

PLANNING COMMISSION

HARTLAND TOWNSHIP
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**PLANNING COMMISSION AGENDA
THURSDAY, APRIL 25, 2019
7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Meeting Agenda
5. Call to Public
6. Public Hearing
 - a. Rezoning #19-001
7. Old and New Business
 - a. Use Determination Kubota-Bobcat Dealership
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment



Board of Trustees

William J. Fountain, Supervisor
 Larry N. Ciofu, Clerk
 Kathleen A. Horning, Treasurer

Joseph W. Colaianne, Trustee
 Matthew J. Germane, Trustee
 Glenn E. Harper, Trustee
 Joseph M. Petrucci, Trustee

MEMORANDUM

Date: April 18, 2019

To: Hartland Township Planning Commission

From: Planning Department

Subject: **Rezoning Application #19-001**
 Request to rezone approximately 35 acres of land from SR (Suburban Residential) to I (Industrial) for property west of US-23, east of Old US-23, and north of Wallace Lake Drive and West Peterson Drive, in Section 33 of Hartland Township (Parcel ID #4708-33-401-090).

Applicant Information

Property Owner/Applicant: Tony Biddix

Rezoning Request

Tony Biddix has submitted a rezoning application to rezone approximately 35 acres of property from SR (Suburban Residential) to I (Industrial), located in Section 33 of Hartland Township (Parcel ID #4708-33-401-090). Although the property is approximately 35 acres in area, and contains approximately 1,164 feet of frontage along US 23, the only frontage along a roadway where the property can be accessed from is located in the southern portion, along Wallace Road. This lot width along Wallace Road is approximately 142.76 feet.

Background Information

The property is currently undeveloped.

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 SR (Suburban Residential; Section 3.1.6) and the request is to rezone the property to I (Industrial; Section 3.1.17). 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 I (Industrial), LI (light Industrial; Section 3.1.16), and PDR (Research and Development Park; Section 3.1.15). 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 SR (Suburban Residential). The SR district is intended to provide neighborhoods adjacent to lakes or with direct access to collector or arterial roads. This district is intended to serve as a transition between lower density residential land uses and higher intensity land uses. Generally it is intended that SR zoned development occur within approved platted subdivisions or similar developments that can be expected to eventually be served by public water and sewer services.

The Hartland Township Zoning Ordinance under Section 3.1.6, Intent of the SR District states:

The intent of this District is to permit a limited range of residentially-related uses, and to prohibit multiple-family, office, business, commercial, industrial, or other uses that would interfere with the quality of residential life in this district. It is intended development in this district be designed to preserve significant natural features. Preservation of open space, protection of flood prone areas, protection of wetlands and woodlands, and preservation of other natural features is encouraged. The District is intended to correspond with the Medium Suburban Residential future land use category of the Comprehensive Plan.

The minimum required lot size for a single family detached dwelling in the SR zoning category is a lot width of 120 feet and lot area of 20,000 square feet (with public sewer and water) or 32,670 square feet (without public sewer and water).

Proposed Zoning

The proposed zoning, I (Industrial), is intended. The Hartland Township Zoning Ordinance under Section 3.1.17, Intent of the I District states:

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.

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

LI Zoning – Intent of LI District (Section 3.1.6):

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.

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

Zoning District	Lot Area	Lot Width
SR	20,000 sq. ft.* 32,670 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 with private septic system

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) and I (Industrial)
- South: SR (Suburban Residential)
- West: CA (Conservation Agricultural) and I (Industrial)
- East: SR (Suburban Residential) – Across US-23

Attachment: RZ #19-001 Biddix Staff report 041819 (3030 : Rezoning #19-001)

Comprehensive Plan

The Hartland Township Comprehensive Plan Future Land Use Map 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 historically has 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 35 acres for the rezoning request are as follows:

- North: Planned Industrial/Research and Development
- South: Medium Suburban Density Residential
- East: Low Suburban Density Residential – Across US-23
Estate Residential – Across US-23
- West: Planned Industrial/Research and Development

Attachment: RZ #19-001 Biddix Staff report 041819 (3030 : Rezoning #19-001)

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.

This criteria requires 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 I district is the appropriate category, or if RDP or LI would be more appropriate.

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

The site is undeveloped and consists of a variety of wetlands, woodlands and open meadows with gently rolling grades per the applicant. A natural features inventory has not been completed at this point to verify wetland areas on the site. A wetland map created by the Michigan Department of Environmental Quality (MDEQ) indicates potential wetland areas exist in the center of the subject property. The aerial photograph indicates open water areas and possibly a stream.

The Planning Commission may need to determine if a natural features inventory is required showing the location and size of the wetland areas prior to making a decision on the rezoning request.

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

The applicant has not indicated what the future development plans are for the subject property if rezoned to I (Industrial). It is the applicant's opinion that since the subject property is surrounded by US-23 on the east, industrial uses to the north, and industrial zoned property to the west, it would be difficult to achieve a reasonable rate of return on a residential development under the current SR zoning.

Although the applicant claims that it would be difficult to develop under the current SR zoning classification; however, supporting information that documents that claim was not provided. If the rezoning request were approved, from SR to I, the potential exists for the subject property to be developed in a manner consistent with the I zoning requirements. Any and all uses in the I classification should be considered as a potential future development on the property.

Attachment: RZ #19-001 Biddix Staff report 041819 (3030 : Rezoning #19-001)

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

The properties to the north are zoned LI and I. Currently Livingston Concrete occupies the parcel zoned I, which borders US-23 on the east. The parcel west of Livingston Concrete, which fronts Old US-23, is zoned LI and is undeveloped. The properties to the south are zoned SR (Suburban Residential), some of which are part of the Pleasant Valley Golf and Country Club Estates, a residential development, with access from Wallace Lake Drive and West Peterson Drive. The property west of the subject site fronts Old US-23 has split zoning with the northern portion zoned CA and the southern portion zoned I. This parcel is undeveloped.

The Planning Commission will need to determine if the permitted uses in the I district are compatible with the existing and potential surrounding uses. The property creates unique compatibility concerns. Properties to the north and west, being in the LI and I zoning classifications appear to be compatible. However, properties to the south are zoned SR, and are developed as single family residential. Generally, having Industrial abut an existing single family residential development is not desirable without some buffer between the uses.

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

The subject property will be served by on-site well and septic. Storm water management is under the jurisdiction of the Livingston County Drain Commission.

The I zoning classification permits the most intense uses in the Township Zoning Ordinance. Generally, Industrial uses are more compatible with municipal water and sewer services. Municipal water is not only needed to support the need of the Industrial uses, but it also aids the Fire Authority in Fire prevention and safety measures. Also, connection to municipal sanitary sewer system is generally preferred for Industrial uses, compared to private septic systems, when considering the uses permitted in the Industrial district.

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 Wallace Lake Drive on the south, which has direct access to 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. Wallace Lake Drive is a 2-lane paved, residential street which ends at West Peterson Drive. The subject parcel has approximately 166 feet of frontage along Wallace Lake Drive, which does not comply with the required lot frontage of 330 feet in the I zoning district.

A traffic impact study was not submitted as part of this request; however, it appears the only access to the subject property is via Wallace Road, which is a street that also serves the existing residential development, located south of the subject property. If the property owner has easement or other access agreements to Old US-23, they have not shared that information with the Township.

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

The applicant has not provided information regarding the demand for uses in the I district. The Township is not aware of any Industrial uses that have expressed an interest in development in the Township.

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. However, the site contains potentially regulated wetlands. Without

further information, the Township staff cannot determine if the property is sufficiently large enough to accommodate Industrial development, outside of any regulated wetlands on the property. Although, the property appears to be large enough to accommodate uses that would comply with the Township zoning regulations, staff cannot make that determination without additional information.

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

Based on the Future Land Use Map, I (Industrial) zoning is one of the zoning categories that aligns with the Future Land Use Map designation, as the properties to the north and west would also be in the same classification (Planned Industrial and Research and Development).

However, the Comprehensive Development Plan indicates that development sites should provide buffering between the permitted uses and adjacent properties to assure compatibility. More specifically, 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.

The applicant has not identified a specific use that would be 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 35 acres in area. The requested zoning (I-Industrial) is consistent with land uses allowed in adjacent properties to the north 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 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.

Although the Township Ordinance does not require a rezoning to be sent to the County Planning Commission, if the Township Planning Commission desires to do this, it should make this part of its recommendation.

Hartland Township DPW Review

Please see the email from the Hartland Township DPW Director dated April 17, 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 I district is the most appropriate zoning classification in the location. Given the specific comments in the Comprehensive Development Plan, it appears that the Industrial zoning classification would not 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.

Recommendation for Rezoning #19-001

The Planning Department recommends the Planning Commission recommend denial of Rezoning Application #19-001, a request to rezone approximately 35 acres, located west of US-23, east of Old US-23, and north of Wallace Lake Drive and West Peterson Drive in Section 33 of Hartland Township (Parcel ID #4708-33-401-090), from SR (Suburban Residential) to I (Industrial). The following motion is provided:

The Planning Commission Recommends Denial of the rezoning, based on the following findings:

1. The requested rezoning of the subject property to the I (Industrial) zoning classification is not consistent with the Township's Comprehensive Development Plan, which indicates the property should be developed as Light Industrial or Planned Development.
2. The site is not adequately served by services, such as water, sewer, and roads, which would better suit the uses permitted in the I (Industrial) zoning district.
3. The only access to the subject property appears to be from a road that provides access to a single family residential area
4. There are significant wetland features on the subject property; and it is not clear how the property could be developed in the I (Industrial) zoning classification without negatively impacting those features.

Attachments:

1. Letter from applicant dated March 14, 2019
2. List of Permitted & Special Uses for the SR zoning district
3. List of Permitted & Special Uses for the RDP zoning district
4. List of Permitted & Special Uses for the LI zoning district
5. List of Permitted & Special Uses for the I zoning district
6. Aerial photograph of Subject Property-only PDF version provided
7. MDEQ Wetland Map of Subject Property - only PDF version provided
8. Hartland Township Zoning Map-only PDF version provided
9. Hartland Township Future Land Use Map-only PDF version provided
10. Site plan received February 5, 2019-only PDF version provided
11. Public Works email April 17, 2019

CC: Tony Biddix

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2019 Planning Commission Activity\REZ #19-001 Biddix US 23\Staff report\REZ #19-001 Biddix Staff report 041819.docx

ACE CIVIL ENGINEERING, LLC

March 14, 2019

Hartland Township Planning Commission
2655 Clark Road
Hartland, Mi. 48353

Dear Planning Commission Members:

Per section 7.4.3 of the Hartland Township Zoning Ordinance we are providing the following information in response to paragraphs A thru M for the proposed re-zoning for Tony Biddix (Parcel 08-33-401-09).

- A. Consistency with the goals, policies and future land use map of the Hartland Township Comprehensive Plan, including any subarea or corridor studies. If conditions have changed since the Comprehensive Plan was adopted, the consistency with recent development trends in the area.

The Hartland Township Comprehensive plan has the subject property master planned for "Planned Industrial Research and Development" which is consistent with the proposed rezoning to General Industrial. The Comprehensive plan also shows Planned Industrial Research and Development property to the North and West, Medium Suburban Residential Property to the South and US-23 to the East.

- B. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted under the current zoning.

The subject site consists of a variety of wetlands, woodlands and open meadow areas with gently rolling grades. The unique features of the land should provide for multiple industrial build sites while providing natural landscaping for buffering. The property also contains wetlands that can be used for natural filtration of storm water and for providing buffering between build sites.

ACE CIVIL ENGINEERING, LLC

- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning. D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

The subject property is located just west of heavily traveled US-23, just South of Livingston Concrete Industrial facility and just East of zoned industrial property. As a result the existing ambient noise and aesthetics create a condition that makes the property difficult to develop under the current suburban residential zoning. It would be difficult to achieve a reasonable rate of return on a residential development due to the Industrial character of the surroundings.

- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

The potential uses in the Industrial zoning district will be compatible with the existing industrial operations at Livingston Concrete Products to the North. The potential uses will also be compatible with possible future general industrial operations to the West that will most likely develop under the same industrial zoning. US-23 lies to the West of the property and will not be negatively affected by industrial zoning uses. The residential neighborhood to the South is a higher density neighborhood which is typically used as a transitional area when going from a residential to industrial uses.

- E. The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare” of the Township.

The property will be served by on-site well and septic and therefor will not require any additional burden on township utility services . Storm water will be designed in accordance with current Livingston County Drain Commissioner policies and storm water runoff rates will be controlled to pre-existing agricultural run-off rates.

ACE CIVIL ENGINEERING, LLC

- F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

Road access to the site will be off Peterson Road just a short distance from Old US-23. Old US-23 is a heavily traveled all season road and should provide good access for the potential uses.

- G. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the Township currently zoned and available to accommodate the demand.

The Township has very limited industrial zoned property which is all located in the same general area as the proposed rezoning. Due to the small amount of industrial property available the demand should high for potential users.

- H. The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.

The property is 33.4 acres and will meet the minimum parcel size requirements of the industrial zoning district of 10 acres.

- I. If a rezoning is appropriate, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.

The rezoning is the most appropriate for the site due to it being surrounded on three sides by similar potential uses.

- J. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special and uses in the current zoning district to allow the use?

The request is for general rezoning and specific uses have not been determined at this time.

Attachment: 1. Letter from Applicant dated March 14, 2019 (3030 : Rezoning #19-001)

ACE CIVIL ENGINEERING, LLC

- K. The requested rezoning will not create an isolated and unplanned spot zone.

The proposed rezoning will not cause a spot zone. Once rezoned it will be the same zoning as property to the North and West and more compatible for uses along US-23 to the East.

- L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.

The request has not been submitted in the past (1) year.

- M. Other factors deemed appropriate by the Planning Commission and Township Board.

By rezoning the property to Industrial it will be consistent with the townships master plan, consistent with adjacent properties on three sides and better suited for the general surrounding conditions.

Sincerely,

ACE CIVIL ENGINEERING, LLC

Patrick C. Keough, P.E.
President

Attachment: 1. Letter from Applicant dated March 14, 2019 (3030 : Rezoning #19-001)

3.1.6

SR Suburban Residential

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

The intent of the "SR" Suburban Residential District is to provide neighborhoods adjacent to lakes or with direct access to collector or arterial roads. Also, this District is intended to serve as a transition between lower density residential land uses and higher intensity land uses. This District provides areas of the Township for the construction and continued use of single family detached dwellings within stable neighborhoods. Generally, it is intended that SR zoned development occur within approved platted subdivisions or similar developments that can be expected to eventually be served by public water and sewer services.

It is further the intent of this District to permit a limited range of residentially-related uses, and to prohibit multiple family, office, business, commercial, industrial and other uses that would interfere with the quality of residential life in this district. It is intended that development in this district be designed to preserve significant natural features. Preservation of open space, protection of flood prone areas, protection of wetlands and woodlands, and preservation of other natural features is encouraged. This District is intended to correspond with the Medium Suburban Residential future land use category of the Comprehensive Plan.

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. **Single family detached dwellings** §4.1
- ii. **Nursing or convalescent homes**, §4.23
- iii. **Public and private parks and recreation areas** §4.40
- iv. **Essential public services, provided there is no building or outdoor storage yard** §4.26
- v. State licensed residential facilities that provide care for up to six (6) individuals, including child day care and adult foster care facilities.

D. SPECIAL LAND USES

- i. **Churches and religious institutions** §4.20
- ii. **Adult care and child care facilities that provide care for seven (7) to twelve (12) individuals, including child care facilities and adult foster care facilities** §4.12
- iii. **Public & private elementary, intermediate or high schools** §4.42
- iv. **Essential public service buildings, excluding storage yards** §4.26

C. ACCESSORY USES

- i. **Accessory uses, buildings and structures customarily incidental to any of the above-named permitted uses** §5.14
- ii. **Home occupations** §4.2

Attachment: 2. List of Permitted & Special Uses for the SR zoning district (3030 : Rezoning #19-001)



SR Suburban Residential

3.1.6

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]:

Single-family detached dwelling	
Public sewer and water	20,000 sq ft
No public sewer and water	32,670 sq ft

Minimum lot width[Ⓜ]: 120 ft

Maximum Lot Coverage[Ⓜ]

Single-family detached dwelling	
Public sewer and water	20%
No public sewer and water	15%

Setbacks[Ⓜ]

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

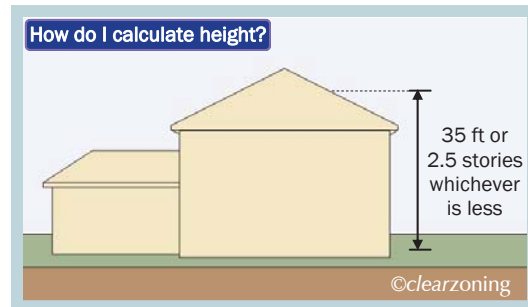
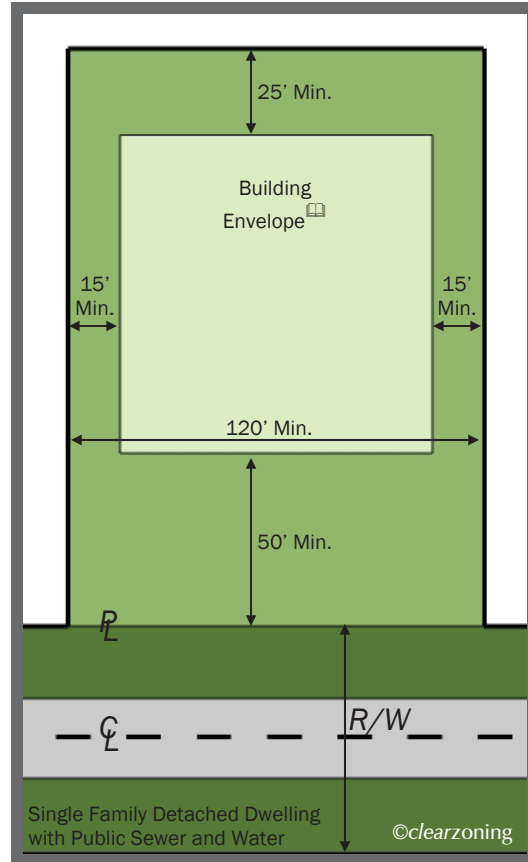
Floor Area[Ⓜ]

Minimum floor area per one-family dwelling[Ⓜ]:

1 story	1,200 sq ft
1+ stories	960 sq ft (first floor) 1,200 sq ft (total)

NOTES

- For additions to the above requirements, refer to Section 3.24: 1, 2, 5, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 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
- **Open Space** §3.15.3
- **Single Family Lot Coverage Exemption** §3.25
- **General Exemptions for Essential Services** §3.8

4. Use Standards

- **Residential Design Standards** §4.1

5. Site Standards

- **Sidewalks & Pathways** §5.12
- **Landscaping** §5.11
- **Lighting** 5.13
- **Paved Access** §5.22
- **Off-Street Parking and Loading** §5.8
- **Access Management and Driveways** §5.10
- **Landscaping, Lighting and Sidewalks** §5.11
- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24

- **Specific Landscaping Requirements** §5.11.6

6. Development Procedures

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

1 Introduction

2 Definitions

3 Districts

4 Standards

5 Standards

6 Procedures

7 Enforcement

Attachment: 2. List of Permitted & Special Uses for the SR zoning district (3030 : Rezoning #19-001)



3.1.15 RDP Research & Development Park

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

The 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

Attachment: 3. List of Permitted & Special Uses for the RDP zoning district (3030 : Rezoning #19-001)



E. DEVELOPMENT STANDARDS

Lot Size

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

Maximum Lot Coverage[Ⓜ]

Principal structure 65%

Setbacks[Ⓜ]

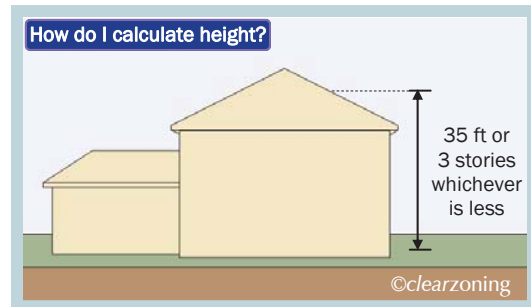
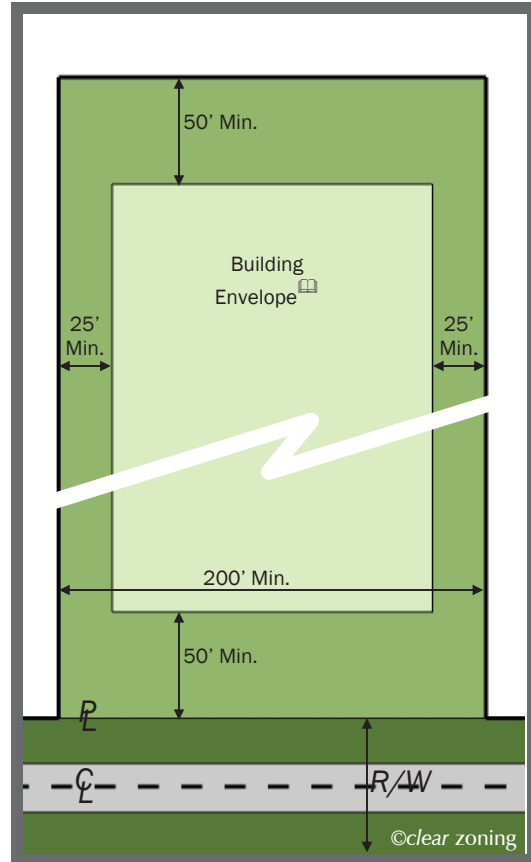
Minimum front yard setback: 50 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 25 ft

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

3.1.16

LI Light Industrial

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

The 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^m
- 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^m and adult day care centers^m** §4.12
- ii. **Indoor tennis facilities, fitness and recreation centers** §4.40
- iii. Urgent care facilities
- iv. **Motels^m and hotels** §4.36
- v. Standard restaurants^m
- vi. Freezer locker plants and cold storage
- vii. **Heliports** §4.13
- viii. **Radio, television and other communication towers^m** §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^m** §4.59

C. ACCESSORY USES

- i. **Sales at a commercial greenhouse** §3.22.1
- ii. **Personal fitness centers^m 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

Attachment: 4. List of Permitted & Special Uses for the LI zoning district (3030 : Rezoning #19-001)



LI Light Industrial

E. DEVELOPMENT STANDARDS

Lot Size

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

Maximum Lot Coverage[Ⓜ]

Principal structure 75%

Setbacks[Ⓜ]

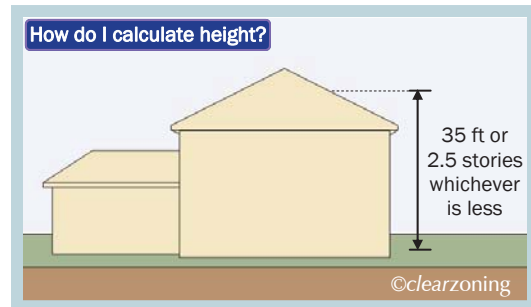
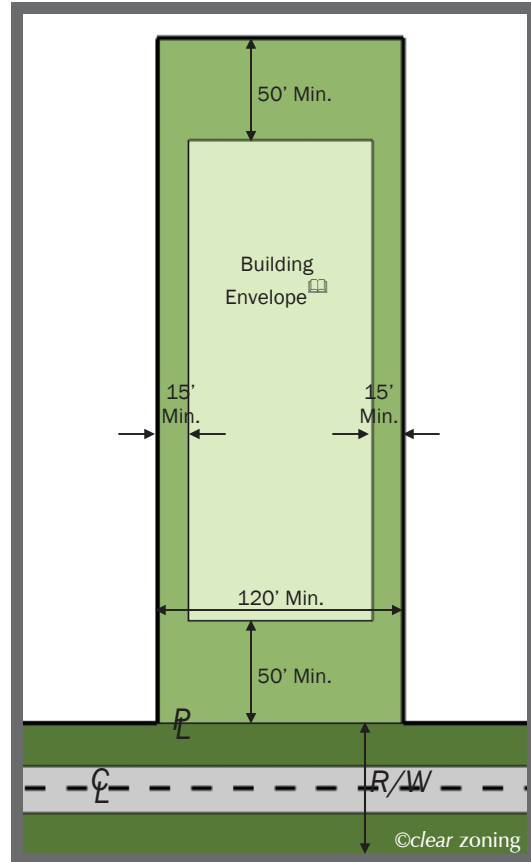
Minimum front yard setback: 50 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 15 ft

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



3.1.17

I Industrial

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.



