PLANNING COMMISSION

HARTLAND TOWNSHIP
2655 CLARK ROAD
Hartland, MI  48353
(810) 632-7498 Office
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www.hartlandtwp.com

PLANNING COMMISSION AGENDA
THURSDAY, FEBRUARY 26, 2015
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Meeting Agenda - Feb. 26, 2015
5. Approval of Meeting Minutes
   a. Planning Commission - Regular Meeting - Jan 15, 2015 7:00 PM
   b. Planning Commission - Regular Meeting - Jan 29, 2015 7:00 PM
6. Call to Public
7. Public Hearing
8. Old and New Business
9. Call to Public
10. Planner's Report
11. Committee Reports
12. Adjournment
1. **Call to Order** - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

2. **Pledge of Allegiance**

3. **Moment of Silence**
   
   Moment of Silence in memory of Larry Hopkins, Township Clerk and Planning Commission Secretary.

4. **Roll Call**
   
   PRESENT: Thomas Murphy, Larry Fox, Sue Grissim, Michael Mitchell, Keith Voight, Joe Colaianne
   
   ABSENT: Jeff Newsom (Excused)

   Also present Planning Director Dave Campbell.

5. **Approval of Meeting Agenda - January 15, 2015**

   Move to approve the January 15, 2015 Planning Commission Agenda.

   | RESULT: APPROVED [UNANIMOUS] |
   | SECONDER: Michael Mitchell, Commissioner |
   | AYES: Murphy, Fox, Grissim, Mitchell, Voight, Colaianne |
   | EXCUSED: Newsom |

6. **Approval of Meeting Minutes**

   Planning Commission - Regular Meeting - Dec 4, 2014 7:00 PM

   Move to accept the December 4, 2014 Planning Commission meeting minutes.

   | RESULT: ACCEPTED [UNANIMOUS] |
   | MOVER: Sue Grissim, Commissioner |
   | SECONDER: Keith Voight, Commissioner |
   | AYES: Murphy, Fox, Grissim, Mitchell, Voight, Colaianne |
   | EXCUSED: Newsom |

7. **Call to Public**

   No one came forward.

8. **Public Hearing**

   No public hearing this evening.

9. **Old and New Business**

   a. **2015 Comprehensive Plan Amendment - Jan. 15, 2015**

      Planning Director Campbell reviewed the final five Future Land Use Designations included in the Planning Commission's scope for the update to the Township's Future Land Use Plan and Future Land Use Map.

      Much of the discussion focused on vacant properties currently designated PIRD (Planned Industrial Research & Development) and whether some of those properties are better suited for a residential land use designation. The Planning Commission had discussions of the Township would still maintain an adequate amount of developable property with the PIRD designation if portions of it are to be re-designated.
RESULT: INFORMATIONAL

b. Summary / Timeline of 2015 Comprehensive Plan Update

Planning Director Campbell gave an overview of the Planning Department’s memo dated Jan. 8, which provided a summary of the Comprehensive Plan Update process to date.

RESULT: INFORMATIONAL

10. 2015 Annual Planning Commission Organizational Meeting

a. 2015 Review of the Hartland Township Planning Commission Bylaws

Move to reaffirm the Hartland Township Planning Commission Bylaws as written.

RESULT: APPROVED [UNANIMOUS]

MOVER: Joe Colaianne, Commissioner
SECONDER: Keith Voight, Commissioner
AYES: Murphy, Fox, Grissim, Mitchell, Voight, Colaianne
EXCUSED: Newsom

b. 2015 Planning Commission Election of Officers

Move to appoint Larry Fox as the Chairperson of the Planning Commission.
Move to appoint Jeff Newsom as the Vice-Chair of the Planning Commission.
Move to appoint Keith Voight as the Secretary of the Planning Commission.

RESULT: APPROVED [UNANIMOUS]

MOVER: Joe Colaianne, Commissioner
SECONDER: Michael Mitchell, Commissioner
AYES: Murphy, Fox, Grissim, Mitchell, Voight, Colaianne
EXCUSED: Newsom

c. 2015 Planning Commission Committee Appointments

Chairperson Fox made his committee appointments for 2015 as follows:

- Appoint Larry Fox and Keith Voight to the Site Plan Review Committee
- Appoint Sue Grissom, Keith Voight and Tom Murphy to the Ordinance Review Committee.

RESULT: INFORMATIONAL

11. Call to Public

No one came forward.

12. Planner’s Report

Planning Director Dave Campbell reported on the following:

- acknowledged the passing of Larry Hopkins, Clerk and Don Hill, Zoning Board. With the passing of these members the ZBA and Planning Commission has appointed new board members.
- The January 29, 2015 Planning Commission meeting will have a Public Hearing on the KFC Drive Though as well has the Concept Plan for Chestnut Development and a Preliminary Development plan for a site condo development off of Maxfield Road.
- Our Zoning Enforcement Officer has resigned so we are looking to fill that position soon.
- The First Annual Winter Fest will be on January 31.
13. Committee Reports

No reports.

