARTMENT OF PUBLIC WORKS

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

TO: Planning Department
DATE: 11/20/2019
DEVELOPMENT NAME: Runyan
PIN#: Avon/Crouse Roads – 4708-16-300-012
APPLICATION #: xxx
REVIEW TYPE: Site Plan

Public Works has reviewed the site plans from 11/20/2019 for the Runyan Brothers Construction commercial project in regards to sewer utilities and REUs.

REUs for retail space are assigned at 0.15 per 1,000 square feet; REUs for office space are assigned at 0.4 per 1,000 square feet. The development currently owns 2.0 sewer REU's. The existing concept plans would require no additional sewer REU's to be purchased at this time.

Please be advised the type of business impacts the REU calculations, and future REU's may be required depending on the future use of the facility.

	Sewer REUs	Water REUs
Owned	2.0	0.0
Required	1.24	0.0
REU Difference	0.76	0.0
Cost Each	\$9,204.67	\$5,671.50
Total Due Each	\$0.00	\$0.00
TOTAL REU COST	\$0.00	

Public Works requires the following details be addressed prior to approval of the presented plans:

1. Water meter must be purchased from the Township (applicant to determine size)
2. Livingston County Drain Commission site plan approval
3. Genesee County IPP permit approval <https://www.gcdcwws.com/ipp-documents>
4. Monitoring manhole for sewer connection and location if required by Genesee County
5. Utility easements noted as public.
6. ADA compliant pathway crossing upgrades

Prior to interior construction, applicant will be required to purchase a water meter from the Township. The exact size and cost of the water meter will be determined when anticipated flow calculations are provided to Public Works. The water meter is used to determine the sewer flows, even though the proposed facility will use a private well as source water.

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

Robert M. West
Public Works Director

Martha Wyatt

To: Martha Wyatt
Subject: Brennan house

From: Jennifer Whitbeck
Sent: Thursday, December 5, 2019 10:43 AM
To: Martha Wyatt
Cc: Troy Langer
Subject: Re: Brennan house

Hello,

I don't have any other concerns other than if he goes full commercial then we have an issue. If he keeps his occupancy as is, then we are good to go. See attached letter I sent in a previous email.

Let me know if you need anything further.

Yours In Fire Safety,

Jenn Whitbeck
Fire Inspector
Hartland Deerfield Fire Authority
810-632-7676



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

October 18, 2019

RECEIVED
NOV 27 2019
HARTLAND TOWNSHIP

Mr. Jim Rowell
Building Official
Livingston County Building Department
2300 E. Grand River Ave.
Howell, MI 48843

RE: Brennan Residential Mixed-Use
10234 Crouse Rd.
Hartland, MI 48353
New Sprinkler System
30 NEW Sprinklers

Contractor: Corcoran Fire 3328 Associates Dr. Burton, MI 48529 Ph: 810-715-3067 jessica@corcoranfire.com	Architect: House-Seaman 5797 Felske Dr. Brighton, MI 48114 Ph: 810-531-1902 kelly@house-seaman-architects.com
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Dear Jim:

The Brighton Area Fire Department has received one set of automatic sprinkler drawings, calculations, and catalog cut sheets for the above-listed project on October 8, 2019. The shop drawings (sheet FP0) and hydraulic calculations are dated October 4, 2019.

This plan review is conducted based on the requirements of the International Fire Code 2015, Michigan Building Code 2015, Michigan Mechanical Code 2015, National Fire Protection Association (NFPA) 13, Standard for the Installation of Automatic Sprinkler Systems 2013 edition. I recommend that the Livingston County Building Department **GRANT CONDITIONAL APPROVAL** based on the following conditions:

Plan Overview:

This is a review of a new automatic sprinkler system to be installed within a new mixed-use occupancy. The occupancy is a residential home being built as a live/work unit classified as an R-2 that includes a B-use on the main floor. The system will be supplied by a 1" line supplied by a residential well pump.

The code path originally discussed and the reasoning for the initial return for corrections has been clarified. There was a mixup regarding the applicable code, as well as the code the building was designed to. This has been clarified by a revised scope and code analysis provided by the architect. While it is not the ideal situation, the code allows the live/work to be protected by a 13D sprinkler system. There has additionally been a letter of understanding from the building owner that should the live/work nature of the building cease or it become a commercial property that the fire sprinkler system will be required to be entirely removed or upgraded to meet the requirements of NFPA 13. Fire protection requirements for live/work units within the building code shall be complied with although the building has been constructed to the residential code.

Martha Wyatt

To: Martha Wyatt
Subject: FW: Crouse Road Drainage

From: Darga Mike
Sent: Thursday, December 12, 2019 3:06 PM
To: Troy Langer
Subject: Crouse Road Drainage

Troy,

I stopped out to the Brennan Project on Crouse Road to review the complaint about the roadway flooding. Currently, the site improvements have not fully been completed and the lack of vegetation on the site may be leading to excessive storm water reaching the roadway causing the flooding. The applicant should address or respond to the following items:

1. Provide a grading plan to show the drainage pattern of the concrete that was installed and how storm water will be managed. At one time I think there was talk of rain gardens or landscaped areas near the parking lot low points that would accept the water from the paved areas. If rain gardens (or some sort of leaching system) are not proposed I think they are needed and should be included on the plans (assuming the soils are sandy).
2. The rip rap at the low point spill ways is not installed and should be as soon as possible to limit the amount of erosion from the site.
3. It looks like the area that drains to the south may be leaving the pavement and then heading north between the Post Office and this site's parking lot. The storm water in this area should be directed to the wetland area to the south.
4. The low area along the entire frontage between the sidewalk and the roadway should be reestablished so that the roadway water can get off the road. Much of this area is muddy and rutted from construction of the site.
5. The roadway low point to the east of the site shows signs of historic standing water. There maybe a buried or covered catch basin or culvert that is not allowing the water to flow under the road and along the ditch on the northside of the Crouse Road. Cleaning up this area may help to alleviate the flooding problem.

I can meet or talk to the Developer's Engineer if they have any questions.