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[■]
- 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**[■] §4.59

C. ACCESSORY USES

- xix. **Personal fitness centers**[■] **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**[■] §3.23
- ii. **Child day care**[■] **and adult day care centers**[■] §4.12
- iii. **Indoor tennis facilities, fitness and recreation centers** §4.40
- iv. Urgent care facilities
- v. Motels[■] and hotels
- vi. Standard restaurants[■]
- vii. Agricultural seed processing, storage and sales
- viii. **Heliports** §4.13
- ix. **Radio, television and other communication towers**[■] §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**[■] §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**[■] §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.

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

Attachment: 5. List of Permitted & Special Uses in the I zoning district (3030 : Rezoning #19-001)



I Industrial

E. DEVELOPMENT STANDARDS

Lot Size

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

Maximum Lot Coverage[☞]

Principal structure 75%

Setbacks[☞]

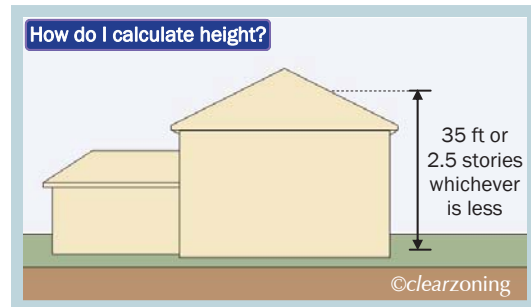
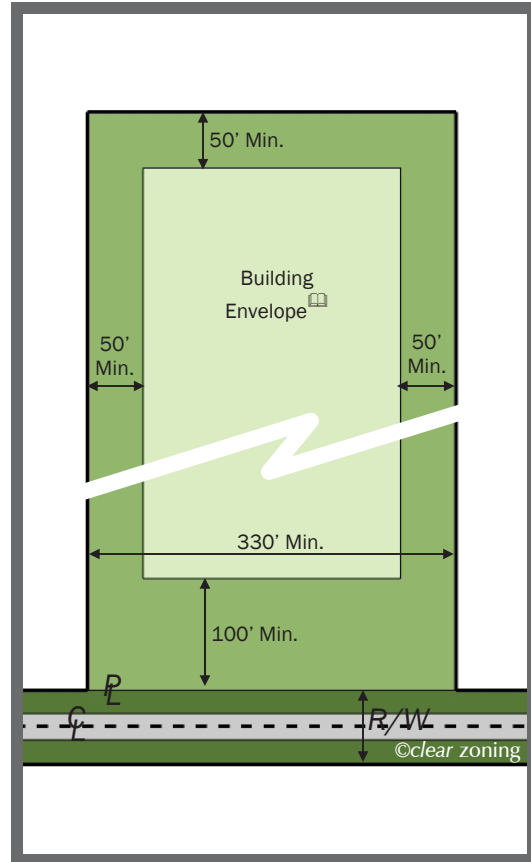
Minimum front yard setback: 100 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 50 ft

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

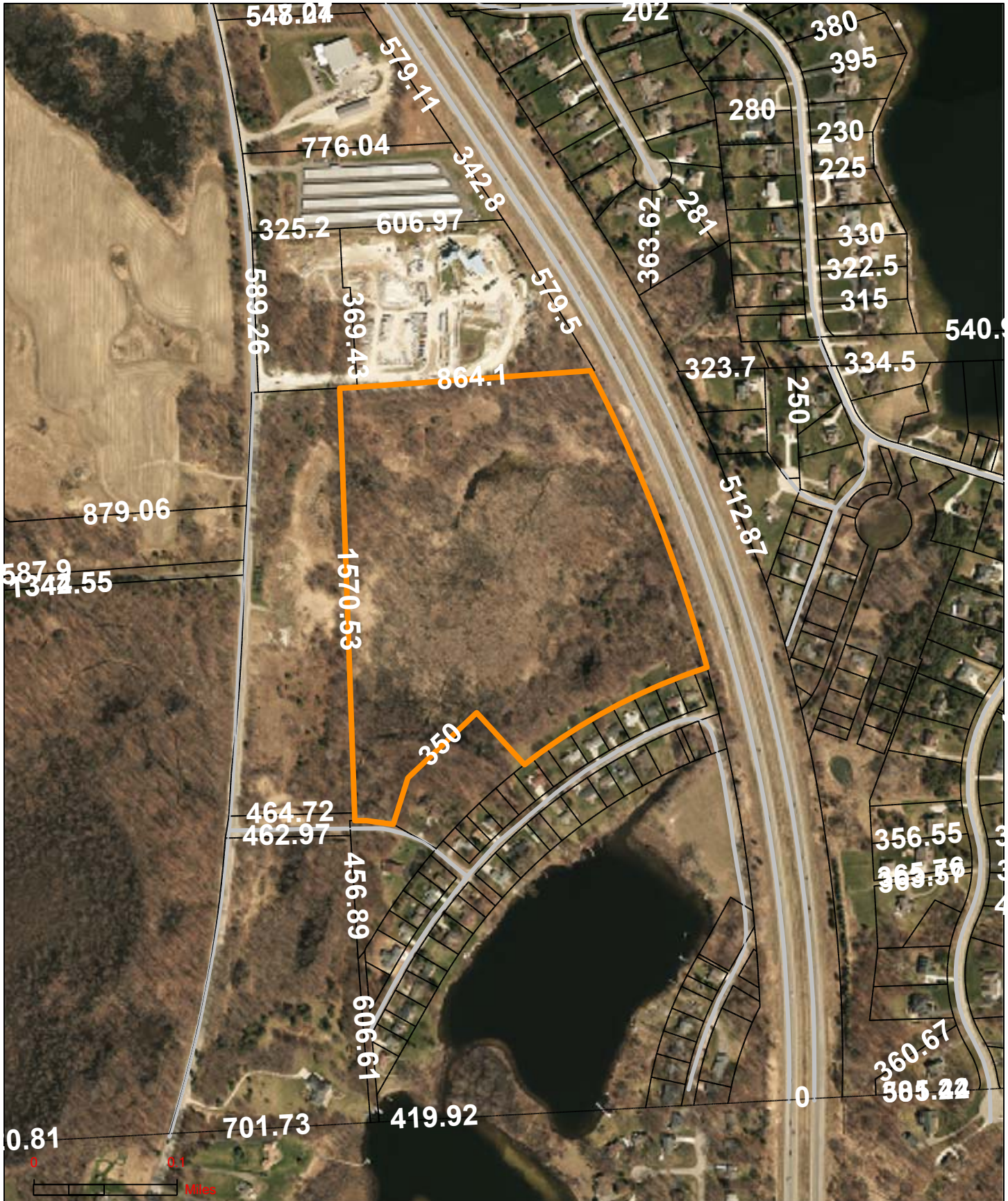
- **Access Management and Driveways** §5.10
- **Sidewalks & Pathways** §5.12
- **Landscaping** §5.11
- **Lighting** 5.13
- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24

6. Development Procedures

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



HARTLAND TWP



Attachment: 6. Aerial Photograph of Subject Property (3030 : Rezoning #19-001)



Attachment: 7. MDEQ Wetland Map of Subject Property (3030 : Rezoning #19-001)

Zoning Map

Hartland Township Livingston County, Michigan

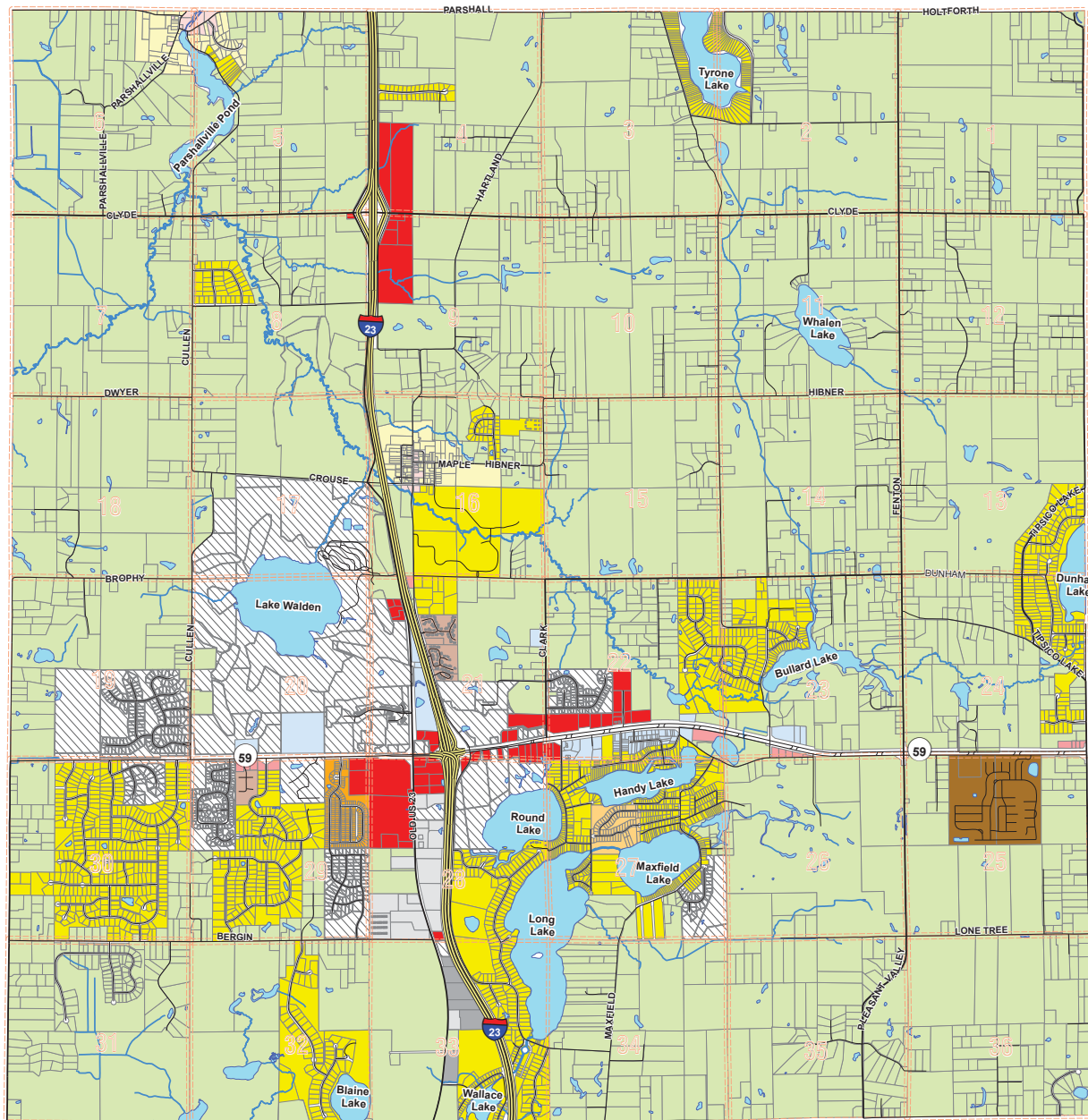


- CA - Conservation Agricultural
- RUR - Rural Residential
- RR - Residential Recreational
- STR - Settlement Residential
- RE - Rural Estate District
- SR - Suburban Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MR - Multiple Family Residential
- MR-2 - Mobile Home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

