



Planning Commission

Larry Fox, Chairperson	Summer L. McMullen, Trustee
Michael Mitchell, Vice-Chairperson	Keith Voight, Secretary
Michelle LaRose, Commissioner	Sue Grissim, Commissioner
	Tom Murphy, Commissioner

Planning Commission Special Meeting Agenda

Online via WebEx: <https://hartlandtownship-214.my.webex.com/hartlandtownship-214.my/j.php?MTID=mf8c20301e4a036043588c7f295d06409>

Thursday, March 18, 2021

7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
 - a. Planning Commission Meeting Minutes of February 25, 2021
6. Call to Public
7. Old and New Business
 - a. SP #21-006 Newberry Place Planned Development (PD) – PD Concept Plan Review (plan dated February 23, 2021)
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

In accordance with Public Act 228 of 2020, Hartland Township public meetings may be held virtually until further notice.

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<https://www.hartlandtwp.com/meetings>

All virtual meetings of the Board of Trustees and Planning Commission are posted to Hartland Township's YouTube page within 48 hours of the conclusion of said meetings at:

<https://www.youtube.com/channel/UCMQRFj949pT7c7PRasKMcFQ/videos>

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Via the WebEx app

- Join a meeting, with meeting number: 182 170 6340
- Enter the meeting password: HTWP18 (ensure there are no spaces before or after the password)

Via a cellular phone:

- Dial number 1-(415)-655-0001
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- When prompted enter password: 489718, then press #

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

February 25, 2021 – 7:00 p.m.

This meeting was held via video conference in compliance with the Department of Health and Human Resources Emergency Order of February 4, 2021 under MCL 333.2253

1. **Call to Order:** Chair Fox called the meeting to order at approximately 7:05 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**
Present – Commissioners Fox (via video from Deerfield Township, MI), Grissim (Hartland Township, MI), LaRose (Hartland Township, MI), McMullen (Hartland Township, MI), Mitchell (Hartland Township, MI), Murphy (Hartland Township, MI)
Absent – Commissioner Voight
4. **Approval of the Agenda:**
A Motion to approve the February 25, 2021 Planning Commission Regular Meeting Agenda was made by Commissioner LaRose and seconded by Commissioner Murphy. Motion carried unanimously.
5. **Approval of the Minutes:**
None
6. **Call to Public:**
None
7. **Old and New Business:**
 - a. **Site Plan Application #20-013 Spicer's Orchards**

Director Langer summarized the request stating the following:

- In May 2020, the Township Board offered to waive requirements for outdoor seating to allow businesses to serve customers outside during the pandemic.
- Businesses were informed they would, at some point, have to gain Planning Commission approval in order to make the outdoor seating permanent.
- Spicer Orchards was able to serve customers outside using the Special Event Permit process and are now requesting to make two areas permanent for outdoor seating.

Shannon Rowe, representing the Applicant Spicer Orchards, had nothing to add.

Chair Fox referred to the staff letter dated February 18, 2021

Site Requirements

Outdoor Seating and Dining (Sec. 4.47) – Standards & Operating Restrictions

STANDARDS

Location – no comments

Defined Area – no comments

Capacity – Director Langer stated the following:

- Ordinance limits outdoor seating to twenty-five percent (25%) of the interior of the restaurant which relates to parking.
- Different than a standard restaurant use: Farm market and wine tasting.
- This case is unusual as it is a large property with plenty of overflow parking in the adjacent fields.

Screening – Chair Fox stating the fencing is different for each seating area but in keeping with the setting. Commissioner Murphy asked if there is landscaping screening required. Director Langer stated typically in a commercial development, outdoor seating areas are not required to be screened. Spicer's is an agricultural operation and landscaping was not reviewed. Commissioner Murphy stated maybe for aesthetics some could be added at the corners or near the gates, but he understands and is satisfied.

Pedestrian Circulation – Chair Fox stated there are some requirements by the Michigan Building Code and the Hartland Deerfield Fire Authority. Director Langer confirmed the Fire Authority will perform a site inspection to confirm the safety requirements are met.

Parking Spaces – Commissioner Grissim commented that she recalls issues in the past where, in spite of parking being provided on the site, people continue to park along the road which causes concern for the neighbors and general safety. Director Langer stated the Township has contacted Spicer's about people parking along the road. Spicer's is monitoring that situation and educating their patrons about appropriate parking. He also stated if parking along the road is still occurring, he would like to know about it. Commissioner Mitchell asked if a No Parking sign might be preferred. Director Langer stated maybe; sometimes a sign might help, but sometimes it might not. Commissioner Mitchell would offer that as a suggestion. Chair Fox stated that is probably out of our jurisdiction and under the control of the Livingston County Road Commission. Director Langer stated there have been conversations with the Road Commission and there is a process one can go through to post No Parking signs and have violators towed; his understanding is that to date, the situation has not warranted that step. He thinks it is fair to give Spicer's the opportunity to manage the issue. The Township has had those conversations with Spicer's. Manager West stated he has been working with both entities for a seasonal traffic control plan for that area in the fall. Commissioner Murphy states he feels it is a safety issue and supports that plan. The Applicant stated they have spent a great deal of time, effort and money to control parking and traffic, added temporary signs along the road and a cone crosswalk area, and feels that the signage they used was successful. She stated the backup of traffic coming off the expressway is a problem she is unsure how to address. Commissioner McMullen commented she noticed a big difference last year and feels the signage helped.

Furniture – no comments

Waste Disposal – no comments

OPERATING RESTRICTIONS

Hours of Operation – no comments

Season of Operation – Commissioner LaRose suggested the window of time, April 1st through November 15th of a given year, may need to be increased given the current circumstances going forward rather than getting continuous requests to exceed that timeframe. If one establishment is allowed to extend those dates, others will follow. If the Planning Commission has no objection in this case, it should be allowed for everyone. Chair Fox stated he discussed this with the Director, and this may be something the Planning Commission needs to address; these parameters were based on surrounding communities 15 years ago and things have changed, certainly in the last year. There are some limitations here that should be evaluated and that is one of them. He concurs with those comments. The Planning Commission agreed to the proposed time frame of April 15th through November 15th; possibly using the West Outdoor Patio Area into December as weather allows.

Furniture Storage – no comments

Lighting – no new lights proposed, no comments

Noise – the Applicant has been informed

Patron Entrance and Exit – Director Langer stated the Fire Marshal wants a gate that can be opened in case of an emergency.

Rules and Regulations – TBD by the MLCC

Display and Advertising – the Applicant has been informed

Chair Fox stated the only comments were from the Fire Authority stating the west area is approved and the east area needs an inspection.

The Applicant stated as a business owner, she appreciated the opportunity Hartland Township afforded to their business partners to have temporary outdoor seating during the pandemic and then make some of the temporary outdoor seating areas permanent. The process has been a smooth one. She wanted to thank the Planning Commission and the Township for keeping that in mind and being proactive by allowing this to happen. Chair Fox thanked her and replied the Township is looking for ways to help, not hurt.

Commissioner La Rose offered the following Motion:

Move to approve Site Plan Application #20-013, a request to amend the approved site plan and establish two (2) permanent outdoor seating/dining areas adjacent to the winery building at Spicer Orchards Farm Market, addressed as 10411 Clyde Road. Approval is subject to the following conditions:

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated February 18, 2021, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 2. Applicant complies with any requirements of the Department of Public Works Director and Hartland Deerfield Fire Authority and all other government agencies, as applicable.**

Seconded by Commissioner Murphy. Motion carried unanimously.

b. Site Plan Application #21-002 Mackle's Table and Taps

Director Langer summarized the request stating the following:

- In May 2020, the Township Board offered to waive requirements for outdoor seating to allow businesses to serve customers outside during the pandemic.
- Businesses were informed they would, at some point, have to gain Planning Commission approval in order to make the outdoor seating permanent.
- Mackle's Table and Taps was able to serve customers outside using the Special Event Permit process and are now requesting to make an additional area permanent for outdoor seating.
- Adding four (4) tables to an existing outdoor seating area.

Joe Mackle, the Applicant for Mackle's Table and Taps stated they also appreciate the opportunity, and that the industry is changing, people want to be outside earlier and later in the season.

Chair Fox referred to the staff letter dated February 18, 2021

Site Requirements

Outdoor Seating and Dining (Sec. 4.47) – Standards & Operating Restrictions

STANDARDS

Location – no comments

Defined Area – no comments

Capacity – Director Langer stated the Ordinance limits outdoor seating to twenty-five percent (25%) of the interior of the restaurant which relates to parking. It generally relates to off-street parking of which there is plenty available along with additional areas that could be striped and counted as additional parking.

Screening – no comments

Pedestrian Circulation – Chair Fox stated there are some requirements by the Michigan Building Code and the Hartland Deerfield Fire Authority. Director Langer confirmed the Fire Authority will perform a site inspection to confirm the safety requirements are met.