Thanks,
Michael P. Darga, PE
Hubbell, Roth & Clark Inc

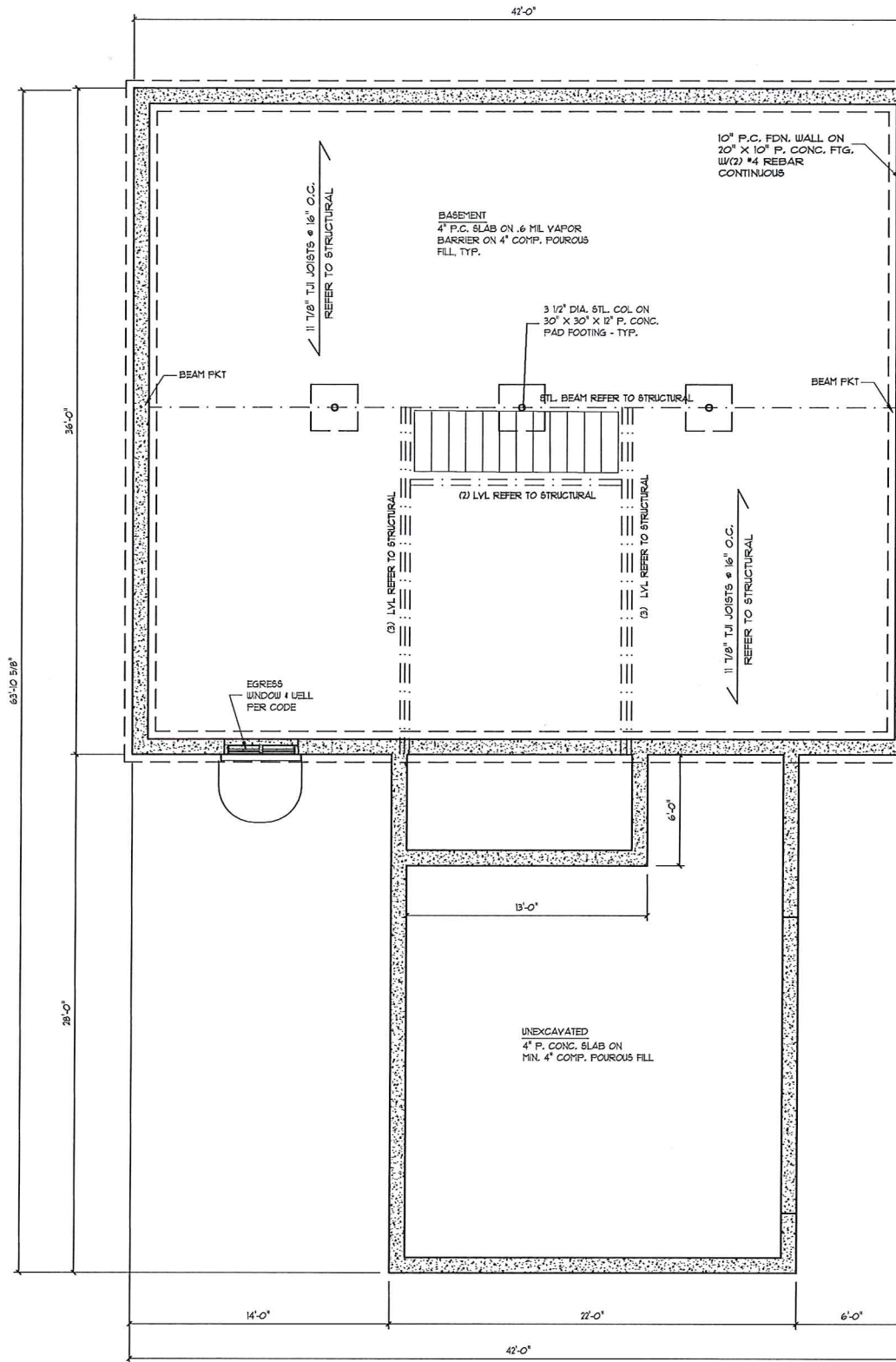
GENERAL NOTES
2015 MICHIGAN BUILDING CODE

FOUNDATION:

- ALL POURED CONC. FTGS. SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISHED GRADE IN ACCORDANCE WITH 2003 MICHIGAN RESIDENTIAL CODE, AND SHALL BEAR ON VIRGIN UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING PRESSURE OF 3000 P.S.F. IS ASSUMED FOR FOOTING SIZES SHOWN ON PLAN. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 3000 P.S.F. AT EACH JOBSITE IS THE RESPONSIBILITY OF CONTRACTOR AND SHALL MEET MINIMUM 2003 MICHIGAN RESIDENTIAL CODE. QUESTIONABLE SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE MADE BY AN APPROVED AGENCY USING AN APPROVED METHOD.
- ALL FOOTING EXCAVATIONS SHALL BE NEAT, STRAIGHT, AND LEVEL IN THE PROPER ELEVATIONS TO RECEIVE THE CONCRETE. EXCESSIVE VARIATIONS IN THE DIMENSIONS OF FOOTINGS OR SLABS WILL NOT BE PERMITTED. REINFORCING STEEL AND MESH SHALL BE ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING CONCRETE PLACEMENT. EDGE FORMS SHALL BE USED FOR CONCRETE THAT WILL BE EXPOSED.
- FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND OF TRANSFERRING THE RESULTING LOADS TO THE SUPPORTING SOIL. FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. GRAVEL FILL USED AS FOOTINGS FOR WOOD AND PRECAST CONCRETE FOUNDATIONS SHALL COMPLY WITH SECTION R403.
- PROVIDE VERTICAL REINFORCEMENT IN POURED CONCRETE WALLS AS REQUIRED PER TABLE R404.1(2)(4) OR R404.1(2)(8) IN THE 2003 MICHIGAN RESIDENTIAL CODE. THIS TABLE ESTABLISHES REINFORCEMENT REQUIREMENTS AS DETERMINED BY MAXIMUM WALL HEIGHT / MAXIMUM UNBALANCED BACKFILL HEIGHT, ALONG WITH CONCRETE WALL THICKNESS / DETERMINATION OF SOIL CLASSIFICATION / DESIGN LATERAL SOIL PROPERTIES.
- ALL SLAB PENETRATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PENETRATIONS INTERFERING WITH REINFORCING SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO PLACEMENT OF CONCRETE.
- ALL MASONRY CHIMNEY FOOTINGS SHALL HAVE A MINIMUM OF 12 INCH PROJECTION LARGER THAN FOOTPRINT BY 18 INCHES THICK.
- CONCRETE AND MASONRY FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED OR WATERPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE PER SEC. R406 2003 MICHIGAN RESIDENTIAL CODE.
- POURED CONC. WALLS TO BE BACKFILLED WITH SUITABLE TYPE BACKFILL MATERIAL THAT IS NOT WET CLAY OR IN FROZEN CHUNCS AND BE WELL BRACED UNTIL CONC. IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE. BACK FILLING SHALL COMPLY WITH THE 2003 MICHIGAN RESIDENTIAL CODE.
- POURED WALL CONTRACTOR TO PROVIDE FOR A 20'-0" LONG/1/2" DIA. - #4 REBAR ROD INTO FOOTING AND UP THROUGH POURED WALL NEAR ELECTRICAL SERVICE LOCATION FOR GROUNDING OF ELECTRICAL SERVICE. ROD SHALL LEAVE WALL ON EXTERIOR NEAR TOP OF WALL APPROX. 18" BELOW PROPOSED GRADE. LEAVE APPROX. 24" EXPOSED OUTSIDE OF CONC. WALL. FINAL LOCATION TO BE DETERMINED BY BUILDER IN FIELD.