0 0.2 0.4 0.8 Miles



Created: December 12, 20





Hartland Township

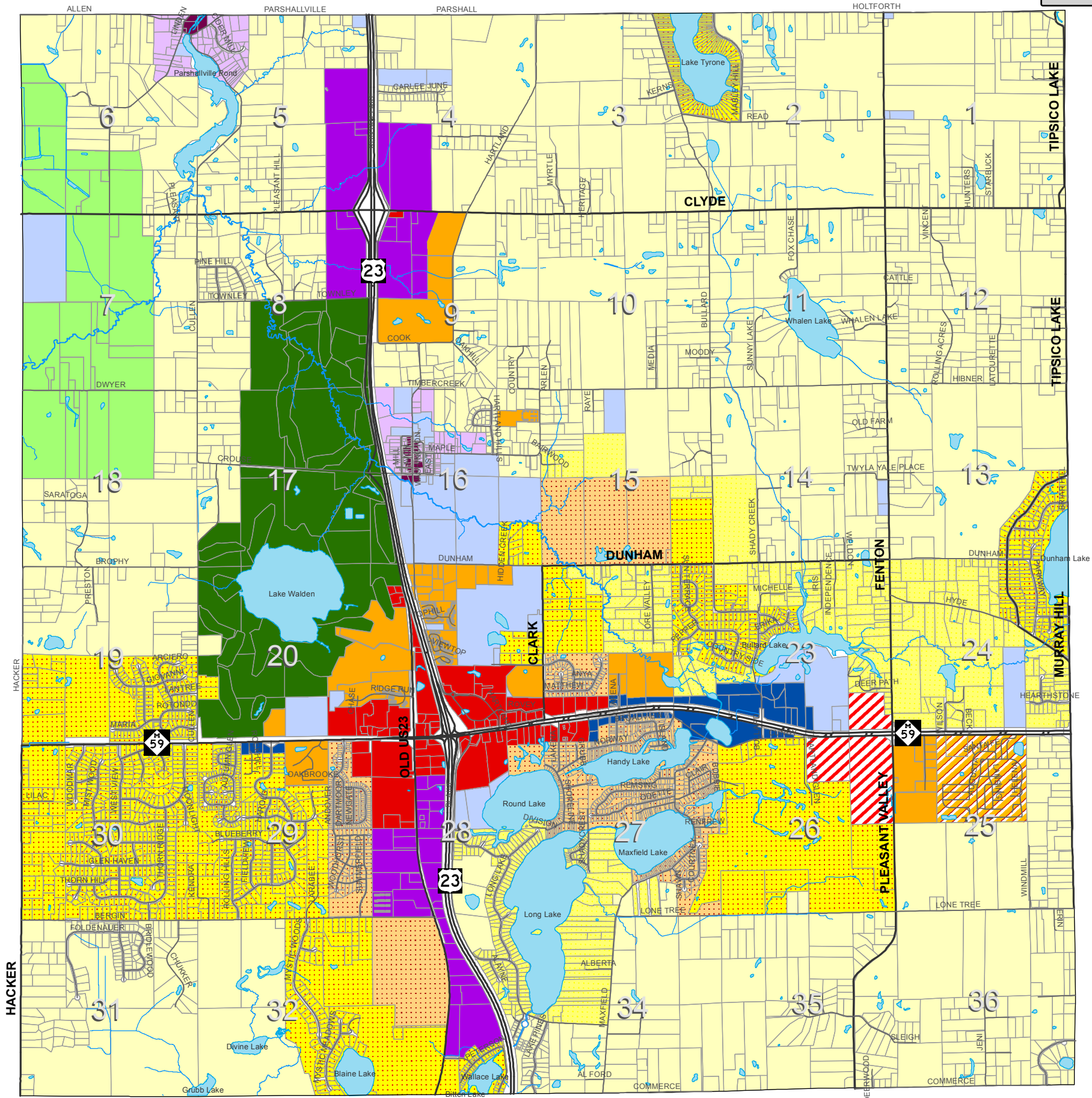
Livingston County, MI

FUTURE LAND USE MAP

Adopted September 1, 2015

Future Land Use Categories

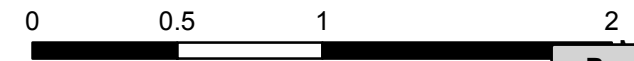
- Commercial
- Estate Residential
- High Density Residential
- Low Suburban Density Residential
- Multiple Family Residential
- Medium Suburban Density Residential
- Medium Urban Density Residential
- Office
- Planned Industrial / R & D
- Public / Quasi-Public
- Residential Recreation
- Rural Residential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

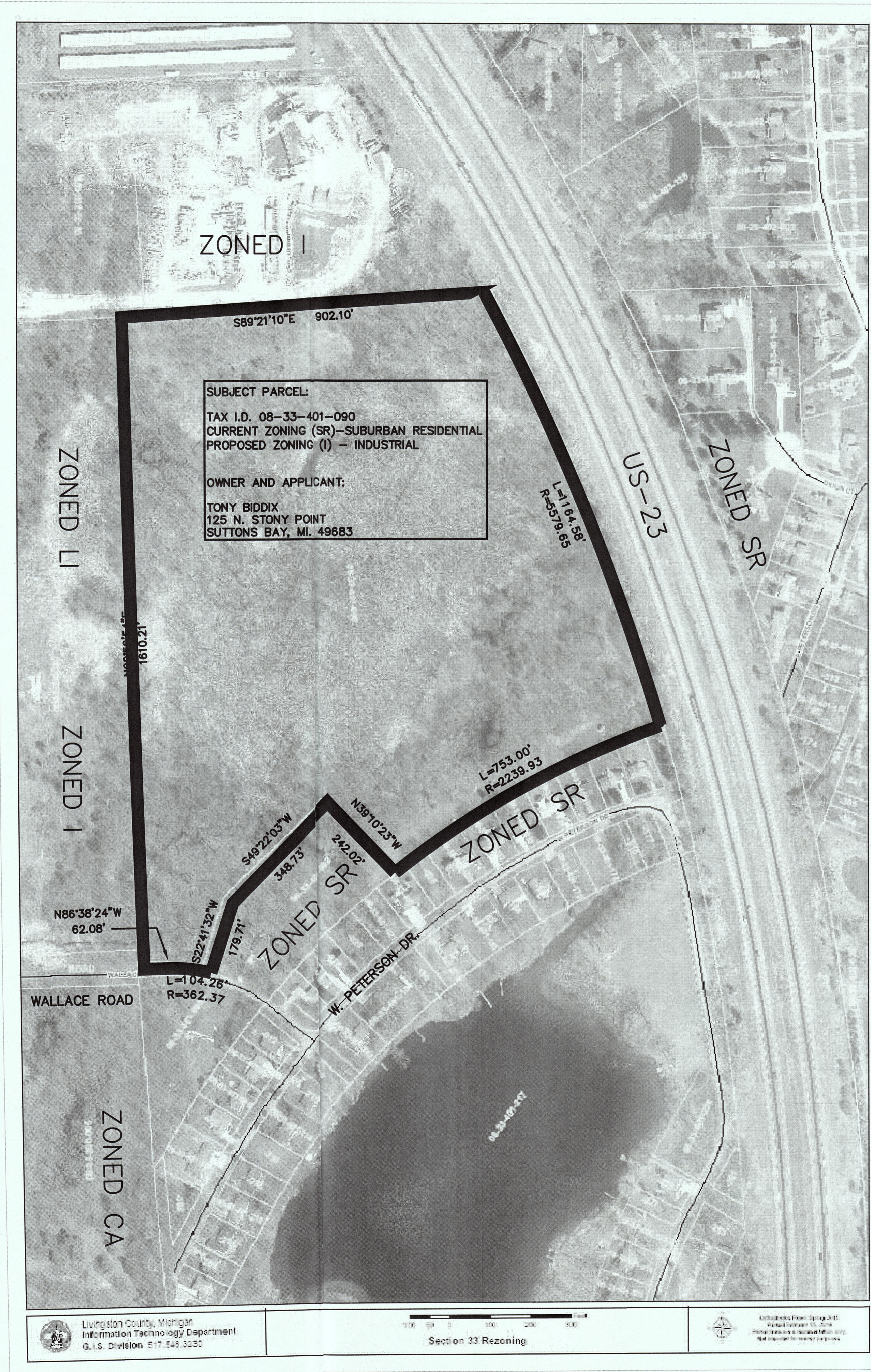
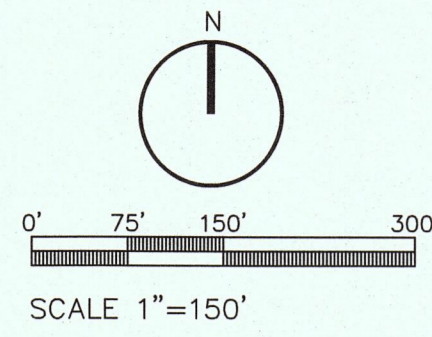


Attachment: 9. Hartland Township Future Land Use Map PDF Only (3030 : Rezoning #19-001)

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





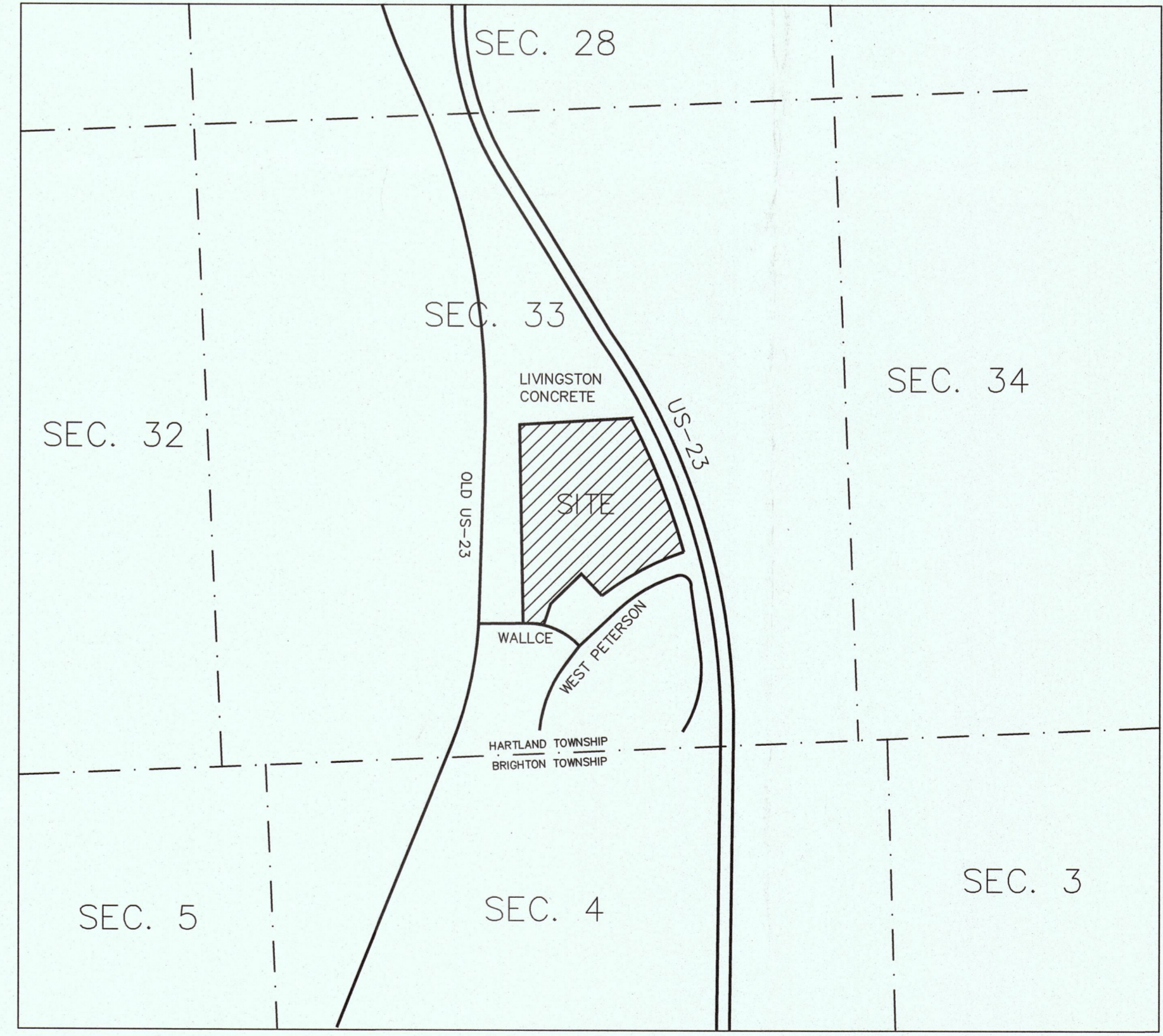
Livingston County, Michigan
Information Technology Department
G.I.S. Division 817-545-3230