14. Adjournment

Adjourn at 8:17 PM

Motion to adjourn at 8:17 PM.

<table>
<thead>
<tr>
<th>RESULT:</th>
<th>APPROVED [UNANIMOUS]</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOVER:</td>
<td>Joe Colaianne, Commissioner</td>
</tr>
<tr>
<td>SECONDER:</td>
<td>Thomas Murphy, Commissioner</td>
</tr>
<tr>
<td>AYES:</td>
<td>Murphy, Fox, Grissim, Mitchell, Voight, Colaianne</td>
</tr>
<tr>
<td>EXCUSED:</td>
<td>Newsom</td>
</tr>
</tbody>
</table>

Submitted by,

Keith Voight
Planning Commission Secretary
1. **Call to Order** - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

   PRESENT:  Thomas Murphy, Larry Fox, Jeff Newsom, Sue Grissim, Michael Mitchell, Joe Colaianne
   ABSENT:   Keith Voight

   Also present Planning Director Dave Campbell.

2. **Pledge of Allegiance**

3. **Approval of Meeting Agenda**

   Motion to approve the January 29, 2015 meeting agenda.

   RESULT:  APPROVED [UNANIMOUS]
   MOVER:   Joe Colaianne, Commissioner
   SECONDER: Michael Mitchell, Commissioner
   AYES:    Murphy, Fox, Newsom, Grissim, Mitchell, Colaianne
   ABSENT:  Voight

4. **Approval of Meeting Minutes**

   Motion to accept the December 18, 2014 meeting minutes.

   RESULT:  APPROVED [UNANIMOUS]
   MOVER:   Sue Grissim, Joe Colaianne
   SECONDER: Thomas Murphy
   AYES:    Murphy, Fox, Newsom, Grissim, Mitchell, Colaianne
   ABSENT:  Voight

5. **Call to Public**

   **Stan Sieczena (1225 Maxfield):** Voiced concerns on traffic for the proposed Woods Edge Development. This could affect his driveway, and he's concerned about the potential for headlights shining onto his property.

   **Cheri Pollesch (1266 Maxfield):** Voiced concerns over diverting the wetlands on the proposed Woods Edge Development and flooding concerns if the wetlands are disturbed. Also, concerns on the Indiana Bat Habitat in the Woods Edge Development, and the lights generated by new streetlights.

   **Chris Peterson:** Woods Edge Development concerns in regard to access to his property and those of neighboring property whose access is via Lone Tree Road.

   **Lee Stouse (656 Maxfield):** Woods Edge Development concerns regarding access to his 5 acre parcel right of way via Lone Tree.

   **Bill Poland (1270 Maxfield):** Voiced concerns on Maxfield Road maintenance with the extra traffic that the Woods Edge Development will create.

6. **Public Hearing**

   Larry Fox called to order the Public Hearing for Special Land Use and Site Plan Application #527, Lucky Dining, Inc., at 7:15 PM.

   Following the overviews of the Planning Director and the Applicant, Chair Fox invited public comment, and no public came forward. Chair Fox closed the public hearing at 7:34 PM.

   a. **Site Plan/Special Land Use Application #527 - KFC Restaurant w/ Drive-Through**
During the public hearing, Planning Director Campbell summarized the review letters of the reviewing agencies, including the Planning Department's letter dated Jan. 21, 2015. Planning Department is recommending the Planning Commission forward the Special Land Use component to the Township Board with a recommendation of approval, subject to Planning Commission approval of a revised and resubmitted site plan. Site plan issues to be addressed included landscaping, screening of the drive-through use from the residents to the north, building design and materials, and the building's color scheme.

The Applicant (Glen Flewelling, Lucky Dining Inc.) and his project manager (Bill Beckett, WT Development) provided their overview of the project.

Motion to recommend approval of the Special Land Use for a KFC fast-food drive through restaurant, Application #527, located east of Clark Road, to the Hartland Township Board, conditional upon Planning Commission approval of a revised and re-submitted Site Plan Application.

RESULT: APPROVED [UNANIMOUS]
MOVER: Sue Grissim, Commissioner
SECONDER: Michael Mitchell, Commissioner
AYES: Murphy, Fox, Newsom, Grissim, Mitchell, Colaianne
ABSENT: Voight

7. Old and New Business
   a. SP 524-C REVISED Planned Development Conceptual Plan - Chestnut Development

   Planning Director, Dave Campbell, gave an overview of the Revised Planned Development Conceptual Plan from Chestnut Development, for a 25-unit detached condominium on 8.99 vacant acres on the south side of M-59 just east of Cullen, between the Autumn Woods and San Marino residential developments. Planning Director summarized Planning Department's review letter dated Dec. 16, 2014, much of which focused on the proposed density of the project as well as the required extension of the municipal water service.
   Steve Gronow (Chesnut Development) and David LeClair (Livingston Engineering) were present to address the Planning Commission and answer any questions or concerns.
   Per the procedures of the Zoning Ordinance, no formal action is required by the Planning Commission at the Conceptual Plan stage of the Planned Development process.