CONCRETE:

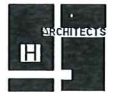
- CONCRETE SHALL BE 3000 PSI • 28 DAYS UNLESS NOTED OTHERWISE. NO CONCRETE SHALL BE POURED IN TEMPERATURES BELOW 40 DEGREES FAHRENHEIT UNLESS HEAT TO BE PROVIDED DURING CURING FOR TWO DAYS. THE BOTTOM OF ALL FOOTINGS MUST BE A MINIMUM OF 3'-6" BELOW GRADE.
- ADD CONCRETE REINFORCEMENT SUPPORT PER R506.2.4 OF THE 2003 MICHIGAN RESIDENTIAL CODE FOR SLAB ON GROUND, TO ENSURE THAT REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO THE UPPER ONE THIRD OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.
- ALL REBAR SPLICES SHALL BE A MINIMUM OF 2'-0" UNLESS NOTED OTHERWISE.
- REINFORCING STEEL BARS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A305 AND/OR A408 AND FORMED OF ASTM A615-18 GRADE STEEL. WELDED WIRE FABRIC REINFORCING TO BE ASTM A185 STEEL. WIRE ACCESSORIES SHALL CONFORM TO THE CRSI "MANUAL OF STANDARD PRACTICE". THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED OVER REINFORCING BARS:
 - EXPOSED TO EARTH 3"
 - EXPOSED TO WEATHER 1 1/2"
 - SLABS NOT EXPOSED TO WEATHER
 - BEAMS AND COLUMNS 1 1/2"
- CONTROL JOINTS SHALL BE CUT INTO CONCRETE AT A MINIMUM DEPTH OF 1/4" OF THE SLAB THICKNESS. (EXAMPLE - 1" DEEP CUT FOR A 4" THICK SLAB)
- CONTROL JOINTS SHALL BE CUT AS SOON AS THE SLAB CAN SUPPORT THE WEIGHT OF THE EQUIPMENT AND OPERATOR WITHOUT DAMAGE TO THE SLAB, BUT NO LONGER THAN 12 HOURS AFTER PLACEMENT.
- CONTROL JOINTS TO BE CUT IN A 10'-0" X 10'-0" GRID PATTERN ON ENTIRE HOUSE SLAB.



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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

61



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project title
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10234 CROUSE RD.

HARTLAND, MI

Consultant:

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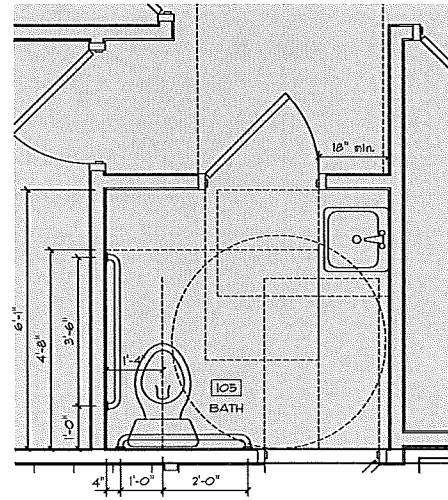
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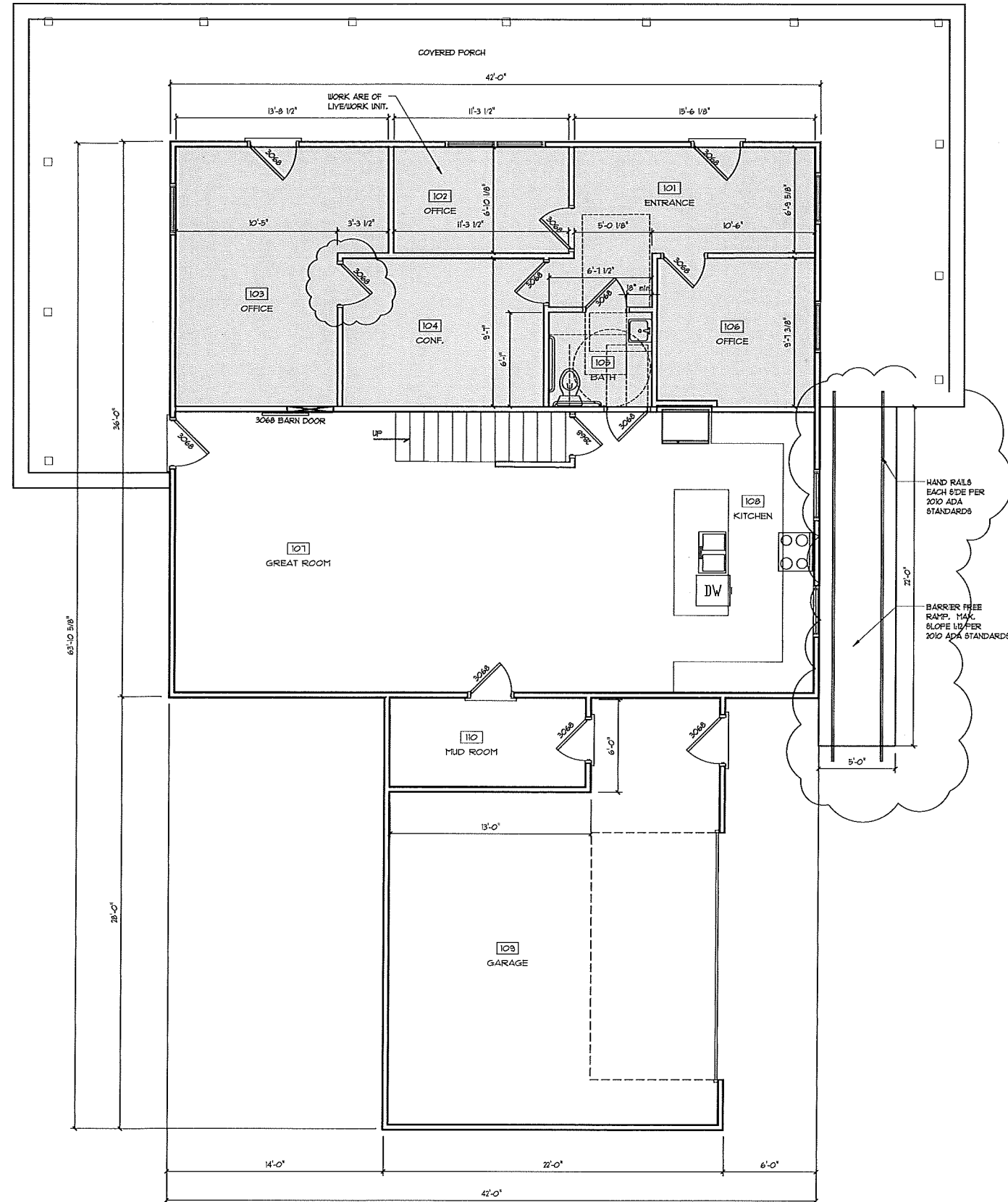
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GENERAL PLAN NOTES
2016 MICHIGAN BUILDING CODE

- DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS NOTIFY ARCHITECT IMMEDIATELY FOR DIRECTION.
- IF DOORS & WINDOWS ARE NOT DIMENSIONED THEY ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING.
- IF ALTERNATE WINDOW MANUFACTURER IS USED ALL SIZES AND SHAPES TO MATCH DIMENSIONALLY. ANY VARIATION TO BE VERIFIED WITH ARCHITECT.
- BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL EMERGENCY ESCAPE OR RESCUE WINDOWS HAVE A MINIMUM NET CLEAR OPENABLE AREA AS REQUIRED PER CODE. WINDOWS NOT MEETING THE MINIMUM CODE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- FIRE SEPARATION: GARAGE SPACE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" INCH TYP X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACES SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
- ALL BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. SUCH OPENING SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR COURT. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. HAVE A NET CLEAR OPENING OF 5.7 SQ. FT. HAVE A MIN. CLEAR HEIGHT D/O. OF 24" AND A MIN. CLEAR OPENING WIDTH D/O. OF 20". EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R302.1 OF THE 2016 MICHIGAN RESIDENTIAL CODE.
- BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL EMERGENCY ESCAPE OR RESCUE WINDOWS HAVE A MINIMUM NET CLEAR OPENABLE AREA AS REQUIRED PER CODE. WINDOWS NOT MEETING THE MINIMUM CODE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- ALL SMOKE DETECTORS TO BE INTER-CONNECTED W/ BATTERY BACKUP IN COMPLIANCE WITH 2016 MICHIGAN RESIDENTIAL BUILDING CODE.
- A CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- USE OF GYPSUM BOARD AS THE BASE OR BACKER FOR ADHESIVE APPLICATION SHALL CONFORM TO ASTM C 630 OR C118. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT OR WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. (SECTION R102.3.8-R102.3.8.1)
- ALL INTERIOR PARTITION WALLS TO BE 3/2" STUD ONLY (UNLESS NOTED OTHERWISE).
- ALL EXTERIOR WALLS TO BE 6" / 15 1/2" STUD + 1/2" SHEATHING (UNLESS NOTED OTHERWISE)
- BUILDER TO CONFIRM AND COORDINATE EXACT FIREPLACE MANUFACTURER AND MODEL WITH MANUFACTURER'S REQUIREMENTS.
- BUILDER TO CONFIRM EXACT SLIDING DOOR PROVIDED AND COORDINATE ROUGH OPENING HEIGHT AND LOCATE ADJACENT WINDOWS TO MATCH.
- SECTION E302.1.1: ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE 15- AND 20-AMPERE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH / FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE ARC FAULT BRANCH CIRCUIT INTERRUPTER DEVICES SHALL BE COMBINATION TYPE (SEE M.E.C. FOR EXCEPTIONS.)
- WINDOW SILLS (R612.2) WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH DIA. SPHERE CANNOT PASS. PER SECTION R612.2 OF MICHIGAN IRC 2009. WINDOW MANUFACTURER TO VERIFY.
- IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL AN HVAC SYSTEM THAT IS PROPERLY SIZED AS A TOTAL SYSTEM WITH THE BUILDING ENVELOPE TAKING INTO ACCOUNT GEOGRAPHIC LOCATION AND SOLAR ORIENTATION. IT IS ALSO THE RESPONSIBILITY OF THE BUILDER TO PROVIDE EVIDENCE OF COMPLIANCE WITH THE PROVISIONS OF THE 2009 MICHIGAN UNIFORM ENERGY CODE.
- BUILDER TO CONFIRM ALL FINISH FLOOR SELECTIONS FOR LOCATIONS, THICKNESS AND SETTING BED REQUIREMENTS, CONFIRM METHOD AND DIMENSIONS OF DROPPED FLOORS OR BUILT-UP OF OTHERS TO ACCOMMODATE ALL DISSIMILAR MATERIAL TRANSITIONS PRIOR TO ANY ROUGH FRAMING.
- PROVIDE A SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF THE NFPA (NPPA) STANDARD 13D OR SECTION P2904.1 FOR RESIDENTIAL.