Parking Spaces – discussed above

Furniture – no comments

Waste Disposal – no comments

OPERATING RESTRICTIONS

Hours of Operation – no comments

Season of Operation – Proposed – March through October. The Planning Commission agreed noting that they intend to revisit this part of the Ordinance in the future. Director Langer proposed that the time be extended until December if they choose to avoid it having to come back to adjust the time period. Chair Fox suggested allowing it year-round if the Applicant chose to have a space that could be made comfortable. The Planning Commission discussed this option. Commissioner Murphy offered his support. Commissioner LaRose expressed concern that it was not offered for the previous request and feels they should be treated the same. Chair Fox suggested approving what was requested and committing to address this amendment before the fall. Commissioner LaRose stated that is reasonable and it gives the Planning Commission a time frame to address the issue. The Planning Commission agreed.

Furniture Storage – no comments

Lighting – no new lights proposed, no comments

Noise – the Applicant has been informed

Patron Entrance and Exit – Chair Fox mentioned the gate is now shown on the plan. Director Langer stated the owner wants to limit entry and exit through the gate as required but the Fire Authority wants to be sure, in case of an emergency, people can exit safely. Since the time the memo was written, this information has been provided.

Food and Beverage Service – TBD by MLCC

Display and Advertising – the Applicant has been informed

Commissioner Grissim offered the following Motion:

Move to approve Site Plan Application #21-002, a request to amend the approved site plan and expand an existing outdoor seating/dining area for Mackle's Table and Taps, by adding four (4) tables with sixteen (16) seats, at 1774 Old US-23, in Hartland Town Center. Approval is subject to the following conditions:

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated February 18, 2021, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**

2. **Applicant complies with any requirements of the Department of Public Works Director and Hartland Deerfield Fire Authority and all other government agencies, as applicable.**

Seconded by Commissioner Mitchell. Motion carried unanimously.

The Applicant expressed his appreciation stating he is looking forward to working with the Township more in the future.

8. Call to Public:

None

9. Planner's Report:

Director Langer reported the following:

- The Public Hearing for the Comprehensive Plan Amendment has occurred, it has been sent to Livingston County Planning Commission and they have given their approval. It is on the agenda for the Township Board March 2, 2021.
- Ordinance Amendment #20-001 Digital Menu Boards for drive-through restaurants was also recommended for approval February 11, 2021 and has been sent to Livingston County as well.

10. Committee Reports:

None

11. Adjournment:

A Motion to adjourn was made by Commissioner LaRose and seconded by Commissioner Mitchell. Motion carried unanimously. The meeting was adjourned at approximately 7:50 p.m.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: SP #21-006 Newberry Place Planned Development (PD) – PD Concept Plan Review
(plan dated February 23, 2021)

Date: March 11, 2021

Recommended Action

No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. The Planning Department should provide comments to the applicant about the proposed Newberry Place PD Concept Plan and whether it is indicative of a plan that can and will meet the intent, design standards, and eligibility criteria of the Planned Development process.

Discussion

Applicant: David Straub, Mayberry Homes

Site Description

The proposed Concept Plan for Newberry Place Planned Development is on the north and south side of Highland Road (M-59), west of Pleasant Valley/Fenton Road, in Section 23 and 26 of the Township. The development is comprised of four (4) separate parcels, with a combined total of approximately 108.7 acres. The four (4) parcels are undeveloped and are zoned CA-Conservation Agricultural. Two (2) parcels are on the north side of Highland Road (Parcel ID#'s 4708-23-400-036, 2 acres in area; and 4708-23-400-037, 28.22 acres in area). The remaining two (2) parcels are on the south of Highland Road as follows: Parcel ID #'s 4708-26-200-006, 7.40 acres in area; and 4708-26-200-007, 71.11 acres in area.

In this memorandum the two (2) parcels on the north side of Highland Road will be grouped together and referred to as the North Parcel. Similarly, the two (2) parcels on the south side of Highland Road will be called the South Parcel.

As an informational note, the previous Concept Plan from July 2019, that was reviewed by the Planning Commission and Township Board, had included an additional 40-acre parcel west of the South Parcel. This parcel is no longer part of the planned development.

Project History Summary

The intent of this memorandum is to provide an update on the Newberry Place Planned Development project since the last Concept Plan was presented to the Planning Commission and Township Board in July of 2019.

As background information, the planned development project was initially reviewed by the Township in 2007, under two applications: Site Plan Application #383 (Newberry-North and East) and Site Plan Application #386 (Newberry West). The total project area for the 2007 plans was approximately 148 acres. On April 26, 2007, the Planning Commission approved the preliminary planned development applications (SP #383-P and SP #386-P), including the Pattern Book dated May 25, 2007. The project did not move forward to final approval.

In 2015, a new application for Newberry Place was submitted to the Township, under SP PD #535. The concept plans were reviewed by the Township in 2015, under SP PD #535-C. The total project area at that time was approximately 108 acres and did not include the western 40 acres that had been part of SP #386 (Newberry West).

The preliminary plans for the Newberry Place Planned Development project, SP PD Application #535-P, were last reviewed by the Planning Commission on April 21, 2016. Since that time, the Township has held informal meetings with the applicant to discuss revised development plans. Several versions of the development plans were submitted for staff to review, between 2016 and June 2019. In 2018, the project area was expanded to include the western 40 acres (formerly called Newberry West), thus the total project area was approximately 148 acres.

The applicant submitted a new set of plans to the Township on July 2, 2019. The plans were conceptual in nature, showing five (5) development districts on the Regulation Plan: Single Family District; Multiple Family District; Commercial District; Single Family Detached Only District; and Mixed Use District. Conceptual architectural renderings were provided for single family and multiple family housing, mixed use buildings, and commercial buildings. Due to the number of changes to the 2016 plan (SP PD #535-P), the new Concept Plan (July 2, 2019) was presented to the Planning Commission on July 10, 2019 for their consideration and comments. After the Planning Commission presentation, the applicant revised the plan to add 66 dwelling units in the Mixed Use District, as stated on the Regulation Plan. The actual residential units were not shown on the overall development plan. This updated plan, dated July 25, 2019, was presented to the Township Board on August 6, 2019. A copy of the Regulation Plan from the July 25, 2019 plan set is provided as an attachment.

Since 2019, the applicant has revised the development plans and submitted a new Concept Plan and Pattern Book in February 2021. As noted, the 40-acre parcel (formerly called Newberry West) is no longer part of the planned development. The current project area includes the North Parcel and South Parcel for a total of approximately 108 acres. Additional changes have occurred to the development plans thus the applicant was directed to present the 2021 Concept Plan to the Planning Commission and Township Board for their review and comments.

February 2021 PD Concept Plan

The Concept Plan includes a Regulating Plan and a brief summary of each development district. Illustrative drawings of residential and commercial buildings are also provided. The intent of the Regulating Plan is to provide a wide range of uses within several of the districts to afford flexibility to address future development trends. Following is a discussion of the development districts.

The Regulating Plan shows four (4) types of districts, although it should be noted the text states there are seven (7) districts. The districts are as follows:

- Single Family Residential District
- Single Family Detached Only Residential District
- Mixed Use District
- Commercial District

Although listed on this page, the 5-foot Concrete Sidewalk is not considered a development district category. Staff would note that the next set of plans/Pattern Book should consistently show the 8-foot-wide bituminous Bike/Safety Path on the north side of Highland Road (along frontage of North Parcel) and along Pleasant Valley and Fenton Road, on all applicable maps in the Pattern Book for Newberry Place PD.

Single Family District

The Planning Commission should review the permitted residential uses for this district as listed in the pattern book. Consideration should be given to the possibility that this district could be comprised of a mix of the allowed residential uses or be entirely comprised of one (1) of the permitted residential uses.

Single Family Detached Only District

This district consists of nineteen (19) lots along the northern boundary of the North Parcel, for the construction of detached, single family houses, only. The number of units is capped at nineteen (19) units. The plans do not state the acreage of this district, or the proposed density.

Mixed Use District

The Planning Commission should review the permitted uses for this district as listed in the pattern book. Consideration should be given to the possibility that this district could be comprised of a mix of the allowed uses or be entirely comprised of one (1) of the permitted uses.

Commercial District

The Planning Commission should review the permitted uses for this district as listed in the pattern book. Consideration should be given to the possibility that this district could be comprised of a mix of the allowed uses or be entirely comprised of one (1) of the permitted uses.

Summary of Development Plans

Following is a chart that summarizes the development plans from 2007, 2016, 2019, and the current concept plan (February 2021). The data in non-bold type is based on plans and applicable staff memorandums that are on file, which staff rechecked. The figures in **bold** type in the Summary Chart are provided by the applicant, as stated on Page 2 of the 2021 Concept Plan, under "History of Submittals". Staff is unable to confirm how the applicant arrived at those figures. That said, density calculations in this report are based on staff's information.

The stated acreage for the development/total project area is based on data from the Township's Assessing database. It should be noted that some of the prior plans have stated different figures, but staff is using the Assessing information for the purpose of this staff report.

The residential density (dwelling units per acre) is calculated by using the total number of residential dwelling units, divided by the total acres of the development, with some exceptions as noted in the Summary Chart. Deviations in the data are shown in bold in the chart. Footnotes provide additional information as applicable.

A separate comparison chart is also provided as an attachment to this memorandum which provides detailed density calculations.