   RESULT: INFORMATIONAL

   b. SP528 - Woods Edge Preliminary Site Condominium Plan

   Planning Director, Dave Campbell, reviewed the Preliminary Site Condominium Plan for 21 single-family detached units on 20.8 vacant acres on the south side of Maxfield Road, south of Maxfield Lake. Planning Director summarized the review letters of all reviewing agencies, including the Planning Department's review letter dated Jan. 21, 2015.
   The owners of the property, Tom Tecco and Steve Bellengar were present along with Dave LeClair of Livingston Engineering to provide an overview of their site plan and to answer questions from the Planning Commission.
   The Planning Department's recommendation was for the Applicant to revise and resubmit their plan to address the outstanding issues noted in the Department's review letter, particularly issues related to open space and natural features preservation in lieu of meeting all of the Township's landscaping standards. The Planning Commission agreed with staff's recommendation, and took no formal action. The applicant will come back to the Commission at a future date with revised plan which will take into consideration the concerns of the Commission.
8. Call to Public

Dan Sieczka: Asked is there will be a traffic impact analysis for the Woods Edge development.
Cheri Pollesch: Asked is the Township will make sure the Woods Edge development follows all evaluation guidelines in their plan. She is concerns about the wetlands and flooding.
Lee Stouse: Concerned about easements across property. Also expressed concern about the creeks in the Woods Edge development area and flooding. Feels this needs addressed before development begins and concerned about public trespassing on properties near the Woods Edge development.
Chris Peterson: Lone Tree access easements.

9. Planner's Report

No report.

10. Committee Reports

No reports.

11. Adjournment

Adjourn the Planning Commission meeting at 9:50 PM.

Move to adjourn the meeting at 9:50 PM.

RESULT: APPROVED [UNANIMOUS]
MOVER: Joe Colaianne, Commissioner
SECONDER: Michael Mitchell, Commissioner
AYES: Murphy, Fox, Newsom, Grissim, Mitchell, Colaianne
ABSENT: Voight

Submitted by,

Keith Voight
Planning Commission Secretary
Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: David Campbell

Subject: Comprehensive Plan Amendment - Updated Schedule, Feb. 26 2015

Date: February 19, 2015

Recommended Action

No formal action required (however the beginnings of a consensus on potential changes to the Future Land Use Map are recommended).

Discussion

When most of the Planning Commission members learned of Clerk Hopkins' illness following the meeting of December 18, the Commissioners agreed to take a brief reprieve from the process of amending the Township's Comprehensive Plan. Shortly thereafter Clerk Hopkins passed, and it was decided to extend that reprieve until such time as a new Clerk could be appointed along with a new Township Board representative to the Planning Commission.

The Planning Department met with Chair Fox on Feb. 10 to discuss and agree upon an updated schedule to the process of updating the Comprehensive Plan. That schedule is provided in the attached materials. A key date for the Planning Commission to consider is a public workshop to be held on April 16. That date gives the Planning Commission as many as three regular meetings (Feb. 26, March 12 and March 26) to come to a consensus on any changes to the Future Land Use Map. As the Planning Commission is well aware, there has been a lot of good discussion in the past few months on which Future Land Use designations the Township should have more land devoted to on an updated map. It is these next three meetings where the Planning Commission should be prepared to make some decisions on potential changes to the map.

Included in the attached materials is an analysis of our neighboring communities with respect to the amount of land they devote in their respective Future Land Use Maps to industrial development. This was an analysis the Planning Commission requested at the Jan. 15 meeting.

Since the Planning Department is looking for the Planning Commission to begin having healthy discussions on changes to the map, the version of the map in which we have "blacklined" properties the have potential for re-designation has been provided again.
Financial Impact

(None)

Attachments

Com Plan Update Packet_Feb 26 2015 PC Mtg  (PDF)
MEMORANDUM

Date: February 17, 2015
To: Hartland Township Planning Commission
From: Planning Department
Subject: Comprehensive Plan 2015 Amendment - Proposed Timeline (Revised)

The following is a proposed update to the timeline pertaining to the Hartland Township Comprehensive Plan 2015 Amendment (CP 2015 Amendment). The timeline incorporates the notice and adoption provisions required per Act 33 of 2008, the Michigan Planning Enabling Act.

As the Planning Commission will recall, the purpose of the amendment is primarily to ensure that the Township has adequately provided for future residential development and varied housing options in appropriate locations. To prepare for this discussion, the Township contracted with the consulting firm of Zimmerman/Volk Associated, Inc. for an Analysis of Residential Market Potential in Hartland. The analysis was completed and delivered to the Township in August of 2014. The document is serving as a tool for analyzing potential changes to the Future Land Use Designations contained in the Comprehensive Plan.