ENLARGED B.F. BATHROOM PLAN
SCALE: 1/2" = 1'-0"
NORTH



PRELIMINARY FLOOR PLAN
SCALE: 1/4" = 1'-0" 1893 S.F.
62

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HARTLAND, MI

Consultant:

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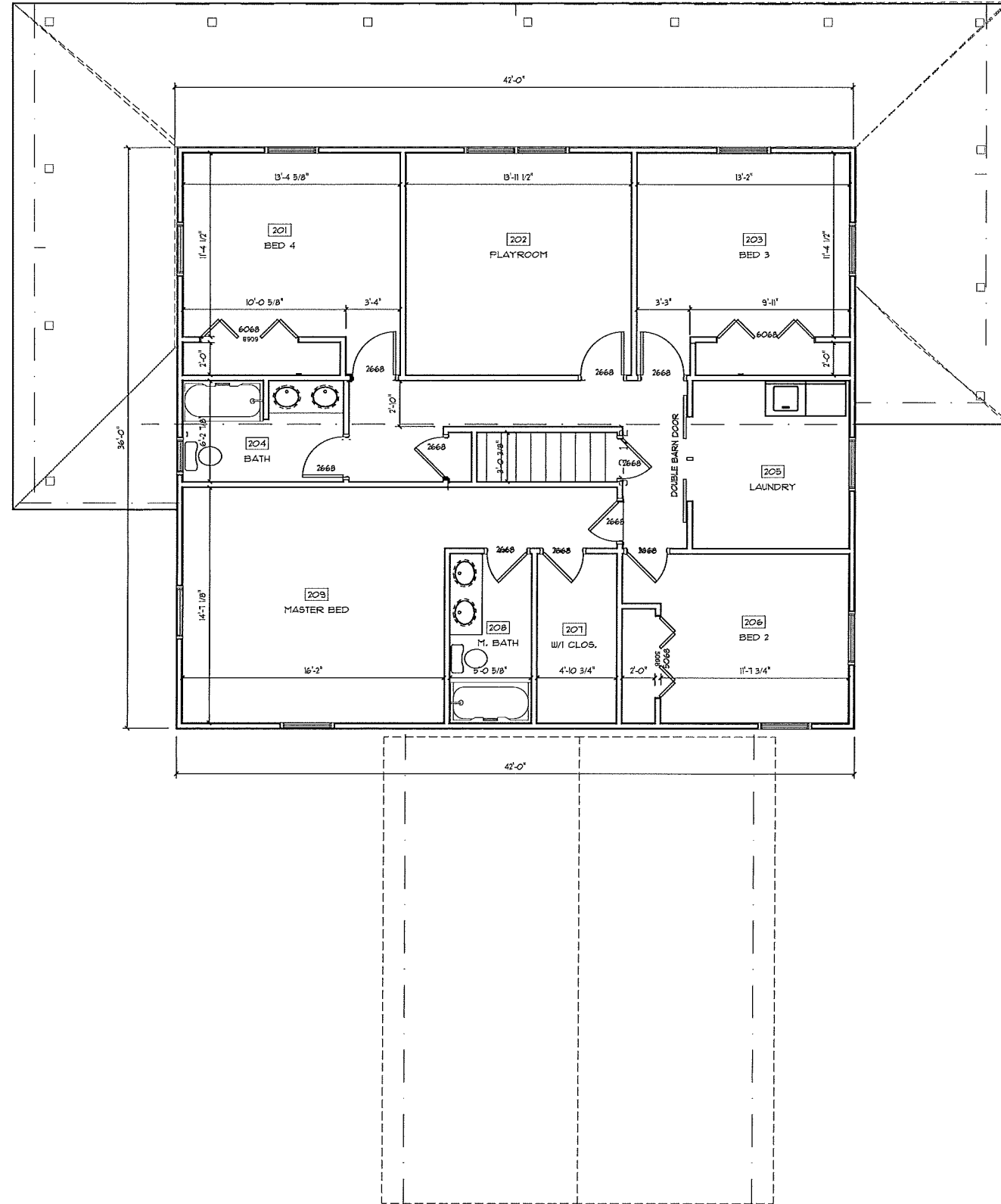
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JOB NO :	2018-014

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ROOF CONSTRUCTION

1. DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS NOTIFY THE ARCHITECT IMMEDIATELY FOR DIRECTION.
2. TRUSS MANUFACTURER TO MAXIMIZE OPEN AREA IN ALL ATTIC TRUSSES.
3. BUILDER TO CONFIRM ALL FINISH FLOOR SELECTIONS FOR LOCATIONS, THICKNESS AND SETTING BED REQUIREMENTS, CONFIRM METHOD AND DIMENSIONS OF DROPPED FLOORS OR BUILT-UP OF OTHERS TO ACCOMMODATE ALL DISSIMILAR MATERIAL TRANSITIONS PRIOR TO ANY ROUGH FRAMING.
4. ALL POINT LOADS FROM ROOF GIRDERS, JACK STUDS, OR BEAM SUPPORTS, WHETHER WOOD OR STEEL, CANNOT BEAR ONTO SHEATHING ALONE. PROVIDE BLOCKING EQUAL TO OR GREATER THAN THE POINT LOAD TO SUPPORT ABOVE. POINT LOAD SUPPORTS MUST BE CARRIED THROUGHOUT ALL CONSTRUCTION TO THE FOUNDATION.
5. ROOF TRUSS FRAMING INDICATED ON THE DRAWING IS OUR ASSUMED LAYOUT. TRUSS MANUFACTURER SHALL REVIEW THE DRAWINGS AND INDICATE TO ARCHITECT, PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITIONS THAT WOULD REQUIRE RE-FRAMING OF OUR STRUCTURE TO ACCOMMODATE TRUSSES.
6. LOCATION OF GIRDER TRUSSES TO BE VERIFIED w/FINAL TRUSS MANUFACTURER LAYOUT. ANY VARIATIONS OVER HEADERS FROM WHAT IS INDICATED TO BE VERIFIED WITH ARCHITECT.
7. FLUEPIPS AND HYAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT THE NUMBER OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE HOUSE AND BE PAINTED TO MATCH THE ROOF COLOR.
8. DESIGN - WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R103.1.
9. BRACING - TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIED BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE BUILDING COMPONENT SAFETY INFORMATION (BCSI) H-33 GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED TO WOOD TRUSSES.
10. ROOF TRUSS FRAMING INDICATED ON DRAWINGS IS OUR ASSUMED LAYOUT. TRUSS MANUFACTURER SHALL REVIEW THE DRAWINGS AND INDICATE TO ARCHITECT, PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITIONS THAT WOULD REQUIRE RE-FRAMING OF STRUCTURE TO ACCOMMODATE TRUSSES.
11. TRUSSES SHALL BE CONNECTED TO WALL PLATES BY THE USE OF APPROVED CONNECTIONS HAVING A RESISTANCE TO UPLIFT OF NOT LESS THAN 175# AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. PER (SECTION R102.105 OF 2015 INTERNATIONAL RESIDENTIAL CODE).
12. ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. WHEN ROOF TRUSS MANUFACTURERS DO NOT PROVIDE THE REQUIRED CONNECTORS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ROOF TRUSS ENGINEER OF THE ARCHITECT TO PROVIDE AN ADEQUATE CONNECTOR.
13. TRUSS MANUFACTURER TO HOLD TRUSS LENGTH BACK 1/2" FROM EA. END (FOR SHEATHING TO EXTEND PAST PLATE)