Summary Chart

Application # / Plan Date	Commercial Space SQ. FT.	Number of Residential Units	Residential Density DU/AC (Overall Density)
2007 Pattern Book SP #383 and SP #386 Project area: 148.7 acres	288,059 Sq. Ft. 280,103 Sq. Ft.	545 units* 328 units	3.66 DU/AC 2.21 DU/AC using 328 units
2016 Preliminary Plan SP PD #535-P Project area: 108.7 acres	100,409 Sq. Ft. 140,715 Sq. Ft.	499 units	4.59 DU/AC 5.60 DU/AC**
Plans dated July 25, 2019 SP PD #535-P Project area: 148.7 acres	133,950 Sq. Ft.	595 units 529 units***	4.00 DU/AC 3.56 DU/AC using 529 units
Plans dated February 23, 2021 Project area: 108.7 acres	133,950 Sq. Ft.	417 units	3.84 DU/AC

+

**Number of units based on information presented on 2007 site plans from SP#383 and SP #386 (prepared by Beckett and Raedar)*

***Data is based on the March 29, 2016 staff memorandum was prepared by McKenna Associates and site plans prepared by Beckett and Raedar, dated March 2, 2016. The residential density on Sheet 02 is stated as 4.98 dwelling units per acre, using 444 residential units and 89.17 residential acres, versus using the entire planned development area of 108.7 acres. The staff report states an additional 55 units are possible in commercial areas, for a total of 499 units, but the plan does not clearly show where these units would be placed. The overall density in the staff report is stated as 5.60 DU/AC, however the acreage used for this calculation is not listed. If using 499 units and 89.17 acres, the resultant density is 5.60 DU/AC.*

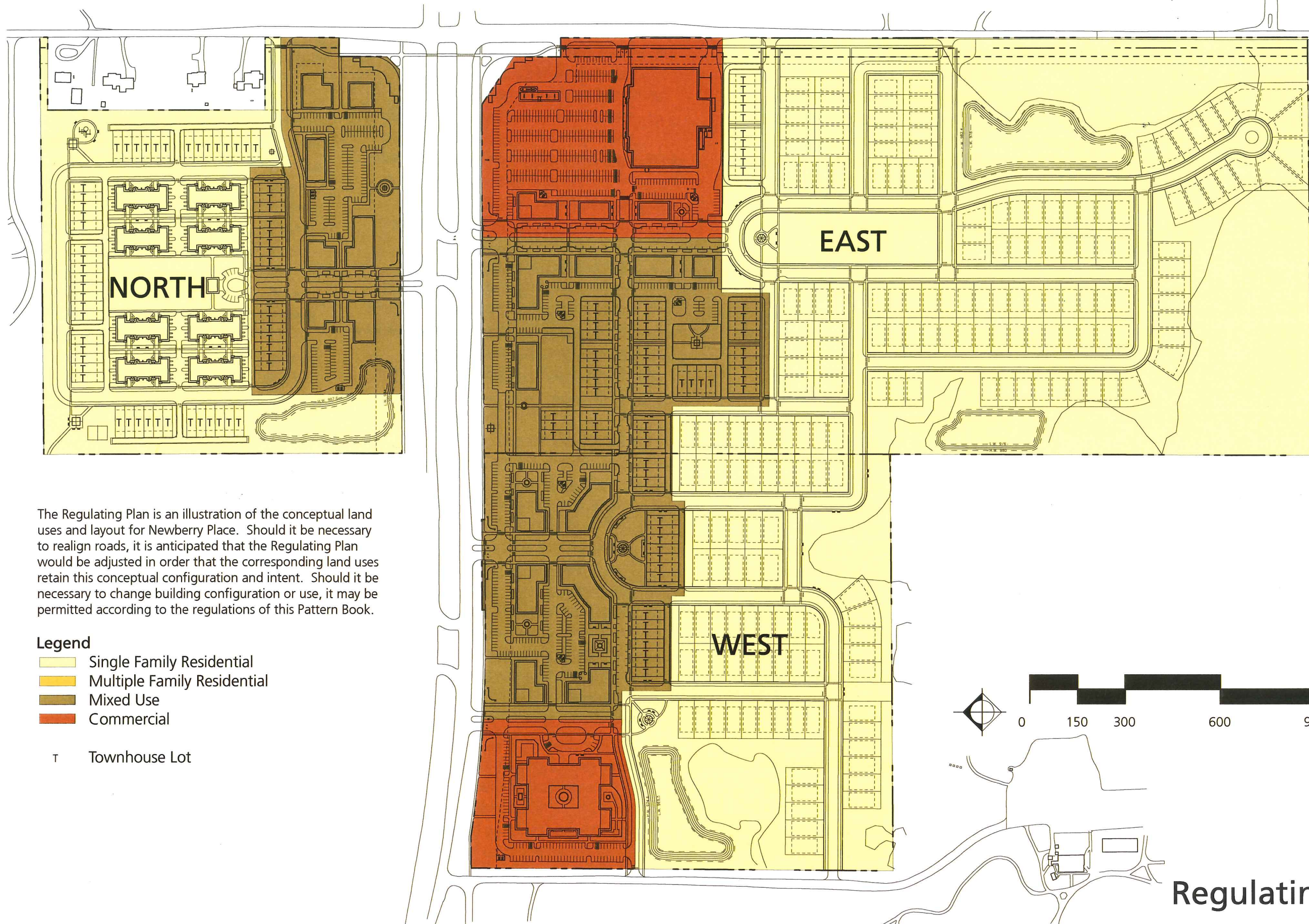
**** The applicant is stating the number of units as 529 units, however the July 25, 2019 Regulating Plan had proposed 66 additional units in the Mixed Use District, although those individual units were not shown on the development plan. If these are added, the total is 595 residential units.*

Due to the number of changes to the project since the July 25, 2019 Concept Plan, staff is presenting the current set of plans to the Planning Commission for their review and comments. A resolution is not provided at this time, but staff is looking for input from the Planning Commission regarding the current plans in order to give direction to the applicant as to the next step in the project. The plans will also be forwarded to the Township Board at a future meeting for their review and comments.

Attachments:

1. 2007 Newberry Place Plan - *PDF version*
2. 2016 Newberry Place Plan-North Parcel - *PDF version*
3. 2016 Newberry Place Plan-South Parcel - *PDF version*
4. Newberry Place Concept Plan 07.25.2019 - *PDF version*
5. Comparison Chart for Newberry Place PD 03.11.2021 – *PDF version*
6. Newberry Place Concept Plan 02.23. 2021

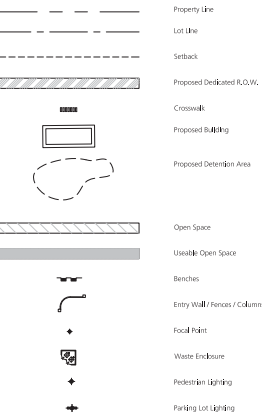
T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2021 Planning Commission Activity\Site Plan applications\SP 21-006 Newberry Place PD Concept plan 02.23.2021\Staff reports PC\Newberry Concept Plan PC staff report 03.11.2021.docx



The Regulating Plan is an illustration of the conceptual land uses and layout for Newberry Place. Should it be necessary to realign roads, it is anticipated that the Regulating Plan would be adjusted in order that the corresponding land uses retain this conceptual configuration and intent. Should it be necessary to change building configuration or use, it may be permitted according to the regulations of this Pattern Book.

Regulating Plan

SITE PLAN NORTH LEGEND



SITE PLAN NOTES

See Sheet 05

SITE PLAN NORTH BUILDING KEY

- A Multiple Family Residential (12 units per building)
- B Commercial (4,255 SF / 1 story)
- C Multiple Family Residential (8 units per building)
- D Duplex Style Condominiums (2 units per building)
- E Cluster Homes (Up to 4 Units per Common Driveway)
- 1 Commercial - Coffee Shop (3,000 SF / 1 story)
- 2 Commercial - Gas Station (3,000 SF / 1 story)

COMBINED NORTH AND SOUTH DEVELOPMENT SUMMARY

Parking Requirements									
	Gross SF	Unusable SF (80% of GFI)	Garage	Required	75% of required parking provided	Reserve for spaces and 4	Barrier free spaces provided		
North Parcel	139824	111859	254	187	492	22	26		
South Parcel	70019	56015	453	341	252	18	17		
Total Development	209843	167874	688	528	884	40	45		

Residential Density									
	Acres	650 Units	750 Units	Duplex (12 units/bldg)	Cluster Homes	Multiple Family Units (10 units/bldg)	Multiple Family Units (12 units/bldg)	Total Units	Unimproved
Single Family District*	43.36	55	26	0	0	0	0	84	1.04
Multiple Family District	34.26	0	36	46	12	30	180	294	8.38
Mixed Use District	6.86	0	0	0	30	36	56	66	9.62
Commercial District	4.68	0	0	0	0	0	55	55	11.75
Total Development	89.16	58	26	36	42	36	216	499	5.40

*Note: An estimated quantity of on-street unsold parking on residential streets is 365 spaces, providing plenty of guest spaces.