Although a significant number of tasks associated with the 2015 Comprehensive Plan Amendment have been accomplished as noted below, revisions to the timeline are necessary in order to provide an accurate schedule for project completion.

**September 25, 2014 TASK ACCOMPLISHED**
Planning Commission discusses the Analysis of Residential Market Potential and informally accepts the findings and conclusions. Planning Commission adopts a motion to formally begin the CP 2015 Amendment process.

**October 7, 2014 TASK ACCOMPLISHED**
The Planning Department sends a notice to the attached list of specified entities indicating that it intends to prepare an amendment to the Township’s Comprehensive Plan, and requests cooperation and comments. The notice must be sent by 1st class mail, and must include a notice that electronic mail may be used in the future, unless an objection is received.

**October 23, 2014 TASK ACCOMPLISHED**
The Planning Commission and Township Board discuss the CP 2015 Amendment as it relates to the Analysis of Residential Market Potential. Specific topics include the following:
- Discussion of the conclusions reached by Zimmerman/Volk
- Review of projected housing types and recommended locations
- Discussion of implications of proposed changes to the Future Land Use Map
- Discussion of 2011 Comprehensive Plan residential policy concerns
- Review of proposed CP 2015 Amendment timeline
Suggested materials for the Joint Meeting agenda packet:
- 2011 Future Land Use Map
- Target Properties Map (proposed for incorporation into the new Future Land Use Map)

**November 6, 2014  TASK ACCOMPLISHED**
Planning Commission discusses the outcome of the Joint Meeting and impact to the Future Land Use Designations and Future Land Use Map.

The Planning Commission reviews potential changes to the Future Land Use policies contained in the 2011 Comprehensive Plan based in relation to the conclusions reached in the *Analysis of Residential Market Potential*:
- Residential Development Policies
- Settlement Area Development Policies

**November 20, 2014  TASK ACCOMPLISHED**
Planning Commission begins review of the Single Family Residential future land use designations and associated map:
- Rural Residential
- Estate Residential
- Low Suburb Density Residential

**December 4, 2014  TASK ACCOMPLISHED**
Planning Commission continues review of the following Single Family Residential future land use designations and associated map:
- Medium Suburban Density Residential
- Medium Urban Density Residential
- High Density Residential

**December 18, 2014  TASK ACCOMPLISHED**
Planning Commission begins review of the following future land use designations and associated map:
- Multiple Family Residential
- Hartland Settlement Area
- Parshallville Settlement Area

**January 15, 2015  TASK ACCOMPLISHED**
Planning Commission begins review of the following future land use designations and associated map:
- Planned Industrial Research and Development (as needed)
- Residential Recreation
- Public/Quasi-Public (as needed)
- M-59/Pleasant Valley/Fenton Road Special Planning Area
- Natural Resource/Conservation Recreation Description

**January 29, 2015**
No Comprehensive Plan related activity by the Planning Commission

**February 12, 2015**
Planning Commission Meeting cancelled.

**February 26, 2015**
Planning Commission considers revisions to the Future Land Use map. Following this discussion, the Planning Commission may wish to set April 16th as the date for a Public Workshop. The purpose of the Public Workshop is to discuss proposed changes to the Future
Land Use Map with property owners, School District representatives, developers, and any other interested entity.

March 12, 2015
Planning Commission considers revisions to the Future Land Use map. If the date for the Public Workshop has not yet been set, the Planning Commission should consider setting it for April 16th.

March 26, 2015
Planning Commission considers revisions to the Future Land Use map. If the date for the Public Workshop has not yet been set, the Planning Commission should consider setting it for April 16th.

(Note: if the Public Workshop date is not set by March 26th, revisions to the timeline will be necessary)

March 30, 2015
If the Public Workshop date is set for April 16th, Planning Department sends notice to interested entities as directed by the Planning Commission.

April 16, 2015
Planning Commission continues to evaluate revisions to the Future Land Use map. It conducts a Public Workshop as part of its regular meeting to obtain input any proposed changes.

April 30, 2015
Planning Commission reviews a completed DRAFT CP 2015 Amendment and authorizes submittal to the Township Board for review and comment. The process for adopting the Amendment shall not proceed further unless the Township Board approves the distribution of the proposed DRAFT on May 19th.

May 19, 2015
The Township Board considers approval of the proposed CP 2015 Amendment and, upon approval, formally notifies the Secretary of the Planning Commission that it may be distributed. It also determines whether it wishes to have final approval authority for the CP 2015 Amendment. If so, it should adopt a resolution stating such.