Section 33 Rezoning

Calculated From: 12/19/2018
Last Modified: 02/05/2019
Drawing: 18026.dwg

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 33, T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE CENTER OF SECTION OF SAID SECTION 33; THENCE S89°21'10"E, 902.10 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 33, AS MONUMENTED TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF US-23; THENCE CONTINUING ALONG SAID LINE 1164.58 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5579.65 FEET, CENTRAL ANGLE OF 11°57'31", CHORD BEARING S17°27'51"E A DISTANCE OF 1162.47 FEET TO A POINT ON THE NORTHERLY LINE OF "PLEASANT VALLEY GOLF CLUB A COUNTRY CLUB ESTATES" (AS RECORDED IN LIBER 3, PAGE 16 OF LIVINGSTON COUNTY RECORDS); THENCE CONTINUING ALONG SAID LINE 753.04 FEET ALONG AN ARC OF A CURVE LEFT, HAVING A RADIUS OF 2239.93 FEET, CENTRAL ANGLE OF 19°15'44", CHORD BEARING S65°42'23"W A DISTANCE OF 749.46 FEET; THENCE N39°10'23"W, 242.02 FEET; THENCE S49°22'03"W, 348.73 FEET; THENCE S22°41'32"W, 179.71 FEET TO A POINT ON THE CENTERLINE OF WEST PETERSON DRIVE (70 FEET WIDE); THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES 1). 104.26 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 362.37 FEET, CENTRAL ANGLE OF 16°29'05", CHORD BEARING N78°22'25"W A DISTANCE OF 103.90 FEET; 2). N86°38'24"W, 62.08 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 33, AS MONUMENTED; THENCE CONTINUING ALONG SAID LINE N02°56'54"E, 1610.21 FEET TO THE POINT OF BEGINNING.



SITE LOCATION MAP

SCALE 1"=1000'

RECEIVED
FEB 21 2019
HARTLAND TOWNSHIP

REVISIONS:

NO.	DATE	DESCRIPTION

OWNER/APPLICANT:
TONY BIDDIX
125 N STONY POINT
SUTTONS BAY, MI. 49683
810-560-1647
Tonybiddix@gmail.com

TAX I.D. NO. 08-33-401-090
PROPOSED REZONING PLAN

ACE CIVIL ENGINEERING, LLC
5040 Queensway, Hawaii, HI 96843 817-545-4141 adam@acecivil.net

DATE: 02-05-19
DRAWN BY: PCK
CHECKED BY: PCK
JOB No: 18026

DRAWING No:
1



Board of Trustees

William J. Fountain, Supervisor
 Larry N. Ciofu, Clerk
 Kathleen A. Horning, Treasurer

Joseph W. Colaianne, Trustee
 Matthew J. Germane, Trustee
 Glenn E. Harper, Trustee
 Joseph M. Petrucci, Trustee

MEMORANDUM

Date: April 18, 2019

To: Hartland Township Planning Commission

From: Planning Department

Subject: **Kubota/Bobcat Dealership at 948 Old US-23**
 Use Determination for a "Use Not Otherwise Included Within a District"
 The subject site, 948 Old US-23, is zoned PD-Planned Development (Parcel ID #4708-33-100-016).

Site Description and Site History

The subject site is located south of Bergin Road and bounded by Old US-23 on the west and US-23 on the east, in Section 33 of Hartland Township. The approximate 3.09 acre site is zoned PD-Planned Development. The site is currently occupied by Beauchamp Landscape and Supply, which has operated at the site since approximately 2000 (approved under Site Plan #300 and Special Use Permit #196).

Access is via Old US-23. The site layout includes two buildings, an approximate 2,400 square foot building for sales/office uses on the west side of the site; and an approximate 4,620 square foot truck storage building with seven (7) bays and a service area for truck repairs. Outdoor display/storage areas, concrete block storage bins, parking, and a seasonal greenhouse are present on the site.

Background Information

The applicant proposes to establish a business at the subject site (948 Old US-23), utilizing the existing buildings, parking areas, and outdoor display areas for Kubota and Bobcat equipment.

Previously the same applicant had intended to locate a similar business at 9990 Highland Road, formerly the site of LaFontaine Used Cars of Hartland, which is zoned GC-General Commercial. The LaFontaine automobile sales also did some cleaning of cars, to prep vehicles for sales, inside the building, along with some minor work such as oil changes. The dealership was established prior to the requirement of a Special Use Permit

At that time, the applicant was proposing to sell new and late model Kubota and Bobcat tractors at the 9990 Highland Road location. The GC zoning districts, as well as the other Township zoning districts, do not specifically identify the use of tractor sales. As a result, based on Section 3.6 of the Zoning Ordinance, the Planning Commission must determine if the use is similar to an existing use, or if the use would be permissible by Special Use Permit in the GC district, since it is of a similar nature to the uses permitted in the GC district.

At that time, the applicant was proposing to have the Kubota/bobcat tractors be displayed for sale outside, in a similar manner to the automobiles with the LaFontaine dealership. The applicant would also display lawn mowers, utility tractors, utility vehicles, compact loaders, and excavators. However, no additional equipment, accessories, or parts would be displayed or stored outside. The applicant was also proposing some repair work to be performed inside the building and sales offices in the building.

The proposed use under consideration at that time was not specifically listed in the GC-General Commercial zoning district as a principal permitted use or a special land use.

On October 25, 2018 the Planning Commission determined the proposed use is similar in nature and compatible with Automobile Sales, which is a permitted special land use in GC-General Commercial, under Section 3.1.14.D.ii. Additional requirements for Automobile Sales are provided in Section 4.15 (Automobile or Vehicle Dealers). The decision was based upon materials presented to the Planning Commission.

After the use determination was made by the Planning Commission, the applicant approached staff and explained the business plan had changed. The new business plan included outdoor display of implements, attachments, and specialty products to be used with Kubota and Bobcat equipment. Outdoor display of such products was not presented to the Planning Commission in the use determination in October 2018. Furthermore Section 4.15.3.C. (Automobile or Vehicle Dealers) states "partially dismantled vehicles, damaged vehicles, new and used parts, and discarded parts shall be stored within a completely enclosed building." Given this requirement, staff explained to the applicant the new business plan was not consistent with the recent use determination or the standards for Automobile Sales. Since that time the applicant has been in the process of looking for an alternate site for his business.

Based on this change in the business plan, the Planning Director determined that the proposed use was not consistent with the decision that the Planning Commission had made, and that in order to proceed at the 9990 Highland Road location, the Township would have to send this modified request back to the Planning Commission for further clarification; or the applicant could elect an alternative location. The applicant indicated they were in contact with a separate property owner, with regard to a location located on Old US-23.

Overview of the Proposed Use

As noted previously the applicant is proposing to establish a Kubota and Bobcat business at 948 Old US-23. The business includes the sale and support of new compact equipment for Kubota and Bobcat. New and late model equipment could include lawn mowers, utility tractors, utility vehicles, compact loaders, and excavator. Additionally a variety of attachments and implements are proposed to be stored outside behind the retail building.

The property under consideration with the request is currently zoned PD (Planned Development). In general when land is in the PD category, the Township approves a PD Agreement that outlines the uses that are permitted in that designated area, as well as other development standards. However, in this case, the subject property; although in the PD designation; does not have specific uses listed in the PD. In fact, there is no PD Agreement. It appears in the past, the Light Industrial (LI) and Industrial (I) zoning categories were used for the applicable zoning regulations. Although, the Planning Department staff is not sure how they arrived at those being the applicable zoning standards; other than neighboring lands are in those zoning classifications.

Procedure for a Use Determination

One of the first steps in this use determination is to determine the appropriate zoning classification for this property. The property appears, historically to be used in the LI or I zoning categories. It should be noted that the property located immediately to the north is currently zoned GC (General Commercial); however, this appears to be the only GC property along Old US-23 in this area for approximately half a mile. The property, located farther to the north is zoned in the Light Industrial category and the property located farther to the south is zoned in the Industrial category. Nonetheless, the Planning Commission will need to determine the appropriate zoning for the subject property.

Section 3.1.16 of the Hartland Township Zoning Ordinance lists the permitted uses and special land uses in the LI (Light Industrial) zoning district; and Section 3.1.17 outlines the uses permitted in the I (Industrial) zoning district.

None of the uses listed in the LI or I district specifically identify the proposed business of a Kubota and Bobcat dealership. As a result, the proposed use thereby defaults to the category of a "Use Not Otherwise Included in a District", and the review and approval procedures for such a use are summarized in Section 3.6 of the Zoning Ordinance. Section 3.6 specifically states the following:

3.6 USES NOT OTHERWISE INCLUDED WITHIN A DISTRICT

1. *General Requirements - A land use which is not cited by name as a permitted use in a zoning district may be permitted upon determination by the Planning Commission that such use is clearly similar in nature and compatible with the listed or existing uses in that district. In making such a determination, the Planning Commission shall consider the following:*
 - A. *Determination of Compatibility - In making the determination of compatibility, the Planning Commission shall consider specific characteristics of the use in question and compare such characteristics with those of the uses which are expressly permitted in the district. Such characteristics shall include, but are not limited to, traffic generation, types of services offered, types of goods produced, methods of operation, and building characteristics.*
 - B. *Conditions by Which Use May be Permitted - If the Planning Commission determines that the proposed use is compatible with permitted and existing uses in the district, the Commission shall then decide whether the proposed use shall be permitted by right, as a special use, or as a permitted accessory use. The proposed use shall be subject to the review and approval requirements for the district in which it is located. The Planning Commission shall have the authority to establish additional standards and conditions under which a use may be permitted in a district.*
2. *No use shall be permitted in a district under the terms of this section if the use is specifically listed as a use permitted by right or as a special or conditional use in any other district.*

Based on the procedure outlined above, the charge of the Planning Commission is to determine whether the proposed use is compatible with the other uses permitted in the LI or I zoning district based on a number of factors. If compatibility is established, the Planning Commission must determine whether the use shall be permitted as a principal permitted use or a special land use, either one of which could be approved with conditions. If the Planning Commission determines that the proposed use can be approved as a Special Land Use, then that use can only be approved after a public hearing is held consistent with the Michigan Zoning Enabling Act.

The Planning Commission may also find that the proposed use cannot be permitted in the LI or I districts, but in so doing, shall make a finding of which of the Township's zoning district(s) the

use can be permitted in based on a finding of compatibility with the other uses permitted in that district consistent with the criteria outlined in Section 3.6 of the Zoning Ordinance.

In this case, with the property being zoned PD, which does not identify specific uses that are permitted, because there is no adopted PD Agreement. As a result, the zoning of this property should be changed to something that is compatible with the area and the Comprehensive Development Plan of Hartland Township. Consideration should be given to either the LI or the I zoning classifications. The Township does not desire to delay the applicant with their plans to establish a business at the property. As a result, if the Planning Commission determines that the use seems appropriate in the proposed location, the Township will then require the applicant to submit a site plan to depict how the property would be used. Then, the Township will proceed with a rezoning of the property, but not hold up the applicant. The property would be rezoned to either LI or I, based on the decision of the Planning Commission on the use determination.

Considerations

The proposed use is to sell new and late model Kubota and Bobcat equipment with an outdoor sales space and offer some level of service and repair, as well as have items stored or displayed outdoors.