Open Space									
	Acres	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)
Single Family District	43.36	23.80	23.83	55%	4.34	7.19	13%		
Multiple Family District	34.26	8.57	0.19	27%	1.43	6.04	30%		
Mixed Use District	16.95	3.52	4.68	28%	1.41	1.52	21%		
Commercial District	13.08	3.49	4.49	33%	0.47	0.97	20%		
North Parcel Totals	30.05	7.51	12.18	34%	2.40	1.93	13%		
South Parcel Totals	11.19	1.04	4.09	21%	1.21	1.21	16%		
Total Development**	40.60	19.30	43.83	40%	0.93	16.11	15%		

**Excludes 2.0 ac Dedicated ROW

OPEN SPACE GUIDELINES

Open space is comprised of flexible areas that provide Newberry Place with undeveloped land, recreation opportunities, and landscape screens. The open space situated throughout the development will include wetlands, woodlands, open fields and other like areas, useable open space, and greenbelts. Useable open space provides opportunities for both passive and active recreation.

	Overall Open Space	Useable Open Space	Hartland Township Requirements	Notes
Overall Development	25% mls.	10% mls.	CA (None)	Overall Open Space Includes greenbelts
Commercial Districts	15% mls.	None Required	None	Where residential uses are not included in the district
Single Family District	25% mls.	10% mls.	25% Total, 10% Usable	
Multiple Family District	25% mls.	10% mls.	25% Total, 10% Usable	
Mixed Use District	25% mls.	10% mls.	None	

OPEN SPACE CHARACTER

It is envisioned that useable open space found in Newberry Place will be developed in a variety of ways, including, but not limited to, the following:

- A. Natural Areas: Natural areas preserve the beauty of the site and provide an opportunity for passive uses such as, walking and nature observation. These areas should typically have some street frontage for access and are primarily contained adjacent to and behind residential lots.
- B. Residential Open Space: Flexible park areas located throughout the Residential and Mixed Use Districts where residential uses predominate can accommodate both passive and active uses. They should be located with street frontage and preferably face the front and/or sides of residences. The parks should help to organize the living spaces and act as outdoor "rooms" surrounded by residential uses. Occasionally, the parks could act as permeable buffers between residential areas and other uses.
- C. Urban Plaza and Pocket Parks: Usable open space in the Commercial district and adjacent to commercial uses in the Mixed Use district is envisioned as urban plazas, and pocket parks where people gather, meet, rest, and enjoy the outdoors. These spaces are open to the public. Any space that is designed as private outdoor seating shall be in excess of open space requirements. Pocket parks are to be paid to the design, materials, furnishings, landscaping, and the intended use of these areas in order that they become vibrant spaces in the Commercial and Mixed Use districts.
- D. Senior Care Facilities: Open Space in Commercial districts that are devoted to residential uses or residential care facilities shall conform to the residential district open space and useable open space requirements. The large open space and setbacks requirements of the Hartland Township Ordinance are appropriate for a more rural stand alone senior care facility. It is the intent of Newberry Place that some of all ages and abilities be able to access the many parks, urban plaza, and pocket parks located throughout the development. Seniors enjoy watching kids play, and enjoy walking to get coffee or ice cream as part of their daily activities and are encouraged to do so by the interconnected network of walks and open spaces throughout the development.

OPEN SPACE PROVIDED PER PHASE

The following chart shows the total and useable open space as it is accumulated in the development as each phase is constructed. See sheet 02 for a simplified phasing diagram.

	Acres	Total Open Space Provided (25% mls. Req'd)	% Open Space Provided (25% mls. Req'd)	Useable Open Space Provided (10% mls. Req'd)	% Usable Open Space Provided (10% mls. Req'd)	Conformable Open Space Provided (10% mls. Req'd)	% Conformable Open Space Provided (10% mls. Req'd)
North Parcel							
Phase 1	16.76	5,657	36%	2,139	14%	26,331	80%
Phase 2	10.57	2,333	22%	1,326	12%	26,331	30%
Phase 3	3.72	2,25	61%	0.46	12%	30,05	34%
South Parcel							
Phase 1	5.01	1,446	29%	600	9%	31,00	38%
Phase 2	25.99	10,222	39%	3,657	14%	31,00	38%
Phase 3	12.72	2,10	16%	1,559	12%	43,71	32%
Phase 4B	24.42	15,14	62%	4,72	19%	68,14	42%
Phase 5A	2.30	2,37	82%	1,027	37%	71,24	44%
Phase 5B	5.81	2,39	43%	1,81	32%	76,64	44%

SITE PLAN NORTH DEVELOPMENT SUMMARY

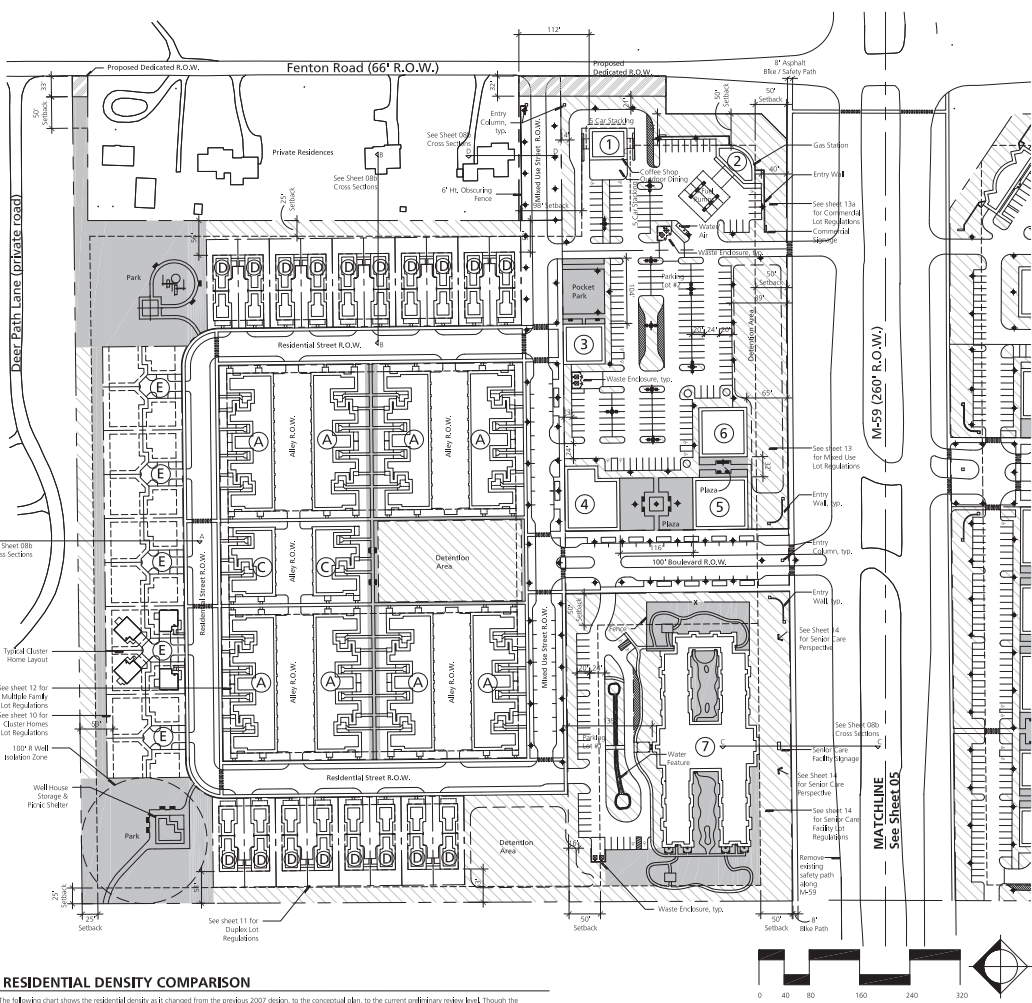
Parking Requirements									
	Gross SF	Unusable SF (80% of GFI)	Garage	Required	75% of required parking provided	Reserve for spaces and 4	Barrier free spaces provided		
East Block									
Mixed Use Buildings	29808	20718	384	1709	1298	78	256	0	0
Gas Station	2514	2011.2	26	0	0	0	0	0	0
Coffee Shop	3000	2400	57	227000	170	17	40	0	2
Block Total	31412	25130					135	265	9
West Block									
Senior Housing Block	38500	30800	53	0.5/mile, 1/employee			40	43	2
Block Total	38500	30800					40	43	2
Parcel Total	139824	111859	254				187	492	22

Residential Density									
	Acres	650 Units	750 Units	Duplex (12 units/bldg)	Cluster Homes	Multiple Family Units (10 units/bldg)	Multiple Family Units (12 units/bldg)	Total Units	Unimproved
Single Family District*	43.36	55	26	0	0	0	0	84	1.04
Multiple Family District	34.26	0	36	46	12	30	180	294	8.38
Mixed Use District	6.86	0	0	0	30	36	56	66	9.62
Commercial District	4.68	0	0	0	0	0	55	55	11.75
Total Development	89.16	58	26	36	42	36	216	499	5.40

*Note: An estimated quantity of on-street parking is 365 spaces, providing plenty of guest spaces.