May 28, 2015
Planning Commission sets a Public Hearing to consider formal adoption of the CP 2015 Amendment. The date must be set for after the 42 day review and comment period described below. Notice of the time and place of the Public Hearing must be provided in the newspaper, not less than 15 days before the date of the hearing. The recommended Public Hearing date is July 16, 2015 with notice sent to the newspaper by June 18, 2015, for publication by June 25, 2015.

June 1, 2015
The Planning Department distributes the proposed CP 2015 Amendment and notification of the Public Hearing date by 1st class mail, or electronic mail, if no objections to its use were received. A link to a website containing the draft plan may be included. The draft and notice must be sent to the following, and the entities in the attached must be provided 42 days to review and comment.

If the Livingston County Planning Commission submits comments, they must, at a minimum, include a statement as to whether or not the County Planning Commission considers the
proposed CP 2015 Update to be inconsistent with the master plan of any municipality, region, or the County’s master plan.

July 16, 2015
Planning Commission holds the Public Hearing and considers input received.

July 30, 2015
Planning Commission approves (or recommends approval) of the CP 2015 Amendment by adoption of a resolution. The resolution must specifically refer to the maps and descriptive information. A statement recording the approval signed by the Chair of the Planning Commission shall be included on the inside of the front or back cover.

Approval by the Planning Commission is the final step unless the Township Board, by resolution, has asserted the right to approve or reject the amendment. If so, it must then be submitted to the Township Board for consideration.

August 18, 2015
Township Board considers approval of the CP 2015 Amendment. A statement recording the approval signed by the Supervisor shall be included on the inside of the front or back cover.

August 20, 2015
The approved CP 2015 Amendment is distributed to the required entities.

NOTIFICATION
Notice must be sent to the Planning Commissions of contiguous municipalities, the County Planning Commission, each public utility company, railroad, or public transportation system within the local jurisdiction:

- Hartland Township Board of Trustees
- Tyrone Township Planning Commission
- Highland Township Planning Commission
- Brighton Township Planning Commission
- Oceola Township Planning Commission
- Genoa Township Planning Commission
- City of Milford Planning Commission
- Village of Milford Planning Commission
- Rose Township Planning Commission
- Deerfield Township Planning Commission
- City of Brighton Planning Commission
- Livingston County Planning Commission
- Consumer Energy
- Detroit Edison
- Ameritech
- Comcast
- Michigan Consolidated Gas
- AT&T Mobility
- Michigan Bell Telephone
- New Cingular Wireless PCS
- Vector Pipeline
- ITC Transmission
It is recommended for transparency purposes, that the following entities be notified as well:
- Hartland Consolidated Schools
- Livingston County Road Commission
- Oakland County Planning Commission
- Southeast Michigan Council of Governments
- Michigan Department of Transportation
MEMORANDUM

Date: February 17, 2015
To: Hartland Township Planning Commission
From: Planning Department
Subject: Industrial Land Use Designations of Adjacent Jurisdictions

At a recent meeting of the Planning Commission on the Comprehensive Plan update, discussions began on the adequacy of the 2011 Future Land Use Plan residential designations. An option under consideration is the reduction of the Planned Industrial R&D (PIRD) acreage in exchange for a higher density residential designation. There was a concern expressed, however, that reducing the PIRD designation could negatively impact future economic development efforts. Staff was requested to provide information on how much land other jurisdictions allocated for future industrial use.

The following table is provided in response to that question. The jurisdictions listed are those immediately adjacent to Hartland Township, all of which were also included in the Township’s Benchmarking Study.

**Regional Master Plans: Future Land Use Comparison of Industrial Designations**

<table>
<thead>
<tr>
<th>TOWNSHIP</th>
<th>COUNTY</th>
<th>FUTURE LAND USE Industrial Acreage</th>
<th>FUTURE LAND USE Industrial Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hartland</td>
<td>Livingston</td>
<td>718 acres</td>
<td>3%</td>
</tr>
<tr>
<td>Tyrone</td>
<td>Livingston</td>
<td>785 acres</td>
<td>3%</td>
</tr>
<tr>
<td>Deerfield</td>
<td>Livingston</td>
<td>100 acres</td>
<td>0.4%</td>
</tr>
<tr>
<td>Oceola</td>
<td>Livingston</td>
<td>96 acres</td>
<td>0.4%</td>
</tr>
<tr>
<td>Genoa</td>
<td>Livingston</td>
<td>581 acres</td>
<td>2.7%</td>
</tr>
<tr>
<td>Brighton</td>
<td>Livingston</td>
<td>2,938 acres*</td>
<td>11.8%</td>
</tr>
<tr>
<td>Milford</td>
<td>Oakland</td>
<td>480 acres**</td>
<td>2%</td>
</tr>
<tr>
<td>Highland</td>
<td>Oakland</td>
<td>300 acres</td>
<td>1.5%</td>
</tr>
<tr>
<td>Rose</td>
<td>Oakland</td>
<td>60 acres</td>
<td>&lt;1%</td>
</tr>
</tbody>
</table>

* Includes the GM Proving Grounds
** Estimates per the Zoning Administrator

In general, the goals and objectives identified through a local comprehensive planning process are used to guide the amount and location of future land uses. Factors considered in terms of industrial designations usually include: 1) demand for such zoning, 2) proximity to complementary/support uses, 3) road infrastructure, 4) water/sewer service availability, 5) proximity to transport facilities (interchanges/railroads/ports), and 6) labor force availability.