The first step in a use determination is to review the permitted and special land uses listed in LI or I zoning districts to see if the proposed used is similar in nature to one of the permitted uses. Copies of the permitted uses in both the LI and I districts are attached for review

If the Planning Commission determines the proposed use is compatible with a listed use, the next step is to decide whether the proposed use shall be permitted by right, as a special use, or as a permitted accessory use.

Recommendation

The Planning Department recommends the proposed use be determined to be similar in nature and compatible to uses of the same nature or class as uses listed in this LI district. The following motion is provided:

MOTION: The Planning Commission finds the proposed use to be similar in nature and compatible to uses of the same nature or class as uses listed in the LI district.

Attachments:

2. Carleton Equipment Business Plan
3. Bobcat Attachments Picture
4. Bobcat Attachments
5. Tractor with Tiller
6. Tractor without Tiller
7. Kubota Attachments Email
8. Light Industrial Uses
9. Industrial Uses
10. Kubota – Site Plan
11. Email with Renderings

Overview

Carleton Equipment Company is a family-owned and operated business with five (5) locations throughout Michigan. 2018 marked our 80th year in business. Our company is focused on the sale and support of new compact equipment. Our products are used by a wide range of customers. From small contractors to residential customers will larger acreage (typically 5 acres and above), we take great pride in providing a quality sales experience from top to bottom.

Sales

Much of our business is focused on the sale of new compact equipment. Our sales approach is different than some other similarly situated businesses in that we not only welcome customers to our physical locations to shop and get pricing, but we also have territory sales managers that drive to customer businesses and homes upon request to provide pricing and information. This sales approach is helpful to customers and it allows us to lessen foot traffic to the dealership which assists with proper staffing that can be difficult to manage in a traditional retail sales environment.

From a new sales perspective, we do require a new compact equipment display lot. This part of our business does not differ from that of an automotive dealership. For customers that do want to visit the dealership, we need to be able to present various models of new compact equipment for display. This display lot will also house machines that leave the dealership with one of our territory sales managers on a truck and trailer for off-site presentation and demonstration.

Used Equipment sales is a small percentage of our business and we only deal in late-model products of the same brands as well sell from our new lot. Much like an automotive dealer, the used compact machines are displayed in a designated area of the equipment display. As a percentage, our used machine fleet at each dealership makes up less than 5% of the entire machine fleet on the ground at any given time.

Parts

In addition to new compact equipment, we focus on the sale of new parts and accessories. Once we have hopefully be able to earn a customer's business through the sale of a new compact machine, we support that machine with the sale of maintenance parts, accessories and any other replacement parts they should need during the life of the machine. Our parts are stored inside of our facilities to await installation or customer pick-up and/or delivery.

Service

From time to time, customer machines need to be serviced and we offer both off-site (at customer's location) and on-site (at our dealership) service support. Off-site service has grown significantly over the years and this trend lessens the burden of large space requirements at our physical locations. Any maintenance performed at our location is limited to preventative maintenance such as filter changes, minor repairs and prepping new compact equipment for sale. The disposal of service products such as used filters and used oils are handled by contracted firms that focus on this type of activity and log removal of these products in accordance with State law.

Rental

Our business does offer equipment rental opportunities for our customers. Rental makes up approximately 5% of our yearly business. Because our compact equipment offers such a wide array of attachments and implements, we offer our customers an opportunity to rent new implements, attachments and specialty products that may be too expensive to justify purchasing for use 1-2 times per year. As with our used equipment, these items are intermingled with our product display.

Operations

Our businesses operate Monday through Friday from 7:30 a.m. – 5:00 p.m. We also maintain limited Saturday hours from 8:00 a.m. – Noon and Saturday hours are seasonal. For this prospective location, proper staffing would mean 6-8 new jobs to open the doors and operate properly. As to traffic generation, besides employees coming and going, our dealerships average 15-20 customer visits per day. We would have a daily UPS delivery and pick-up as well. On average, we also receive approximately 5 LTL or Full Load trucking deliveries per week. Our business is very specialized and does not have the volume of automotive dealers as an example.

Closing

We appreciate the Township taking the time to review our proposed use and business roadmap. We are a strong and stable company that has always maintained good relationships with the local communities that we reside in. We are looking forward to becoming a member of the Hartland Township community for many years to come. If you have any questions, do not hesitate to contact me at any time.



Attachment: 2. Bobcat Attachment Picture (3032 : Use Determination Kubota-Bobcat Dealership)





Attachment: 4. Tractor with Tiller (3032 : Use Determination Kubota-Bobcat Dealership)

© IRONSearch.com



Attachment: 5. Tractor without Tiller (3032 : Use Determination Kubota-Bobcat Dealership)

Martha Wyatt

From: Martha Wyatt
Sent: Wednesday, April 17, 2019 5:34 PM
To: Martha Wyatt
Subject: FW: Planning Commission meeting on April 25
Attachments: Tractor without Tiller.jpg; Tractor with Tiller.jpg; Bobcat Attachments.jpg; Bobcat Attachment Pic.png

From: Ryan Wurtzel
Sent: Thursday, March 28, 2019 5:10 PM
To: Martha Wyatt
Subject: RE: Planning Commission meeting on April 25

Martha,

Yes, we will have attachments / implements on site that will be stored on the interior portion of the property (i.e. thru the entry gates behind the retail center building). I attached some pictures of our Bobcat attachments (a full array and also a Bobcat with an attachment mounted on the front) and also a tractor with an implement on the rear and without an implement.

Hope this helps!

Attachment: 6. Kubota attachments email (3032 : Use Determination Kubota-Bobcat Dealership)

3.1.16

LI Light Industrial

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards


5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

The 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.

 **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.

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

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



3.1.17

I Industrial

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.

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

Attachment: 8. Industrial Uses (3032 : Use Determination Kubota-Bobcat Dealership)





WIGHTMAN

BENTON HARBOR
2303 Pipestone Road
Benton Harbor, MI 49022
Phone: 269.927.0100

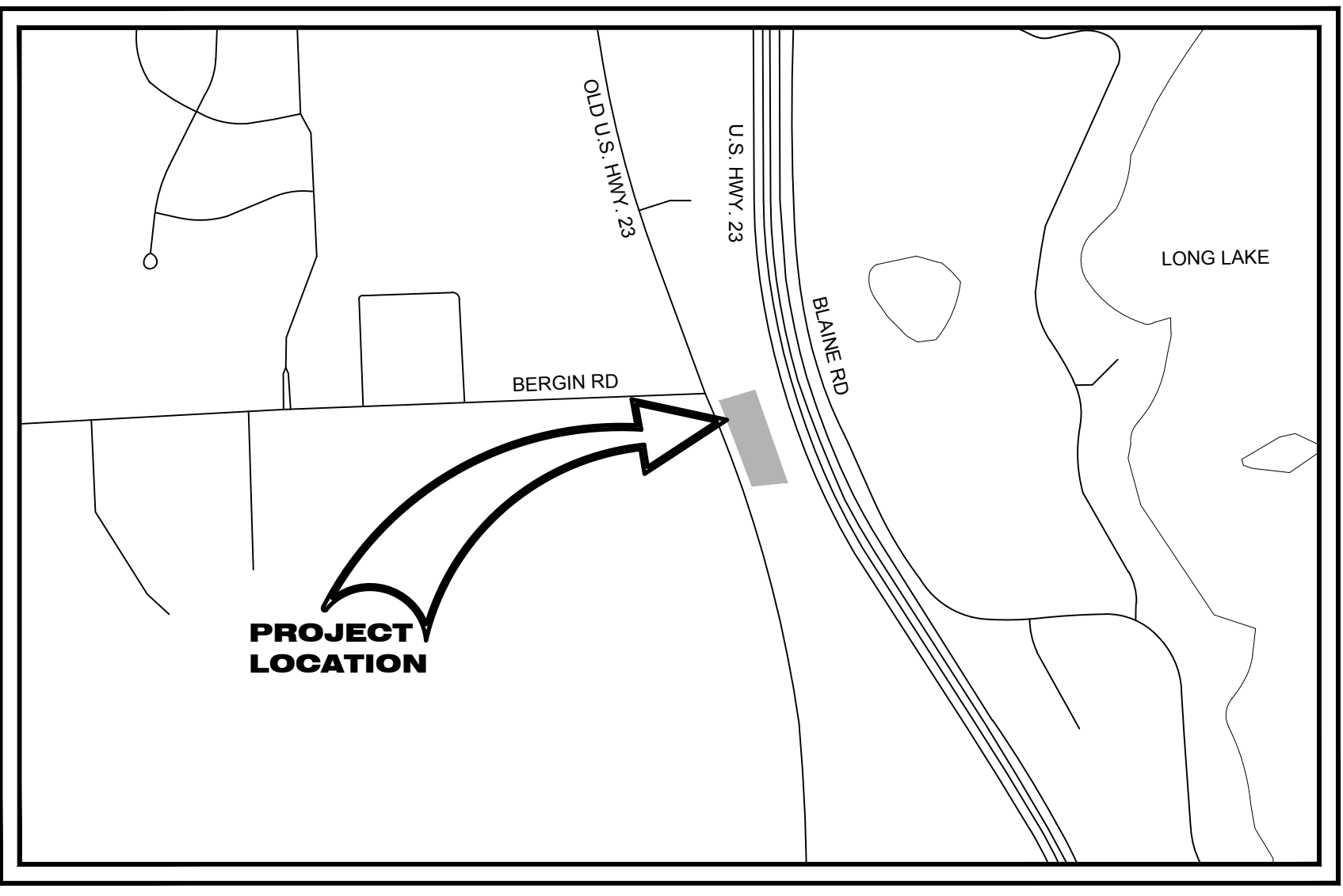
KALAMAZOO
433 East Ransom Street
Kalamazoo, MI 49007
Phone: 269.327.3532