Open Space									
	Acres	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)
Single Family District	43.36	23.80	23.83	55%	4.34	7.19	13%		
Multiple Family District	34.26	8.57	0.19	27%	1.43	6.04	30%		
Mixed Use District	16.95	3.52	4.68	28%	1.41	1.52	21%		
Commercial District	13.08	3.49	4.49	33%	0.47	0.97	20%		
North Parcel Totals	30.05	7.51	12.18	34%	2.40	1.93	13%		
South Parcel Totals	11.19	1.04	4.09	21%	1.21	1.21	16%		
Total Development**	40.60	19.30	43.83	40%	0.93	16.11	15%		

**Excludes 0.20 ac Dedicated ROW



RESIDENTIAL DENSITY COMPARISON

The following chart shows the residential density plus, charged from the minimum 2007 density, to the current preliminary review level. Though the residential density for the preliminary submission is higher than the conceptual submission, the residential density of the current plan is less than the density of the design that was approved at the preliminary level in 2007.

	Original (2007)	Concept	Preliminary	Remarks
Apartment	96	180	278	Increased because of marketing analysis
Townhome	218	0	0	
Duplex	0	0	36	Added because it eliminates garage doors to the street and makes community look better (TND)
60' Cluster	0	44	45	
50' 50' Lot	42	0	0	
50' 50' Lot	92	41	0	Eliminated to get rid of garage doors
50' 60' Lot	0	0	50	Reduced to eliminate garage doors to the street and makes community look better (TND)
50' 75' Lot	0	18	26	Reduced to eliminate garage doors to the street and makes community look better (TND)
Total SF	134	187	130	Same as Concept with Duplex units and both are more than original preliminary approval
Total Units	448	367	444	Our preliminary is 14 units less than original approved preliminary and a better looking community
DF from Prev	0	-81	77	Increased because of marketing analysis for apartments & REG total of 498 assigned to 350ac
Residential Acres	63.77	89.16	89.16	
Density	5.05	4.12	4.98	

Beckett & Raeder, Inc.
335 West Main Street, Suite 101
Ann Arbor, MI 48103
734.663.2622
734.663.2759

South Tract
1200 Central Expressway, Suite 200
East Lansing, MI 48823
191.397.0000
Ownership Type: Private



Introduction –

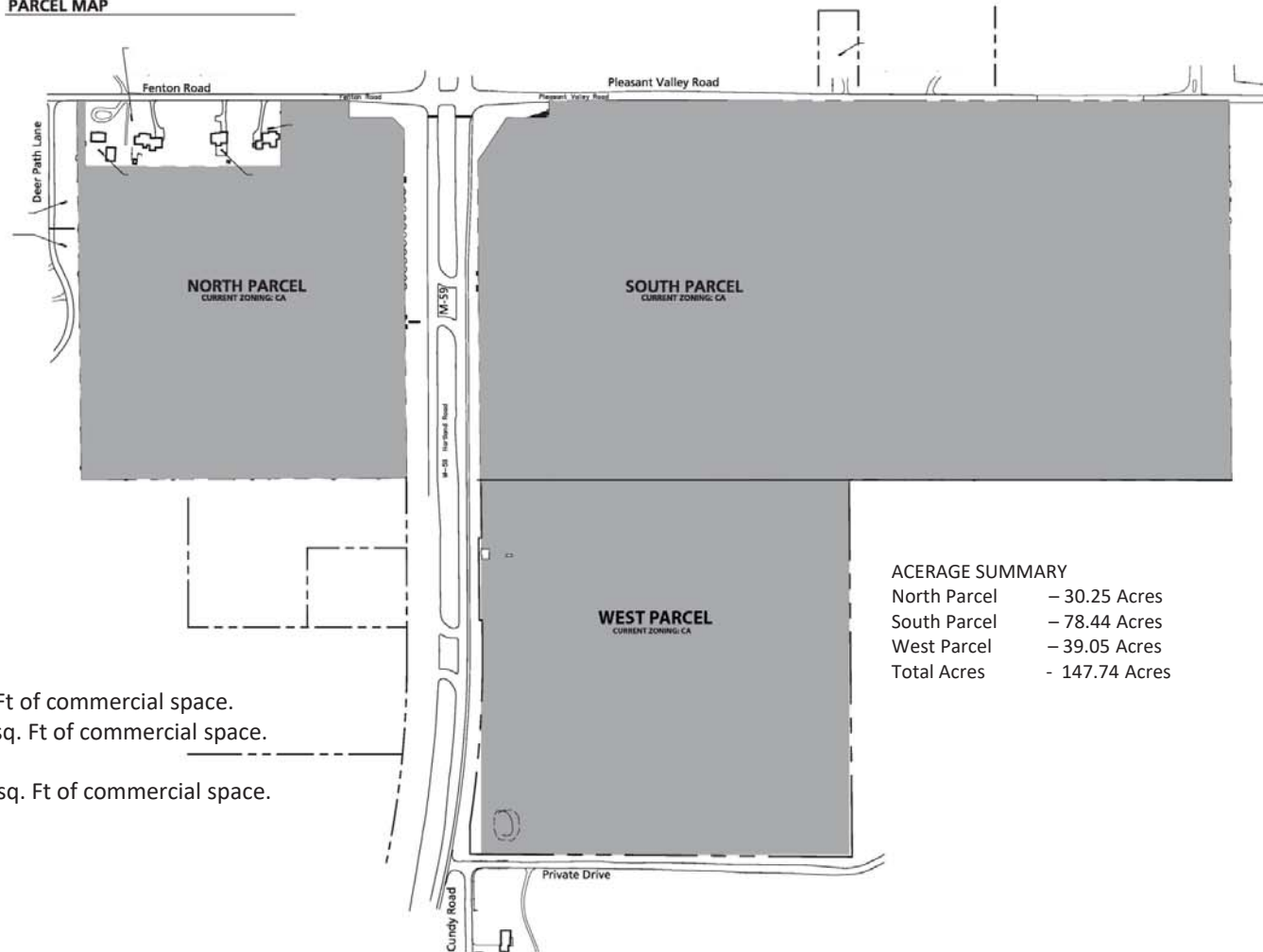
The Pleasant Valley Special Planning Area in Hartland township, Michigan is envisioned to be a mixed-use, walkable, planned development that will enhance the surrounding township without taking on the appearance of a separate municipality. This new community, Newberry Place, is designed in the style of traditional town values.

The proposed community plans to incorporate a mixture of land uses that could include grocery store, retail uses, office uses, single and multiple family housing alternatives, senior living facility, medical services, other goods and services and a network of parks and open spaces.

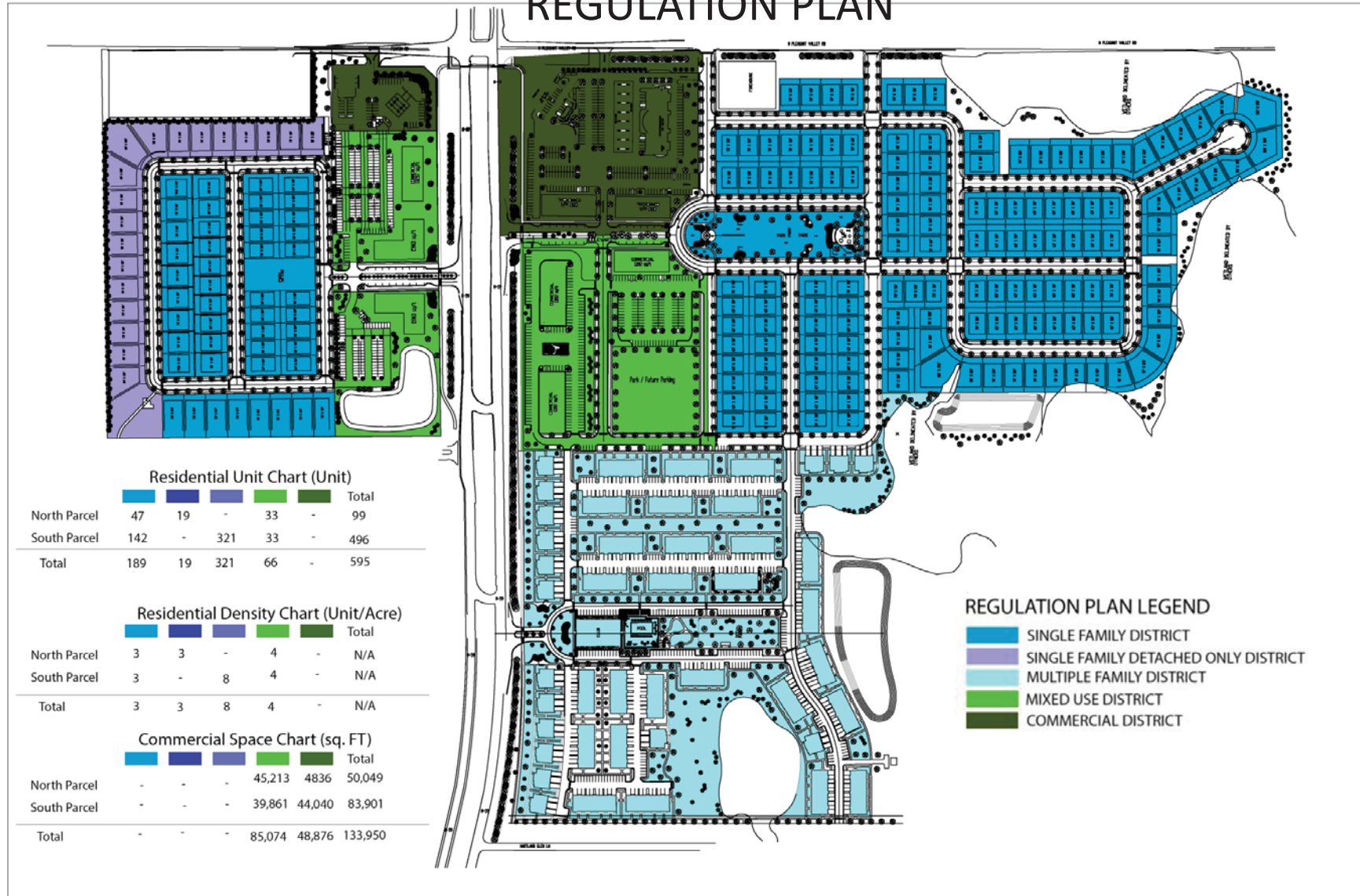
History of Submittals -

- 2007 Pattern Book had 328 Residential Units and 280,103 sq. Ft of commercial space.
- 2016 Preliminary Plan had 499 Residential Units and 140,715 sq. Ft of commercial space.
(The 40 Acre West Parcel was not included in this submission)
- The current submission has 529 residential units and 133,950 sq. Ft of commercial space.