Please advise if you would like any additional information on this topic.

Attachments: Hartland Township Benchmarking Study – Regional Township Data
2011 Future Land Use Category Table
### Regional Township Data

#### Compiled Results

**Michigan Township Association**

#### GENESEE COUNTY (partial)

<table>
<thead>
<tr>
<th>Township</th>
<th>Population</th>
<th>SEV</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Argentine</td>
<td>6,913</td>
<td>$249 M</td>
<td>3,619</td>
</tr>
<tr>
<td>Fenton</td>
<td>15,552</td>
<td>$746 M</td>
<td>8,305</td>
</tr>
<tr>
<td>Holly</td>
<td>11,362</td>
<td>$308 M</td>
<td>5,834</td>
</tr>
<tr>
<td>Groveland</td>
<td>N/A</td>
<td>$480 M</td>
<td>N/A</td>
</tr>
<tr>
<td>Brandon</td>
<td>15,175</td>
<td></td>
<td>6,363</td>
</tr>
</tbody>
</table>

#### OAKLAND COUNTY (partial)

<table>
<thead>
<tr>
<th>Township</th>
<th>Population</th>
<th>SEV</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Holly</td>
<td>11,362</td>
<td>$308 M</td>
<td>5,834</td>
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<tr>
<td>Groveland</td>
<td>N/A</td>
<td>$480 M</td>
<td>N/A</td>
</tr>
<tr>
<td>Brandon</td>
<td>15,175</td>
<td></td>
<td>6,363</td>
</tr>
</tbody>
</table>

#### LIVINGSTON COUNTY

<table>
<thead>
<tr>
<th>Township</th>
<th>Population</th>
<th>SEV</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Handy</td>
<td>8,006</td>
<td>$305 M</td>
<td>3,907</td>
</tr>
<tr>
<td>Howe</td>
<td>6,702</td>
<td>$395 M</td>
<td>4,012</td>
</tr>
<tr>
<td>Oceola</td>
<td>11,936</td>
<td>$434 M</td>
<td>5,787</td>
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<tr>
<td>Hartland</td>
<td>14,663</td>
<td>$623 M</td>
<td>6,100</td>
</tr>
<tr>
<td>Highland</td>
<td>19,202</td>
<td>$677 M</td>
<td>8,391</td>
</tr>
<tr>
<td>Independence</td>
<td>30,019</td>
<td>$1.07 B</td>
<td>12,803</td>
</tr>
<tr>
<td>Waterford</td>
<td>N/A</td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### Additional Townships

- Argentine
- Fenton
- Holly
- Groveland
- Brandon
- Handy
- Howe
- Oceola
- Hartland
- Highland
- Independence
- Waterford
- Lyon
- Unadilla
- Putnam
- Hamburg
- Green Oak
- Lyon

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**Pop.** = Population (2010 U.S. Census)

**SEV** = State Equalized Value in millions (M) or billions (B) of dollars (total assessed value for all property - a measure of the tax base)

**Parcels** = Number of unique properties (sub-divided and improved parcels of land requiring services)

Each measure is color coded in relation to Hartland Township, as also shown on the attached lists.

- **Dark Red text** indicates that the number is smaller than Hartland Township
- **Purple text** indicates that the number is larger than Hartland Township
- **Yellow highlight** indicates the eight immediately surrounding townships included in the benchmarking study
# FUTURE LAND USE CATEGORY TABLE

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential</td>
<td>953 Acres</td>
<td>4%</td>
<td>1 unit per 3 acres</td>
<td>Well/Septic</td>
<td>RUR</td>
</tr>
<tr>
<td>Estate Residential</td>
<td>10,482 Acres</td>
<td>45%</td>
<td>1 unit per 2 acres</td>
<td>Well/Septic</td>
<td>CA</td>
</tr>
<tr>
<td>Low Suburban Residential</td>
<td>3,089 Acres</td>
<td>13%</td>
<td>1 unit per 1-2 acres</td>
<td>Well/Septic</td>
<td>RE, CA</td>
</tr>
<tr>
<td>Medium Suburban Residential</td>
<td>2,414 Acres</td>
<td>11%</td>
<td>1 unit per 1/2 to 1 acre</td>
<td>Well/Septic or Water/Sewer</td>
<td>SR</td>
</tr>
<tr>
<td>Medium Urban Residential</td>
<td>632 Acres</td>
<td>3%</td>
<td>1 unit per 1/2 to 1/3 acre</td>
<td>Well/Septic or Water/Sewer</td>
<td>SR, MDR, HDR</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>160 Acres</td>
<td>&lt;1%</td>
<td>1 unit per 1/8 acre (min. lot: 4,000 sq. ft)</td>
<td>Water/Sewer</td>
<td>MR-2</td>
</tr>
</tbody>
</table>