ALLEGAN
1670 Lincoln Road
Allegan, MI 49010
Phone: 269.673.8465

www.gowightman.com

PROJECT NAME:
CARLETON EQUIPMENT
948 NORTH OLD US HIGHWAY 23
BRIGHTON, MI 48114

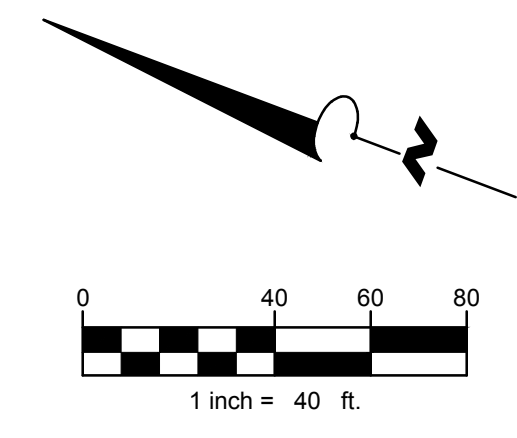
CARLETON EQUIPMENT



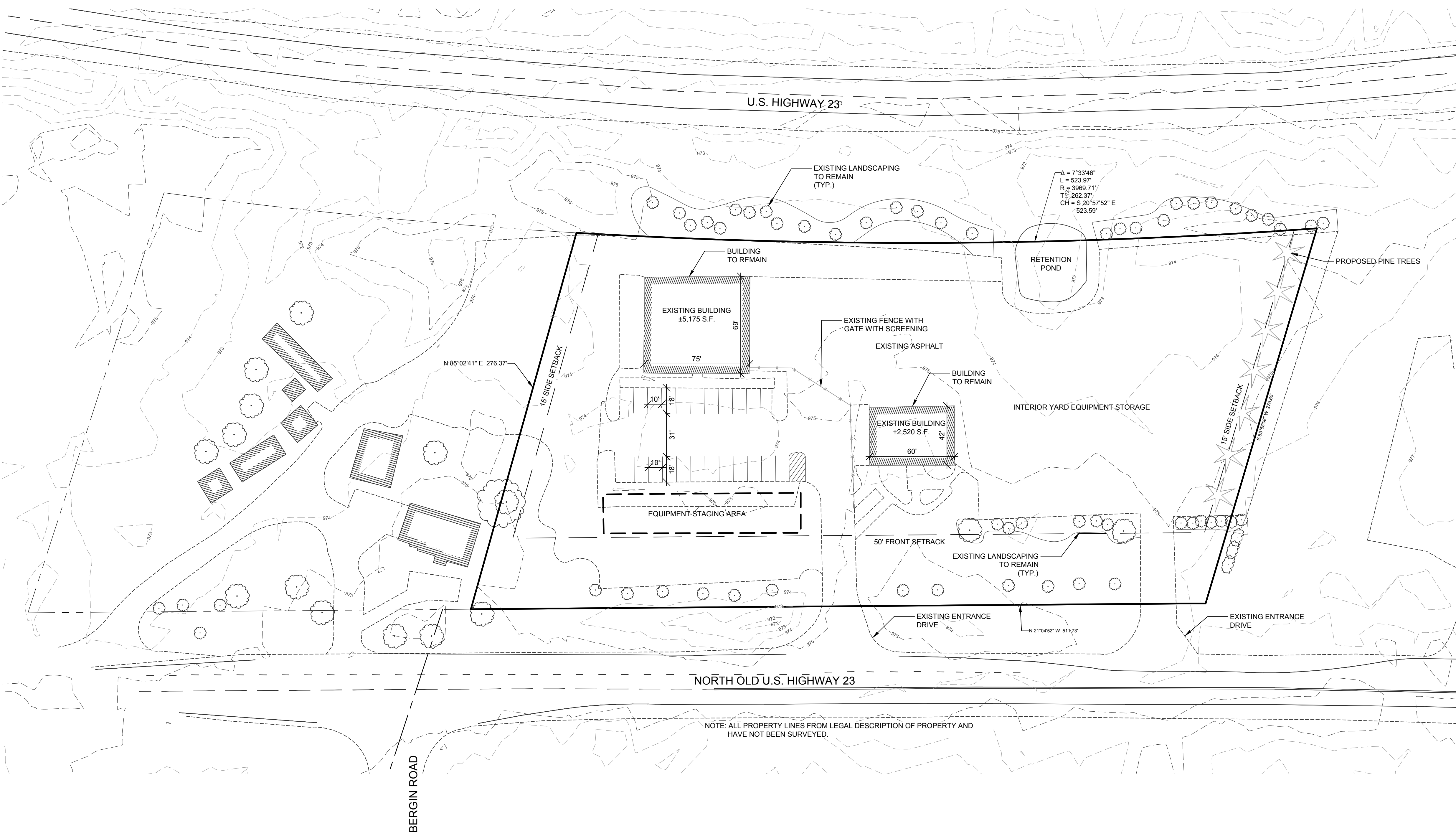
LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

PARCEL 4708-33-100-016
LAND IN THE TOWNSHIP OF HARTLAND LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
PART OF THE NORTHWEST 1/4 SECTION 33 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), TOWN 3 NORTH, RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT NORTH 87 DEGREES 52 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 33 AND CENTERLINE OF BERGIN ROAD, 1875.22 FEET TO THE CENTERLINE OF WHITMORE LAKE ROAD (120 FOOT RIGHT-OF-WAY), SOUTH 20 DEGREES 31 MINUTES 39 SECONDS EAST ALONG SAID CENTERLINE OF WHITMORE LAKE ROAD, 21.51 FEET, NORTH 87 DEGREES 10 MINUTES 58 SECONDS EAST 62.98 FEET, AND SOUTH 20 DEGREES 31 MINUTES 39 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WHITMORE LAKE ROAD, 8.04 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 85 DEGREES 34 MINUTES 55 SECONDS EAST 274.16 FEET ON THE ARC OF A CURVE CONCAVE TO THE EAST, CENTRAL ANGLE 07 DEGREES 38 MINUTES 16 SECONDS, RADIUS 3969.71 FEET, CHORD BEARING SOUTH 20 DEGREES 21 MINUTES 31 SECONDS EAST 528.80 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 15 SECONDS WEST 274.41 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID WHITMORE LAKE ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WHITMORE LAKE ROAD NORTH 19 DEGREES 15 MINUTES 53 SECONDS WEST 7.74 FEET AND NORTH 20 DEGREES 31 MINUTES 39 SECONDS WEST 511.73 FEET TO THE POINT OF BEGINNING.



SITE INFORMATION	
Applicant Name	Ryan Wurtzel
Applicant Address	4704 S 29th Street, Kalamazoo, MI 49048
Site Address	948 North Old US Highway 23, Brighton, MI, USA
Tax Parcel Numbers	4708-33-100-016
Current Zoning	Planned Development (PD)
Current Use	Flower Shop
Proposed Use	Commercial Equipment Sales
Site Area (S.F.)	135,215
Gross Usable Floor Area (S.F.)	7,600
Total Ground Floor Area (S.F.)	7,600
Lot Coverage	5.62%
Parking Spaces Required	8 Spaces
Parking Spaces Provided	23 Spaces



LEGEND

- | | | |
|-----------------|--------------------------------------|-----------------------------|
| EXISTING | CABLE | PAVEMENT/SOIL BORING |
| E | ELECTRIC LINE | PROPOSED HYDRANT |
| OHE | ELECTRIC LINE (OVERHEAD) | PROPOSED GATE VALVE & BOX |
| FO | FIBER OPTIC LINE | PROPOSED GATE VALVE & VAULT |
| G | GAS LINE | PROPOSED REDUCER |
| T | TELEPHONE LINE | PROPOSED SANITARY MANHOLE |
| --- | FENCE | PROPOSED STORM MANHOLE |
| --- | FORCEMAIN | STORM MANHOLE |
| --- | GUARDRAIL | TELEPHONE MANHOLE |
| --- | SANITARY SEWER | TELEPHONE RISER BOX |
| --- | STORM SEWER | TURNING POINT/TRVERSE |
| --- | WATER MAIN | UTILITY POLE |
| --- | CENTER LINE | VAULT |
| --- | EXISTING TREE LINE | WATER ELEVATION |
| --- | EXISTING DITCH LINE | WATER MANHOLE |
| --- | EASEMENT LINE/GRADING PERMIT | WATER METER |
| --- | GRADING LIMITS/LIMITS OF DISTURBANCE | WATER VALVE |
| --- | PROPERTY LINE | WATER SPIGOT |
| --- | RIGHT-OF-WAY LINE | WELL |
| --- | SECTION LINE | |
| --- | TO BE ABANDONED | |
-
- | | | | |
|---|------------------|---|-------------|
| ⊙ | ANTENNA | ⊙ | WATER VALVE |
| ⊠ | CATCH BASIN | ⊙ | WELL |
| ⊠ | CABLE RISER BOX | | |
| ⊠ | CLEAN OUT | | |
| ⊠ | CURB INLET | | |
| ⊙ | ELECTRIC MANHOLE | | |
| ⊙ | FIRE HYDRANT | | |
| ⊙ | FOUND IRON PIPE | | |
| ⊙ | GAS VALVE | | |
| ⊙ | GUY ANCHOR | | |
| ⊙ | LIGHT POLE | | |
| ⊙ | MAILBOX | | |
| ⊙ | MONITORING WELL | | |
| ⊙ | POST | | |
| ⊙ | SATELLITE DISH | | |
| ⊙ | SANITARY MANHOLE | | |
| ⊙ | SECTION CORNER | | |
| ⊙ | SIGN | | |

TREE DESIGNATORS

- | | | | |
|---|-------------------------------|---|------------------------------|
| ⊙ | BUSH | ⊙ | STUMP |
| ⊙ | CONIFEROUS TREE | ⊙ | DECIDUOUS TREE |
| ⊙ | CONIFEROUS TREE TO BE REMOVED | ⊙ | DECIDUOUS TREE TO BE REMOVED |

NOTE: ALL PROPERTY LINES FROM LEGAL DESCRIPTION OF PROPERTY AND HAVE NOT BEEN SURVEYED.

REVISIONS
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2019 WIGHTMAN & ASSOCIATES, INC.
DATE: MARCH, 2019
SCALE: 1" = 40'

SITE LAYOUT

Attachment: 9. Kubota - Site Plan at Beauchamp (3032 : Use Determination Kubota-Bobcat Dealership)

Troy Langer

From: Troy Langer
Sent: Wednesday, April 17, 2019 5:28 PM
To: Troy Langer
Subject: FW: Beauchamp's / Carleton Equipment -- 948 North Old US 23

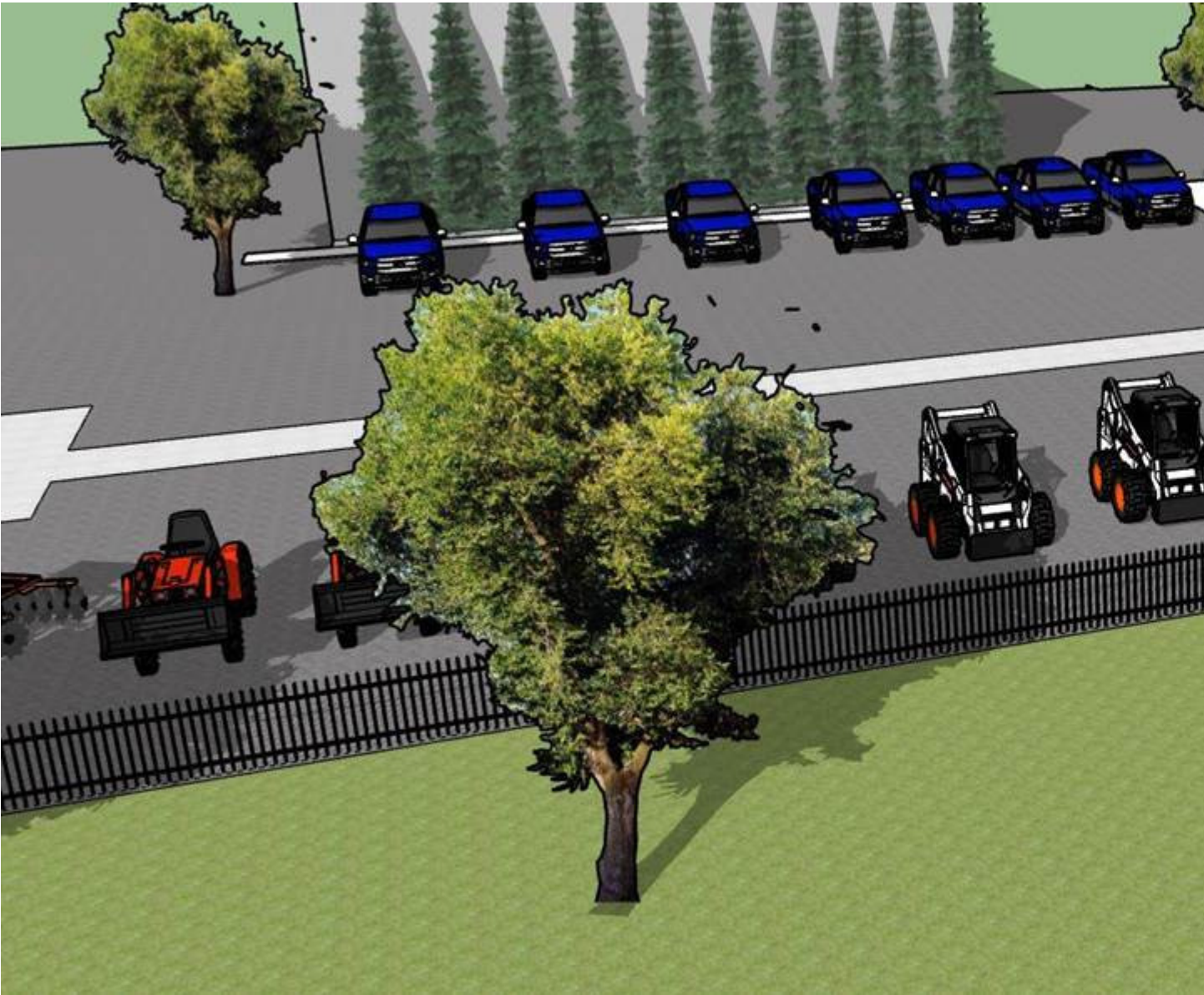
Importance: High

Troy,

Here are some renderings that we created for the forward portion of the property to show the extent of the equipment display. I will forward you our business plan overview shortly so you can review that as well. Let me know if you have any questions on the rendering. Thanks again for your assistance!