PARCEL MAP



REGULATION PLAN



COMPARISON CHART FOR NEWBERRY PLACE PD

March 11, 2021

Data based on file plans for:

SP #383-P (Newberry North & East, plans dated May 25, 2007)

SP #386-P (Newberry West, plans dated May 25, 2007)

SP #535-P (Newberry plans dated March 2, 2016)

SP #535-P (Newberry Concept Plan dated July 25, 2019)

SP #21-006 (Newberry Concept Plan dated February 23, 2021)

COMMERCIAL DATA

	2007 PLANS Project area 148.7 acres	2016 PLANS Project area 108.7 acres	2019 PLANS (7/25/2019) Project area 148.7 acres	2021 PLANS (2/23/2021) Project area 108.7 acres
COMMERCIAL SQ. FT. Per file information	288,059 SQ. FT.	100,409 SQ. FT.	133,950 SQ. FT.	133,950 SQ. FT.
COMMERCIAL SQ. FT. Per Applicant Data	280,103 SQ. FT.*	140,715 SQ. FT.*	133,950 SQ. FT.	133,950 SQ. FT.

*Indicates data deviation as stated on February 23, 2021 Concept Plan

RESIDENTIAL DENSITY

	2007 PLANS	2016 PLANS	2019 PLANS	2021 PLANS
# RESIDENTIAL UNITS Per file information	545 UNITS	499 UNITS	595 UNITS	417 UNITS
# RESIDENTIAL UNITS Per Applicant Data	328 UNITS*	499 UNITS	529 UNITS*	417 UNITS
# ACRES (PD PROJECT AREA)	148.7 ACRES	108.7 ACRES	148.7 ACRES	108.7 ACRES
OVERALL DENSITY	3.66 DU/AC 545 DU÷148.7 AC =3.66 DU/AC	4.59 DU/AC 499 DU÷108.7 AC = 4.59 DU/AC	4.00 DU/AC 595 DU÷148.7 AC = 4.00 DU/AC	3.84 DU/AC 417 DU÷108.7 AC = 3.84 DU/AC

*Indicates data deviation as stated on February 23, 2021 Concept Plan

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2021 Planning Commission Activity\Site Plan applications\SP 21-006 Newberry PD Concept plan 02.23.2021\Comparison Chart for Newberry Place PD 03.11.2021.docx

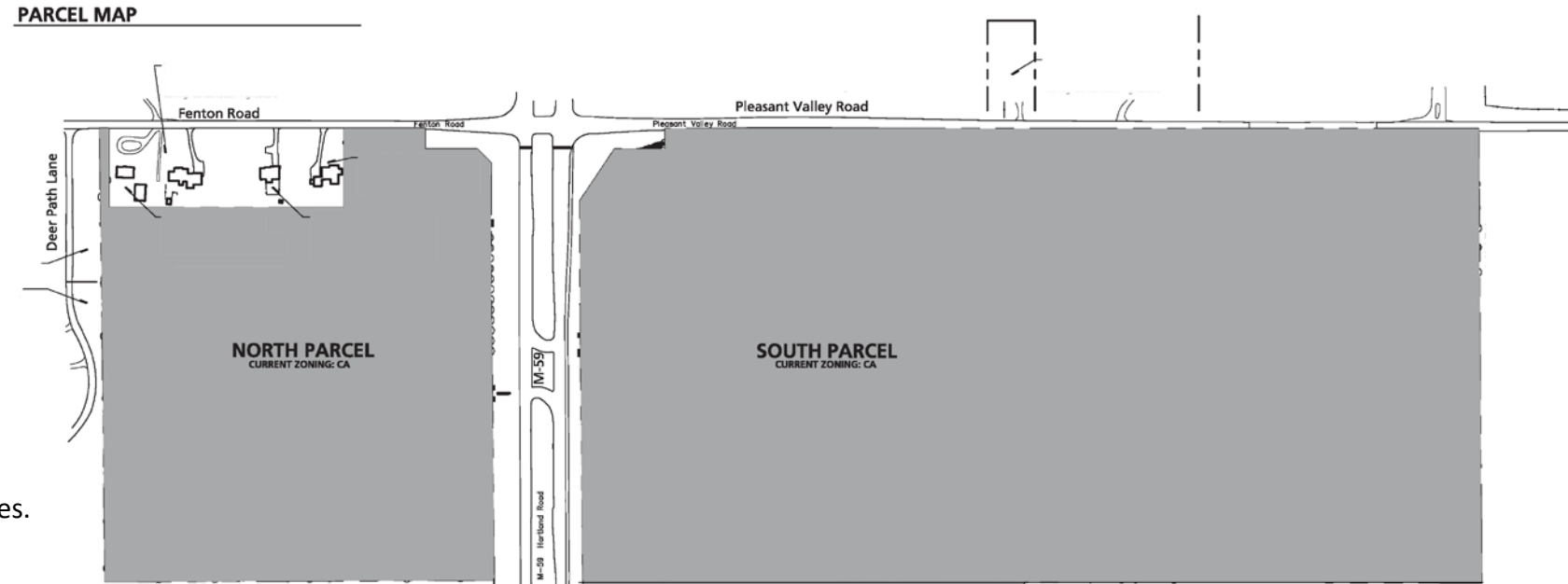
Newberry Place



Introduction –

The Pleasant Valley Special Planning Area in Hartland township, Michigan is envisioned to be a mixed-use, walkable, planned development that will enhance the surrounding township without taking on the appearance of a separate municipality. This new community, Newberry Place, is designed in the style of traditional town values.

The proposed community plans to incorporate a mixture of land uses that could include grocery store, retail uses, office uses, single and multiple family housing alternatives, senior living facility, medical services, other goods and services and a network of parks and open spaces.



History of Submittals -

- 2007 Pattern Book had 328 Residential Units and 280,103 sq. Ft of commercial space.
- 2016 Preliminary Plan had 499 Residential Units and 140,715 sq. Ft of commercial space.
(The 40 Acre West Parcel was not included in this submission)
- 2019 Conceptual Plan had 529 residential units and 133,950 sq. ft. of commercial space. The 40-acre west parcel was included with this plan.
- The current submission has 417 units and 133,950 sq. ft. of commercial space. The west 40 acres are no longer included.

ACERAGE SUMMARY

North Parcel	– 30.25 Acres
South Parcel	– 78.44 Acres
Total Acres	– 108.69 Acres

I. Regulating Plan



General Use Type

As shown on the Regulating Plan, the community consists of seven districts:

- Single Family Residential District
- Single Family Detached Only Residential District
- Mixed Use District
- Commercial District
- 5' Concrete Sidewalk

Residential Unit Chart (Unit)

	Single Family Residential District	Single Family Detached Only Residential District	Mixed Use District	Commercial District	Total
North Parcel	90	19	-	-	109
South Parcel	242	-	-	-	308
Total	332	19	66	-	417

Residential Unit Chart (Unit/Acre)

	Single Family Residential District	Single Family Detached Only Residential District	Mixed Use District	Commercial District	Total
North Parcel	4.5	-	-	-	N/A
South Parcel	4.5	-	-	-	N/A
Total	4.5	-	-	-	N/A

Commercial Space Chart (sq. ft.)