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2ND FLOOR PLAN

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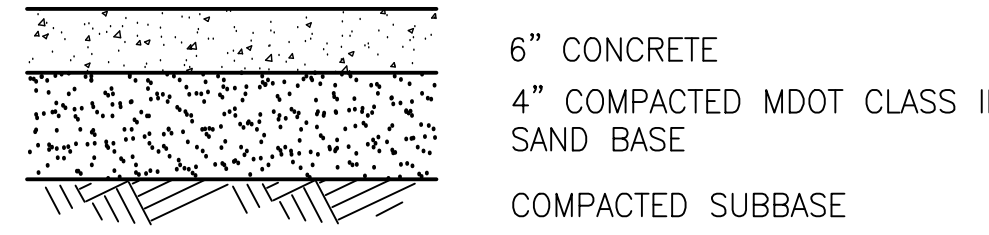
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2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0" 1893 S.F.

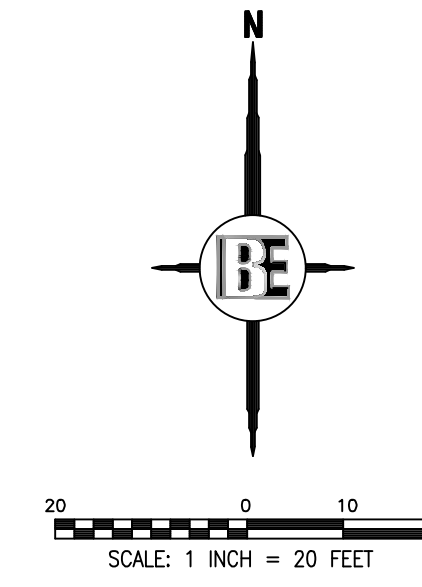
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PART OF THE NE 1/4 OF SW 1/4 OF SECTION 16, T3N-R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE S86°19'48"E, 1291.08' ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 16 TO THE NW CORNER OF NE 1/4 OF SW 1/4 OF SAID SECTION 16 AND A POINT OF BEGINNING; THENCE S86°19'48"E, 196.06' (PREVIOUSLY RECORDED 196.00') ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 16; THENCE S3°42'41"W, 199.79' (PREVIOUSLY RECORDED S3°40'12"W, 200.00'); THENCE N86°19'48"W, 188.68' TO THE WEST LINE OF THE NE 1/4 OF SW 1/4 OF SAID SECTION 16; THENCE N1°35'38"E, 199.92' ALONG THE WEST LINE OF NE 1/4 OF SW 1/4 OF SAID SECTION 16 TO THE POINT OF BEGINNING. ALL OF THE ABOVE CONTAINING 0.88 ACRES. ALL OF THE ABOVE BEING SUBJECT TO THE RIGHTS OF THE PUBLIC IN HARTLAND ROAD AND CROUSE ROAD. ALL OF THE ABOVE BEING SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD.