Attachment: 10. Email with renderings (3032 : Use Determination Kubota-Bobcat Dealership)



Attachment: 10. Email with renderings (3032 : Use Determination Kubota-Bobcat Dealership)



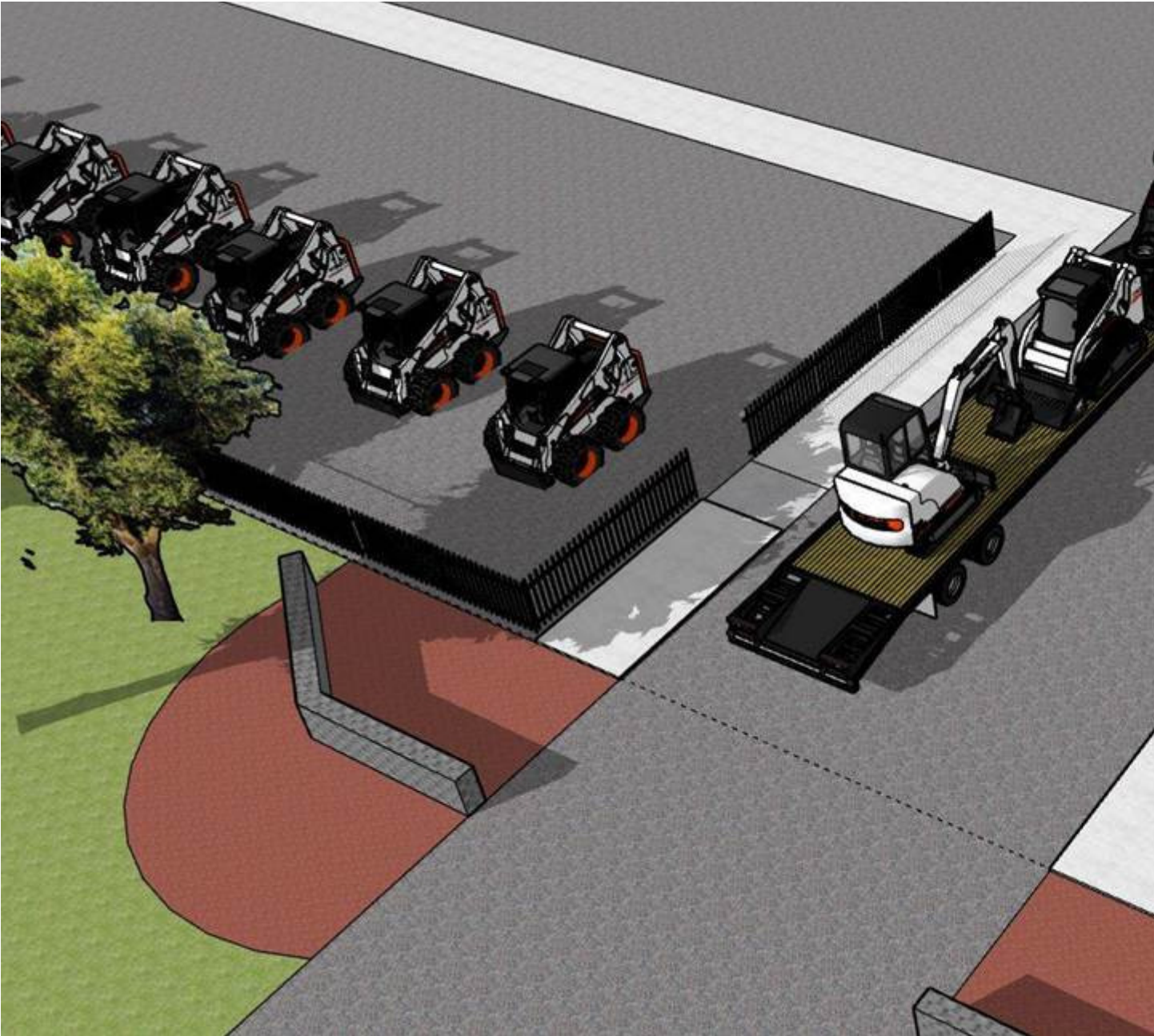
Attachment: 10. Email with renderings (3032 : Use Determination Kubota-Bobcat Dealership)



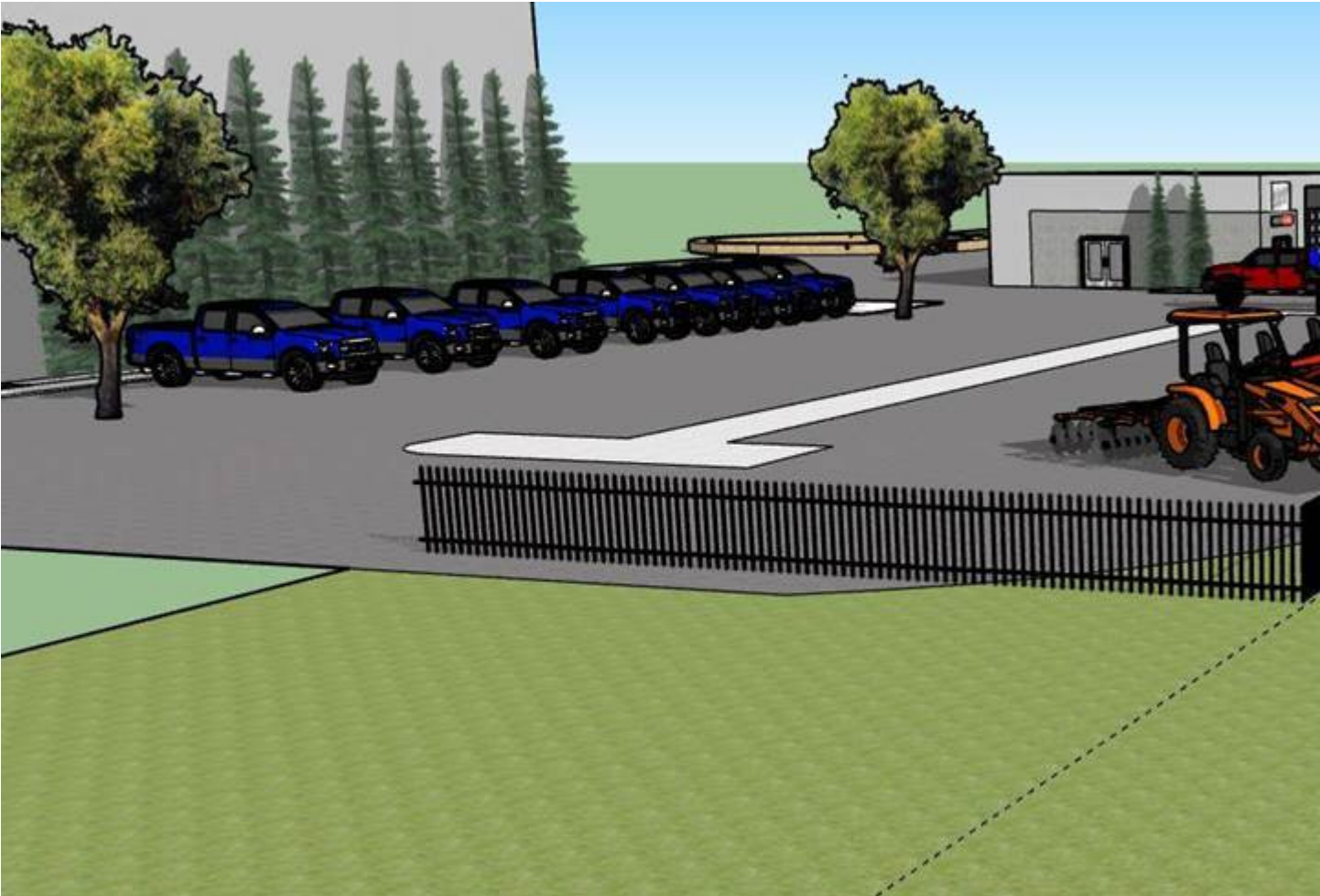
Attachment: 10. Email with renderings (3032 : Use Determination Kubota-Bobcat Dealership)



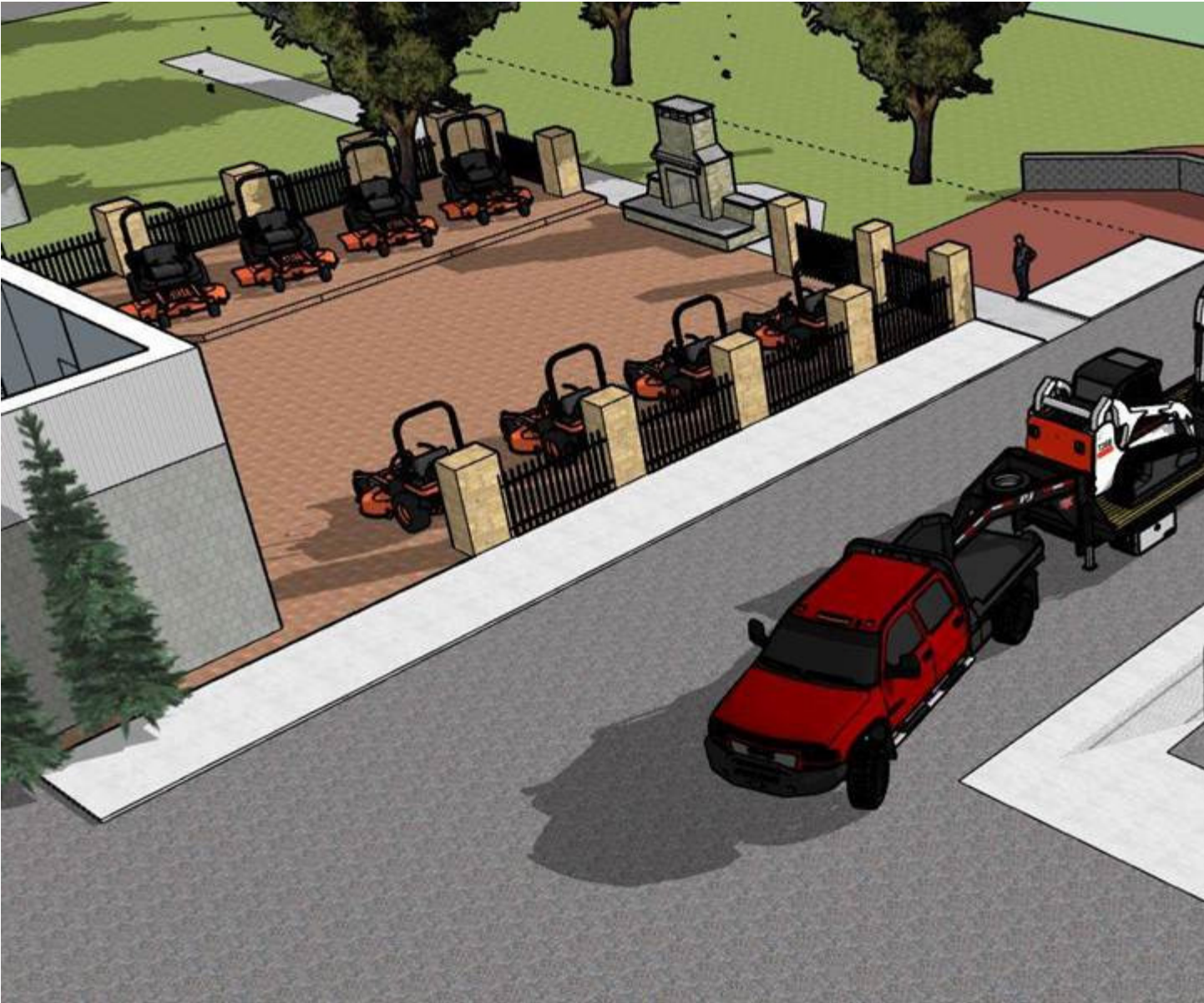
Attachment: 10. Email with renderings (3032 : Use Determination Kubota-Bobcat Dealership)



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