	Single Family Residential District	Single Family Detached Only Residential District	Mixed Use District	Commercial District	Total
North Parcel	-	-	45,213	4,836	50,049
South Parcel	-	-	39,861	44,040	83,901
Total	-	-	85,074	-	133,950

SINGLE FAMILY DISTRICT

- The Single Family District permits a limited range of uses, including detached single family lots of varied sizes, attached style condominiums (up to five (5) units per building), duplex motor court condominiums, and 4-6 plex motor court condominiums.
- North parcel – 90 total residential units
- South Parcel – 242 total residential units
- Total – 332 residential units
- Total area of the district is 73.98 Acres
- Overall density cap of the District – 4.5 Units/ Acre
- Some of the products for this district are as follows









Attached Style Condominium (Up to 5 Units Only)



Front Elevation



Left Elevation



Right Elevation

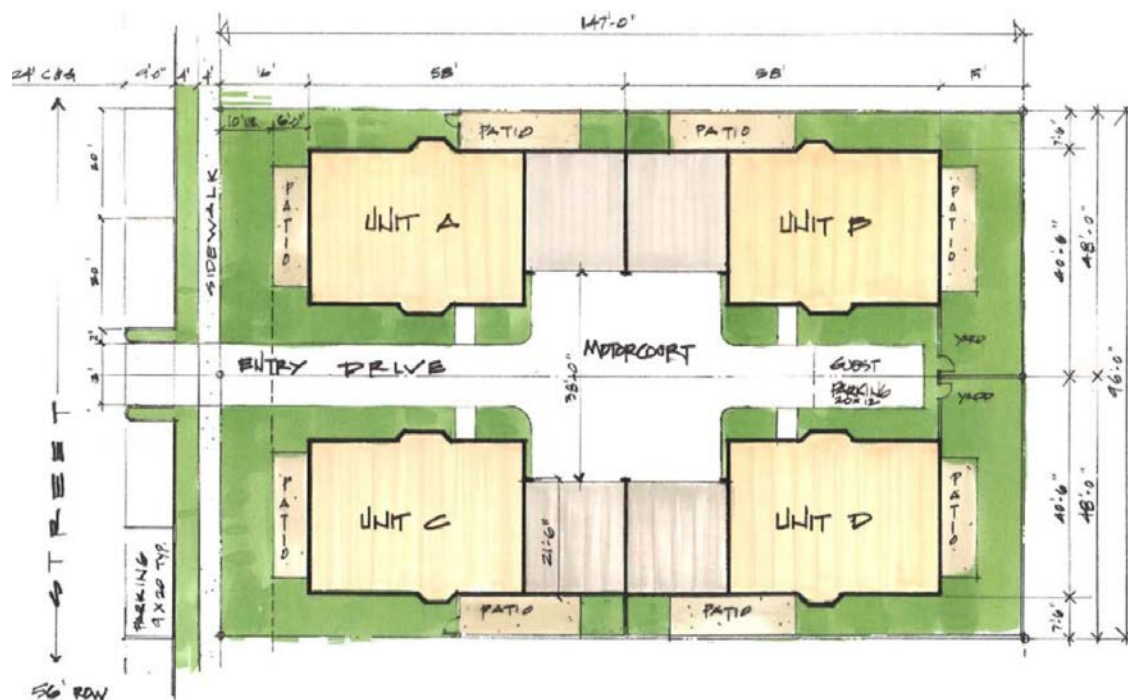


Rear Elevation

Duplex Quad Motor Court Homes



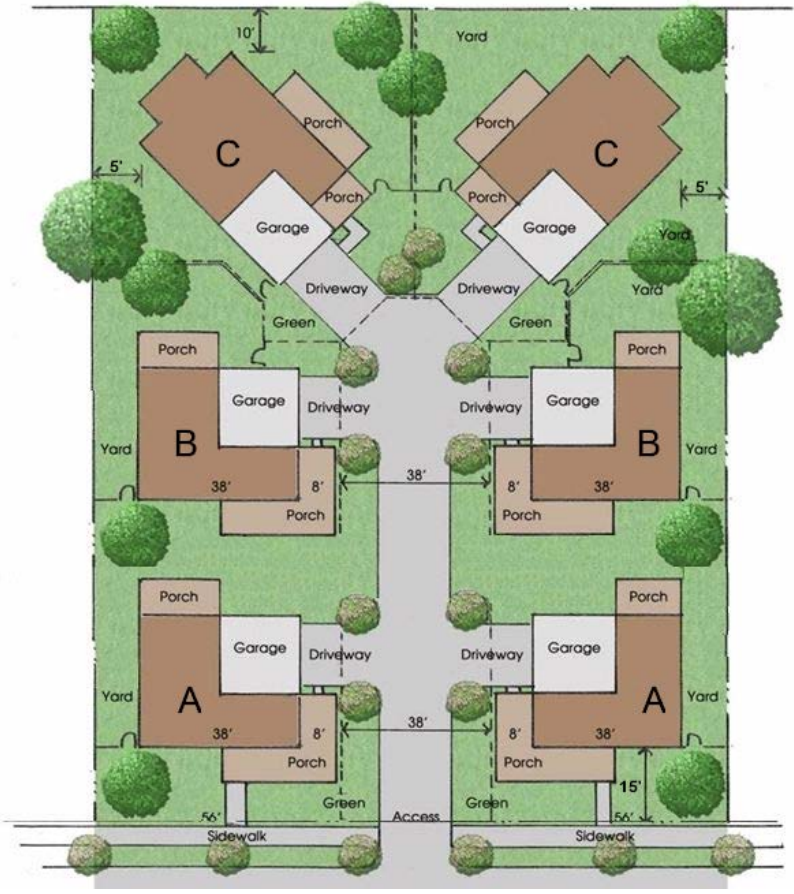
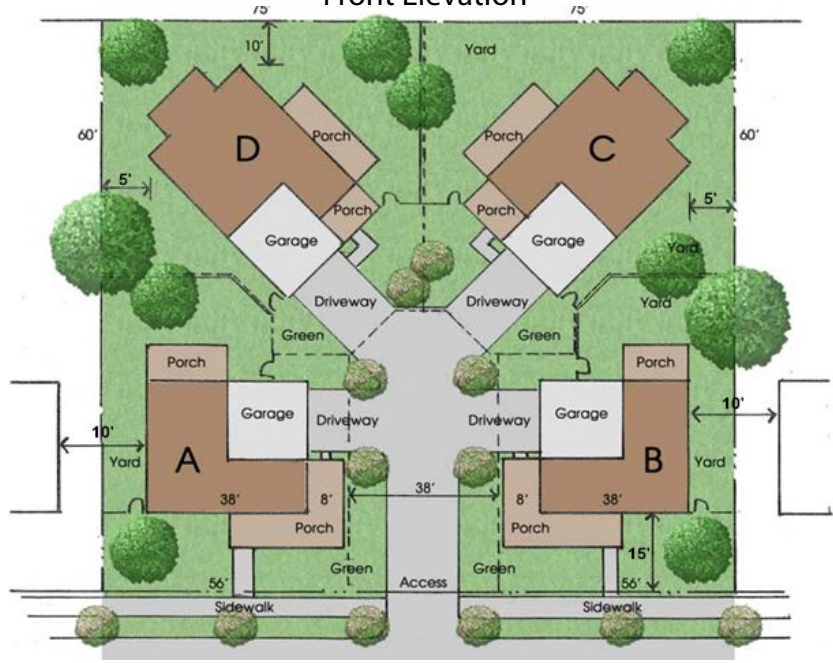
Front Elevation



Quad Motor Court 4-6 Plex



Front Elevation



SINGLE FAMILY DETACHED ONLY DISTRICT

- This district allows only single family detached units.
- Total no. of units – 19
- Some of the products for this district are as follows:





MIXED USE DISTRICT

- The mixed use designation permits a variety of small scale retail, office and similar uses that provide goods and services to the local community as well as, live/work units, senior care, attached style condominiums (up to five (5) units per building), duplex motor court condominiums, 4-6 plex motor court condominiums and multiple family (up to 14 units per building).
- Some of the products for this district are as follows –



Mixed-Use Commercial / Office Residential



HARTLAND, MI
DEVELOPMENT PROPOSAL

COMMERCIAL • OFFICE • RESIDENTIAL

Main Street Facade | Mixed Use



Side Street Elevations

Attached Style Condominium (Up to 5 Units Only)