**SINGLE FAMILY RESIDENTIAL**

**MULTIPLE FAMILY RESIDENTIAL**

| Multiple Family Residential       | 696 Acres                 | 3%                          | 1 unit per 1/8 acre         | Water/Sewer              | MR                     |

**SETTLEMENT AREAS**

| Village Residential               | 365 Acres                 | 2%                          | Compatible                 | Water/Sewer              | STR                    |
| Village Commercial                | 30 Acres                  | <1%                         | Compatible                 | Water/Sewer              | LC                     |

**NON-RESIDENTIAL**

| Residential Recreation            | 1,131 Acres               | 5%                          | N/A                        | Variable                 | RR                     |
| Special Planning Area             | 145 Acres                 | <1%                         | 1 unit per 1/3 to 1/4 acre  | Water/Sewer              | PD (Mixed Use)         |
| Commercial                        | 334 Acres                 | 1%                          | N/A                        | Variable                 | NSC, GC                |
| Office                            | 99 Acres                  | <1%                         | N/A                        | Variable                 | OS, RDP                |
| Planned Industrial                | 718 Acres                 | 3%                          | N/A                        | Variable                 | RDP, LI                |
| Public/Quasi public              | 453 Acres                 | 2%                          | N/A                        | Variable                 | ---                    |
| Lakes/Road ROW                    | 1,049 Acres               | 5%                          | N/A                        | N/A                      | ---                    |
| **TOTALS**                        | 22,750 Acres              | 100%                        | ---                        | ---                      | ---                    |

**Notes:**
- The information above was extracted from the Future Land Use Table on Page 10 of the 2011 Comprehensive Plan Update; the acreage total was in error, and corrected.
- The Village Residential acreage does not appear to match the map.
- The percentage for Estate Residential is listed as 45% in the table and 43% in the text.
MEMORANDUM

Date: February 17, 2015
To: Hartland Township Planning Commission
From: Planning Department
Subject: Comprehensive Plan 2015 Amendment: Future Land Use Categories

Synopsis of Staff Recommendations

To date, the Planning Commission has been presented with a total of fourteen individual memorandums summarizing the future residential land use designations as currently contained in the 2011 Comprehensive Plan. These memos, in addition to the descriptions, also offer an analysis of the adequacy of the Township’s future residential designations as they relate to the market potential described in An Analysis of Residential Market Potential, conducted by Zimmerman/Volk Associates, Inc.

The next step in the process of amending the Comprehensive Plan is to discern the Planning Commission’s perspective on these designations as they currently exist, and determine whether any changes to the 2011 Future Land Use Map are necessary at this point in time. In order to assist the Planning Commission with this task, a synopsis of staff’s recommendations for each future land use category is provided below. The categories are listed in the order originally presented, with the applicable dates referenced.

Rural Residential Designation: Staff Conclusion
In conclusion, it appears from staff’s perspective, that there is a sufficient amount of land currently in the Rural Residential future land use category to accommodate the number of new mid-to-high range single family residences projected by the Zimmerman/Volk Analysis. 
(Presented to the Planning Commission on 11/20/14)

Estate Residential Designation: Staff Conclusion
In conclusion, it appears from staff’s perspective, that there is a sufficient amount of land currently in the Estate Residential future land use category to accommodate the number of new mid-to-high range single family residences projected by the Zimmerman/Volk Analysis.
(Presented to the Planning Commission on 11/20/14)

Low Suburban Designation: Staff Conclusion
In conclusion, it appears from staff’s perspective, that there is a sufficient amount of land currently in the Low Suburban Density Residential future land use category to accommodate the number of new mid-to-high range single family residences projected by the Zimmerman/Volk Analysis.
(Presented to the Planning Commission on 11/20/14)
Medium Suburban Designation: **Staff Conclusion**
Although it appears from staff’s perspective that there is adequate land available to accommodate new Medium Suburban Density Residential uses as projected by the ZV Analysis, the Planning Commission may wish to consider the additional areas suggested above (see draft map) considering that so much of what is currently designated has been successfully developed and built-out.
*(Presented to the Planning Commission on 12/4/14)*

Medium Urban Designation: **Staff Conclusion**
It is staff’s suggestion that the Planning Commission consider designating additional land as Medium Urban Density Residential in order to offer residential development options that may facilitate new development of the size and scale envisioned by this future land use category. The neighborhoods of Heritage Meadows of Hartland, Millpointe of Hartland, and Cobblestone Preserve all provide examples of the type of new subdivision or site condominium development that could be expected at the density suggested by Medium Urban Density Residential.
*(Presented to the Planning Commission on 12/4/14)*