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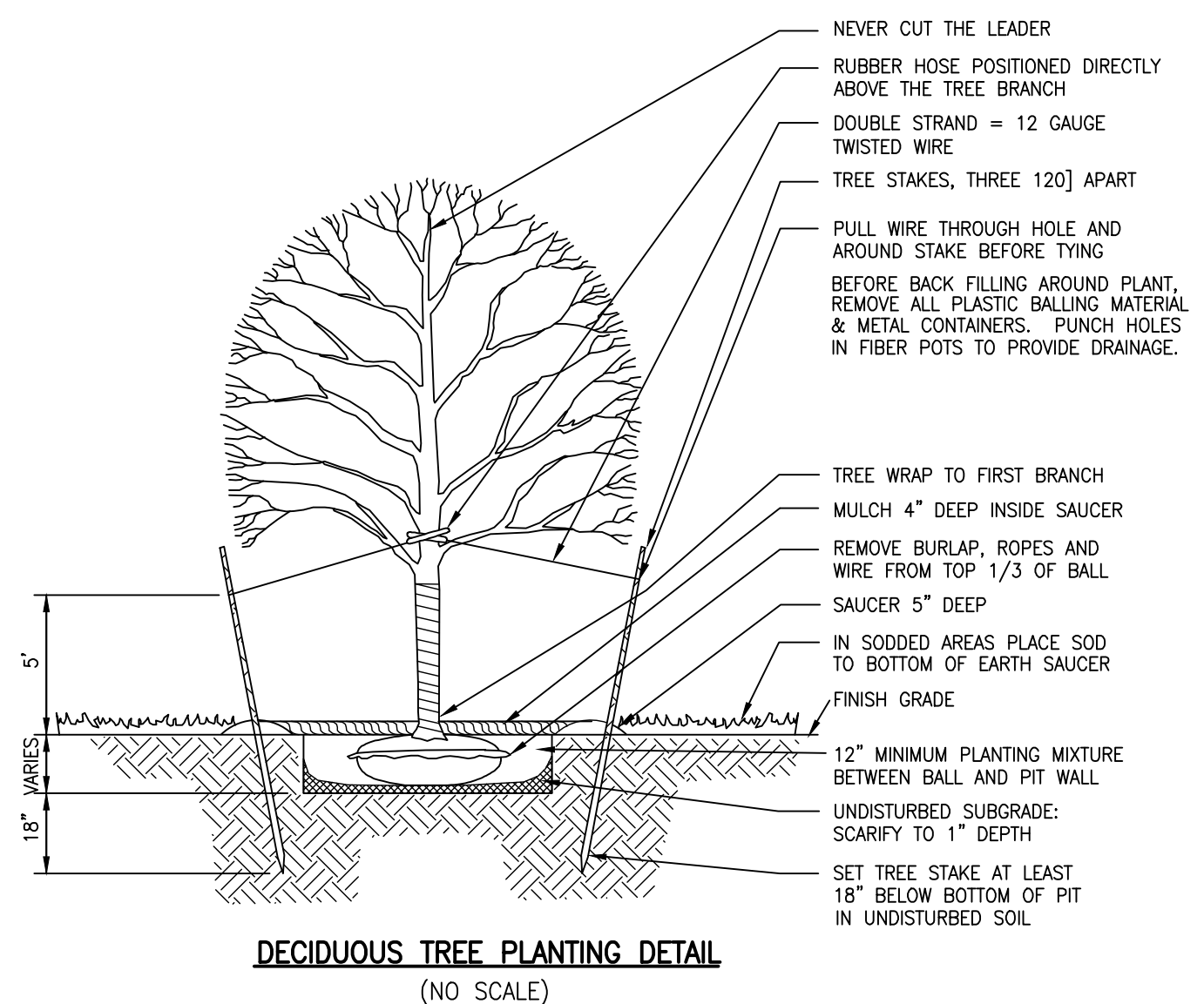
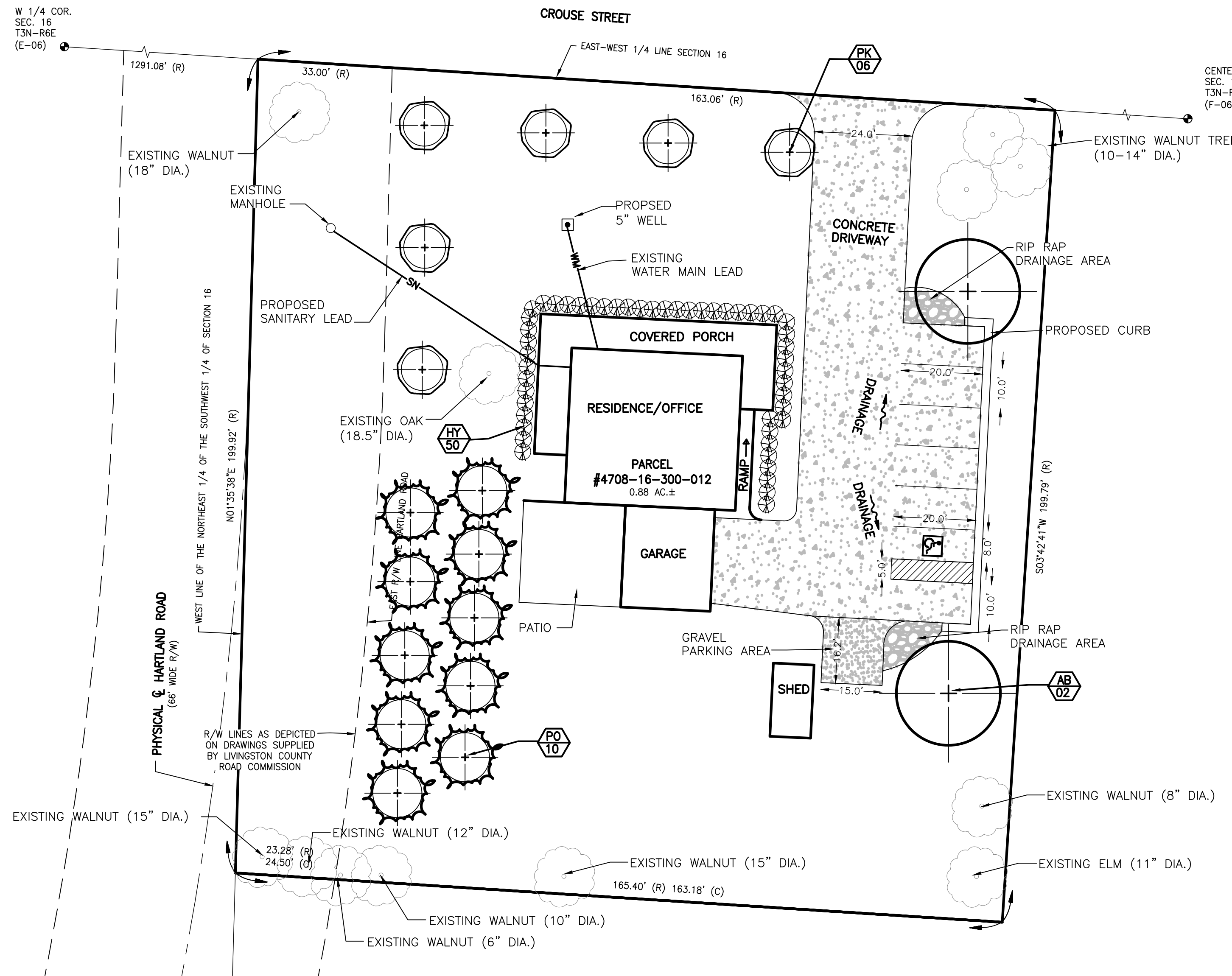
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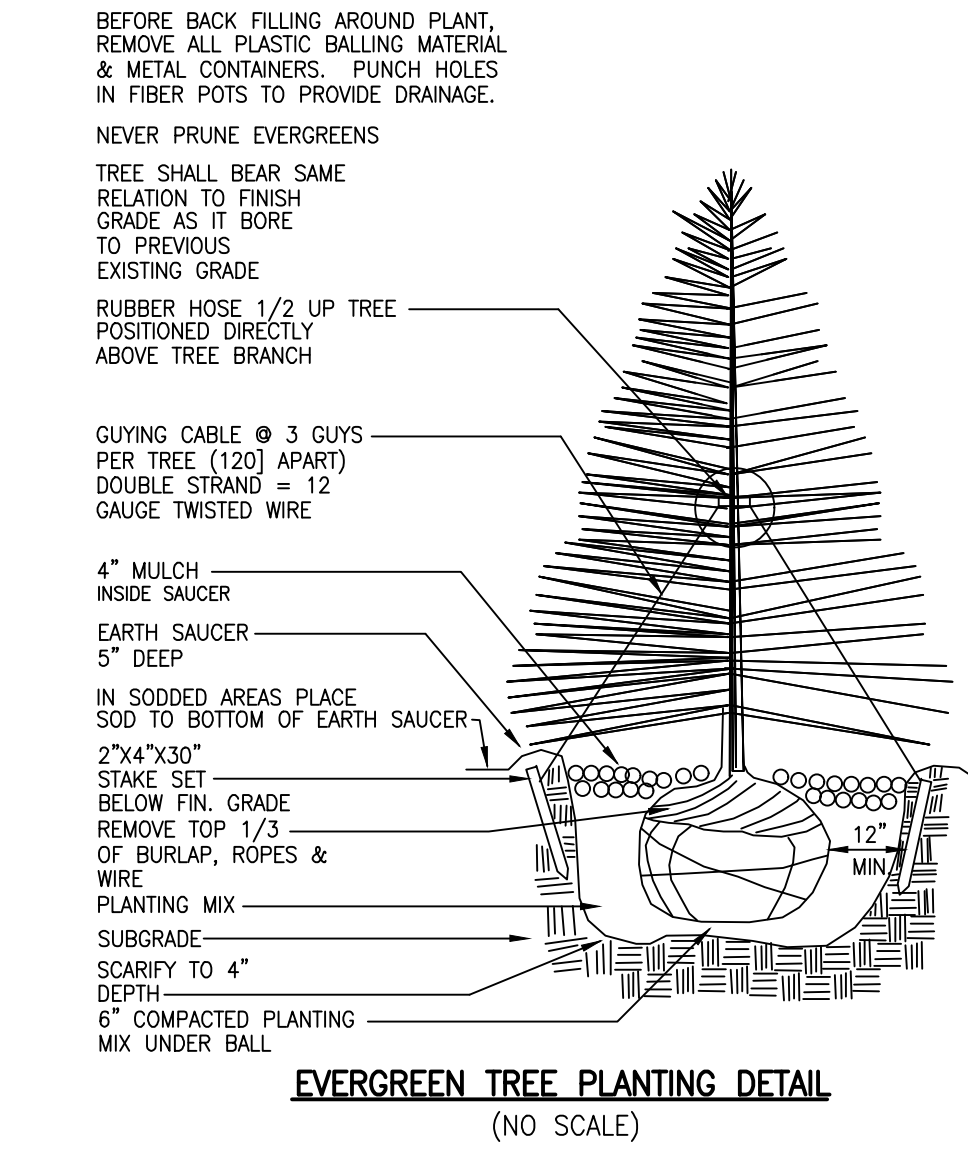
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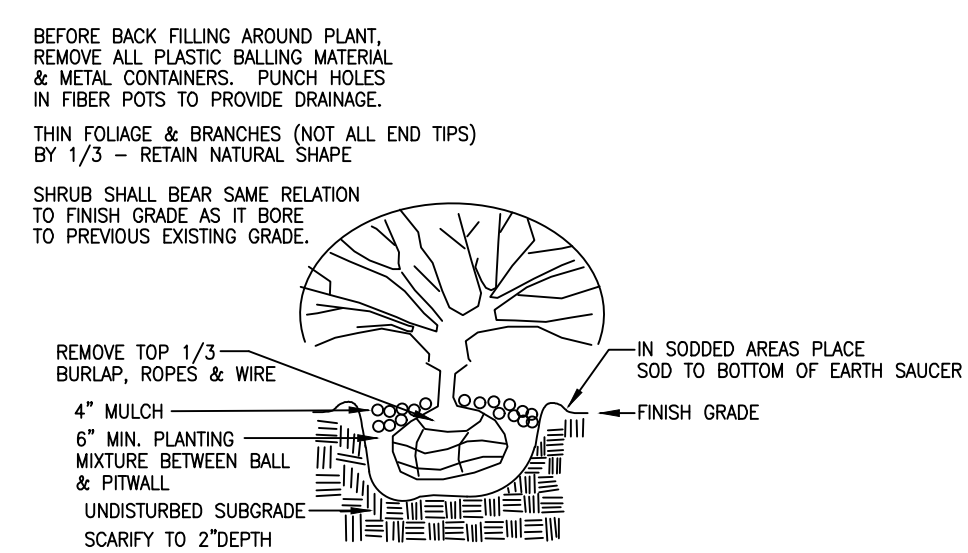
- INFORMATION AS PROVIDED BY CLIENT
- (5) TOTAL PARKING SPACES, INCLUDING 1 ADA SPACE



DECIDUOUS TREE PLANTING DETAIL
(NO SCALE)



EVERGREEN TREE PLANTING DETAIL
(NO SCALE)



SHRUB PLANTING DETAIL
(NO SCALE)

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
TREES					
AB	02	<i>Acer saccharum</i> 'Autumn Blaze'	Autumn Blaze Maple	2" cal.	B-B
PK	06	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Flowering Cherry	2" cal.	B-B
PO	10	<i>Picea omorika</i>	Serbian Spruce	6'-7' tall	B-B
SHRUBS					
HY	50	<i>Hydrangea</i> spp. (TBD)	Hydrangea species	24" ht.	Cont.

BEBOSS
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Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: **10234 CROUSE ROAD HARTLAND TWP, MI 48353**
PREPARED FOR: **RUNYAN BROTHERS CONSTRUCTION**
809 E. GRAND RIVER AVE.
HOWELL, MI 48843
517-546-8570
TITLE: **SITE PLAN**

NO.	BY	REVISION	PER	DATE
1	AEB			
2				
3				

DESIGNED BY: AEB
DRAWN BY: JA
CHECKED BY:
SCALE: 1" = 20'
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