Front Elevation



Left Elevation



Right Elevation

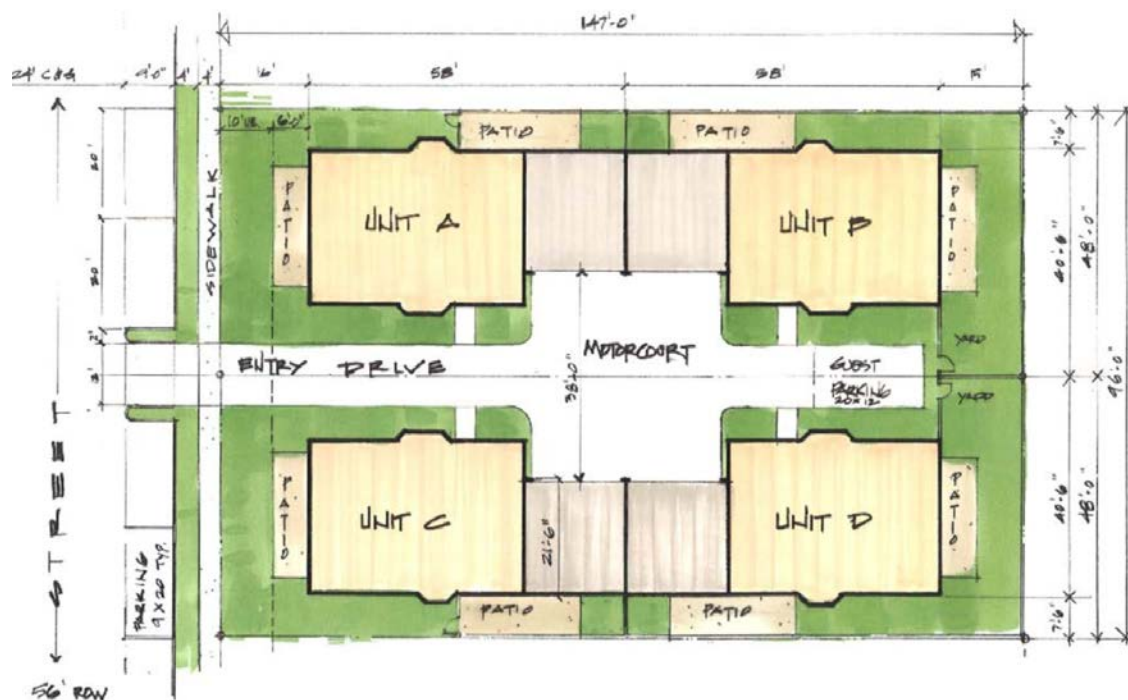


Rear Elevation

Duplex Quad Motor Court Homes



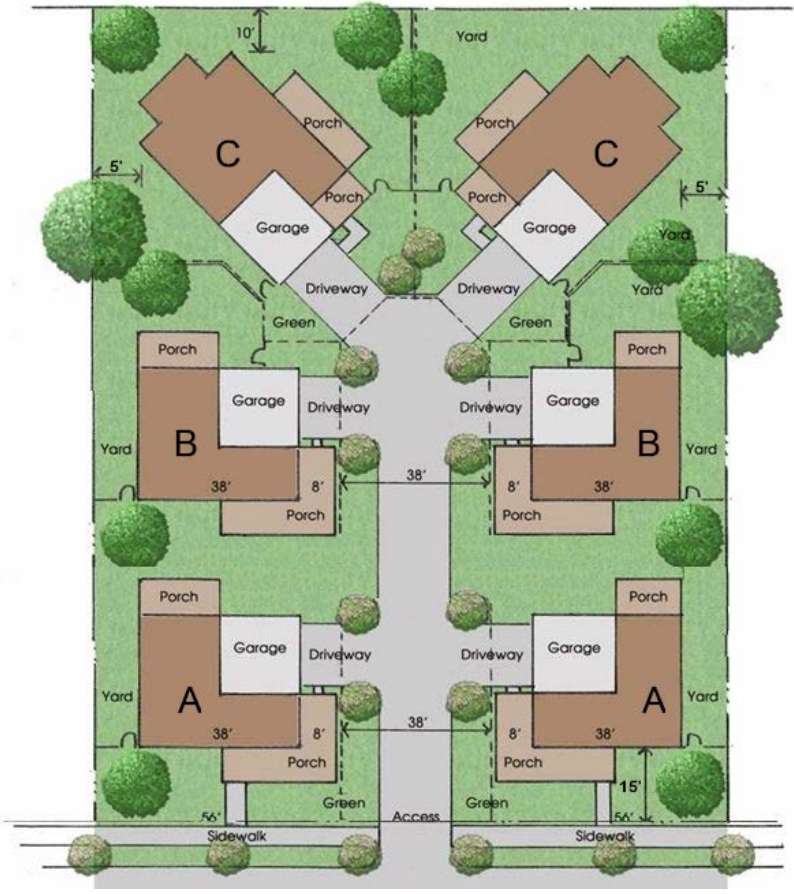
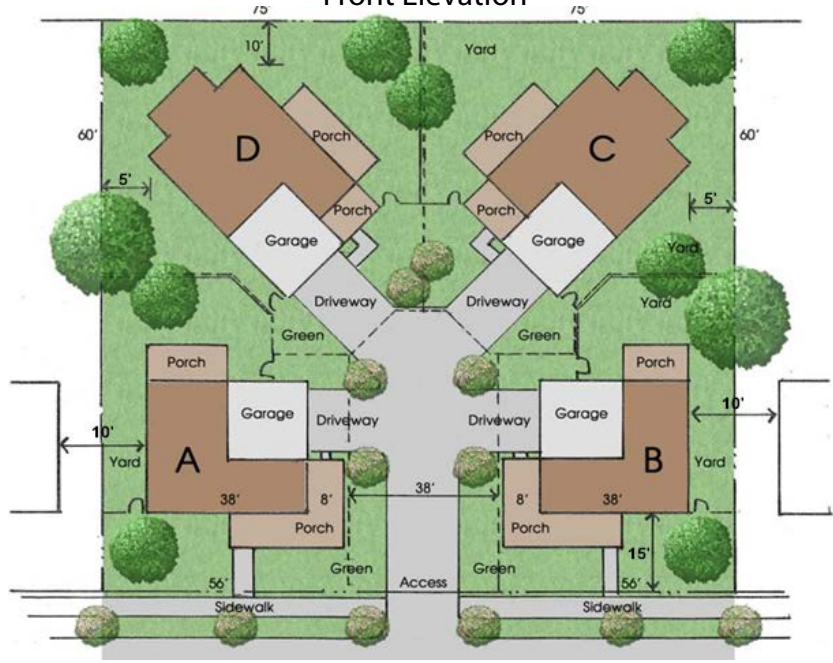
Front Elevation



Quad Motor Court 4-6 Plex



Front Elevation





HARTLAND, MI
DEVELOPMENT PROPOSAL

TRI UNIT APARTMENT • RESIDENTIAL
Front Elevation | Multifamily Housing



Left Elevation



Right Elevation



Rear Elevation



HARTLAND, MI
DEVELOPMENT PROPOSAL

QUIN UNIT APARTMENT • RESIDENTIAL
Front Elevation | Multifamily Housing



Left Elevation



Right Elevation



Rear Elevation



HARTLAND, MI
DEVELOPMENT PROPOSAL

TEN UNIT APARTMENT • RESIDENTIAL

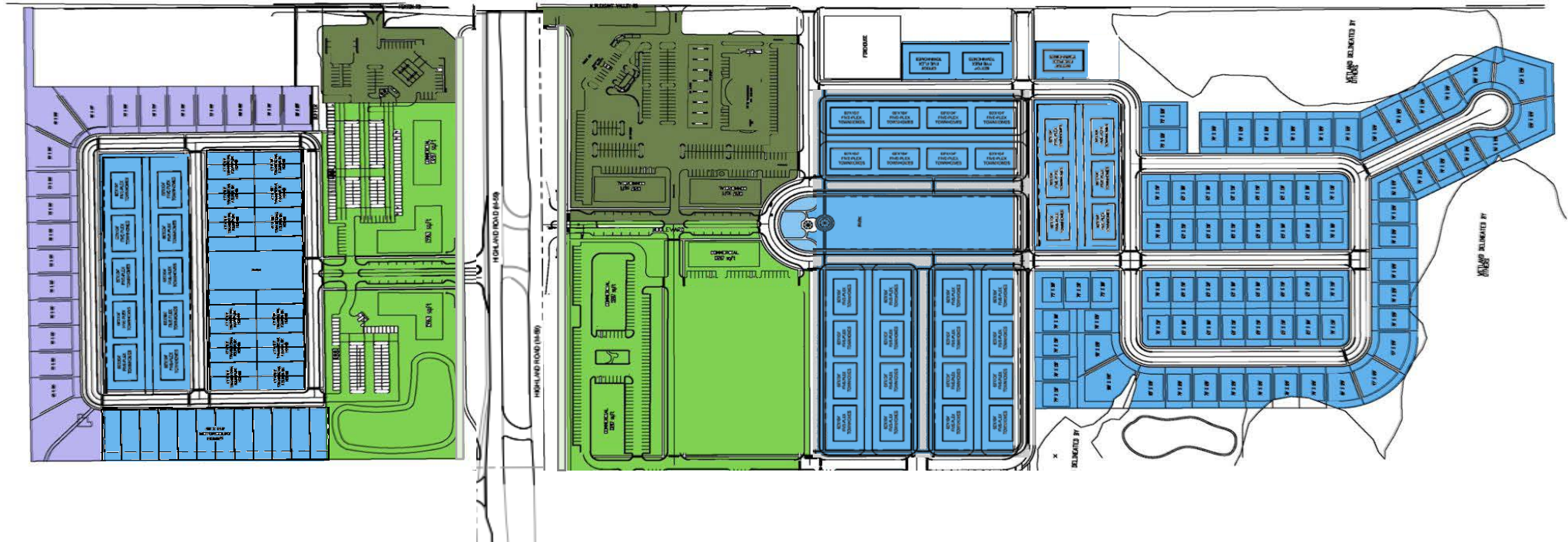
Front Elevation | Multifamily Housing



Rear Elevation

COMMERCIAL DISTRICT

- The commercial designation permits a variety of large and small-scale retail, office, hospitality, senior care and other complementary land uses that provide goods and services to the neighboring region.
- Some of the products for this district are as follows –





HARTLAND, MI
DEVELOPMENT PROPOSAL

COMMERCIAL • RETAIL
Front Facade



Left Elevation



Right Elevation



Rear Elevation



HARTLAND, MI
DEVELOPMENT PROPOSAL

COMMERCIAL

Main Street Facade | Mixed Use



Left Elevation

Right Elevation



Rear Elevation