High Density Designation: **Staff Conclusion**
It is staff’s conclusion, based on the ZV Analysis, that the High Density Residential future land use category adequately addresses the specific need for manufactured housing in the Township. Considering the size of the existing manufactured home park, and the fact that this form was not referenced by the Analysis as having future market potential, it appears that the land allocated at this point in time is sufficient.
*(Presented to the Planning Commission on 12/4/14)*

Multiple Family Designation: **Staff Conclusion**
In light of the fact that several of the areas designated as Multiple Family Residential are already built out, and over half of the market project by the ZV Analysis would fall into this future land use category, the Planning Commission may wish to consider designating additional areas as multiple family. As noted, this designation should have easy access to the developed transportation network, including the interchanges, and preferably the municipal water and public sewer system.
*(Presented to the Planning Commission on 12/18/14)*

Village Residential Designation – Hartland Settlement: **Staff Conclusion**
Since the Village Residential future land use designation is intended very specifically to preserve the character of the historic settlement of the Village of Hartland, and since planning for this area is supplemented by *The Hartland Village Plan*, it is staff’s view that the only changes considered by the Planning Commission should be related to “balancing” the residential and commercial designations within the defined boundaries. Any future residential development in the Village of Hartland should, as the first priority, demonstrate compliance with the established development patterns regardless of the housing form or type proposed.
*(Presented to the Planning Commission on 12/18/14)*

Village Residential Designation – Parshallville Settlement: **Staff Conclusion**
Since the Village Residential future land use designation is intended to help protect the historic nature of Parshallville, it is staff’s view that no changes are necessarily warranted by the Planning Commission per the ZV Analysis. Any future residential development in the Parshallville Settlement should, as the first priority, demonstrate compliance with the established development patterns regardless of the housing form or type proposed.
*(Presented to the Planning Commission on 12/18/14)*
**Planned Industrial Research and Development Designation:** *Staff Conclusion*

The Zimmerman/Volk Analysis deals with the future residential market in Hartland Township. The question before the Planning Commission relative to the PIRD designation is whether any changes are warranted to either the location or description of this designation: 1) as it relates to potentially accommodating commercial services that could support future, adjacent residential development, and 2) as it relates to the quantity of land encompassed by the designation.

*(Presented to the Planning Commission on 1/15/15)*

**Residential Recreation:** *Staff Conclusion*

The ZV Analysis focuses on the market for future residential growth. The Recreational Residential category, unlike most of the other designations, allows a high degree of flexibility by allowing for both single and multiple family development within this one designation. As such, this category could technically accommodate any one of the housing types listed in the report, and since the land area is considerable, any size of development could be accommodated as well. The property is already zoned Planned Development, therefore any future residential development proposal would need to meet the standards specified by the Development Agreement.

The Planning Commission may wish to consider, as part of this Update, whether the land area designated as Recreational Residential and the associated descriptions continue to reflect the overall housing development goals envisioned for this unique property, or whether changes need to be made.

*(Presented to the Planning Commission on 1/15/15)*

**Public/Quasi-Public Designation:** *Staff Conclusion*

A complete evaluation of public and quasi-public use locations will take place with the full update to the Comprehensive Plan. Until that time, it is recommended that only corrections be considered.

*(Presented to the Planning Commission on 1/15/15)*

**Special Planning Area Designation:** *Staff Conclusion*

The Zimmerman/Volk Analysis focuses on the market for future residential development, and specifically emphasizes the market potential for higher density single family, attached, and apartment (rental) homes. The Special Planning Area is designated primarily as a planned residential development with a base density of 3-4 dwellings per acre with additional densities available provided a superior design is offered. Although the density and housing forms envisioned appear to be aligned with the opportunities contained in the ZV Analysis, the densities suggested could be reconsidered if the Planning Commission is open to a higher base density.

*(Presented to the Planning Commission on 1/15/15)*

**Natural Resource/Conservation Recreation Designation:**

No staff conclusion was offered since this designation does not specifically appear on the 2011 Comprehensive Plan as an actual use designation.

*(Presented to the Planning Commission on 1/15/15)*

Additionally, it should be noted that there are three other future land use categories contained in the 2011 Comprehensive Plan. These are Commercial, Office, and Village Commercial (as related to both the Hartland and Parshallville settlements). Since it was the HTB's mandate to address only the future residential aspects of the 2011 Comprehensive Plan per the Zimmerman/Volk Analysis, these non-residential designations were not evaluated. Unless the
Planning Commission requests changes to these categories as shown on the Future Land Use Map, they will simply remain as currently portrayed in the 2015 Update.

**Attachment:** 2011 CP Future Land Use “Sharpie” Map