



Hartland Township Comprehensive Plan



Livingston County, Michigan

August 2004

*Hartland Township
Comprehensive Plan*

Livingston County, Michigan

August 2004

ACKNOWLEDGMENTS

Hartland Township Planning Commission

Joseph Colaianne
Bruce Douglass, Vice-Chair
Bill Fountain, Chair
Matthew Germane
David Kalenauskas, ZBA Liaison
Joe Petrucci
Vicinia Phillips, Township Board Liaison

Hartland Township Board of Trustees

Donald A. Rhodes, Supervisor
Ann Ulrich, Clerk
Kathleen Horning, Treasurer
Don Hill, Trustee
Doug Kuhn, Trustee
Vicinia Phillips, Trustee
Don Wyland, Trustee

Planning Consultant

McKenna Associates, Incorporated

Recording Secretary

Christine A. Polk

TABLE OF CONTENTS

ACKNOWLEDGMENTS	i
TABLE OF CONTENTS	ii
LIST OF TABLES	iv
LIST OF MAPS	iv
INTRODUCTION	v
What a Comprehensive Plan Is	vi
Comprehensive Plan Maintenance Strategy	vi
HISTORICAL CONTEXT	1
POPULATION ANALYSIS	6
Population Trends	7
Age Structure	7
Households	10
Housing Characteristics	10
School Enrollment	11
Population Projections	13
HOUSING ANALYSIS	15
Housing Types	16
Dwelling Units	16
Age of Housing	16
Housing Value	17
Findings, Conclusions, and Implications	17
ECONOMIC ANALYSIS	19
Introduction	20
Employment Type	20
Income	21
Commute to Work	21
Property Value	21
EXISTING LAND USE	23
Methodology	24
Land Use Categories	24
Existing Land Use Descriptions	26
Findings, Conclusions, and Implications	30

PHYSICAL CONSTRAINTS AND OPPORTUNITIES ANALYSIS	31
Opportunities and Constraints	32
Development Patterns	32
Hazard Identification and Mitigation	35
Funding Hazard Mitigation	36
Livingston County Hazard Mitigation Goals and Strategies	36
NATURAL FEATURES ANALYSIS	37
Natural Features Mosaic	38
Surface Water Resources	38
Woodlands	39
Early Successional Land	40
Wildlife Habitat	40
Soils/Slopes	41
Groundwater	43
Groundwater Recharge Areas	44
Priority Rural Views	44
COMMUNITY FACILITIES	46
Public Buildings	47
Public Safety Facilities	48
Recreation Facilities	50
Comparison to Standards	51
Community Facilities	53
Utility Providers	54
Findings and Conclusions	55
CIRCULATION ANALYSIS	56
Introduction	57
Existing Circulation Network	57
Circulation Problems and Issues	59
Road System Improvements	61
GOALS AND OBJECTIVES	62
Visioning	63
Hartland Township Visioning Sessions	63
Hartland Township Visioning Results	65
Goals And Objectives	67
FUTURE LAND USE	73
Introduction	74
Summary of Findings	74
Residential Policies	75
Nonresidential Development Policies	76
Future Land Use Descriptions	77
Future Land Use Designations	82

LIST OF TABLES

Table 1:	Population Trends of Selected Municipalities, 1990 to 2000	7
Table 2:	Age Structure, 2000	9
Table 3:	Households in Selected Municipalities, 2000	10
Table 4:	Housing Tenure in Selected Municipalities, 2000	11
Table 5:	Hartland Consolidated Schools Community Children Ages 0 to 19 years	12
Table 6:	Hartland Consolidated Schools School Enrollment, 1990-2002	12
Table 7:	Hartland Consolidated Schools Student Enrollment Residence, 2002	13
Table 8:	Regional Population Projections	14
Table 9:	Township Population Projections	14
Table 10:	Total Building Permits Issued, 1990-2000	16
Table 11:	Age of Housing in Hartland Township	17
Table 12:	Employment by Industry, 2000	20
Table 13:	Township SEV Growth	22
Table 14:	Existing Land Use Comparison 1994 and 2000	29
Table 15:	Natural Features	38
Table 16:	Typical Park Classifications	51
Table 17:	Evaluation of Current Township Recreational Facilities	52
Table 18:	Length of Streets by Type	58

LIST OF MAPS

Map 1:	Livingston County, circa 1880	2
Map 2:	Hartland Township circa 1875	4
Map 3:	Regional Location	8
Map 4:	Existing Land Use	25
Map 5:	Existing Land Use: Settlements	28
Map 6:	Opportunities and Constraints	34
Map 7:	Future Land Use	81

Appendix A:	Visioning Workshops Sample Invitation and Workshop Results
Appendix B:	Public Hearing Notice and Written Comments Received
Appendix C:	Public Hearing Minutes and Annual Review Worksheet

INTRODUCTION

WHAT A COMPREHENSIVE PLAN IS (and What It Is Not)

When reviewing and using this Comprehensive Plan, it is important to understand the Plan's role in the future development of Hartland Township. This Comprehensive Plan is a general, flexible, recommending document. It is an official statement of goals and policies that express a vision about the future of the community. It serves as a decision-making guide for the Planning Commission, the Township Board and other organizations when considering rezonings and other development requests, potential public improvements and other investments that affect the physical shape, appearance and functioning of the community.

Once the Plan is adopted, the Township has several tools to use to implement the plan and realize the community's vision. Among these tools are the zoning ordinance, subdivision regulations, and capital improvement program, all of which are based on the Plan.

The Comprehensive Plan is not the same as the zoning ordinance. It is not a law. Zoning is public regulation of the use of land. The zoning ordinance divides the community into various districts, or zones. Each district permits certain uses of land within that zone (such as residential, commercial, or industrial). Typical zoning regulations address building height, bulk, lot area, setbacks, parking and landscaping.

COMPREHENSIVE PLAN MAINTENANCE STRATEGY

The Hartland Township Comprehensive Plan is the product of many months of work by numerous individuals concerned with the long-term health of the Hartland community. Although the plan has been extensively revised in this most recent version, it is appropriate to provide a strategy for the maintenance of the community's plan.

The Township Planning Act was recently revised to include minimum provisions for review and update of the plan. According to the Act, the plan must be reviewed and updated not less than once every five years.

In order to stay abreast of the Township's land use needs, the Planning Commission hereby states the intention to undertake an annual review of the Comprehensive Plan in order to determine if maintenance is required sooner than at the fifth year interval. If issues are identified in the annual review that do not demand immediate attention, the Planning Commission shall establish those issues as priorities for resolution at the time of the next plan revision.

Some issues in particular have been determined to be sensitive and may require attention before five years have passed. These include:

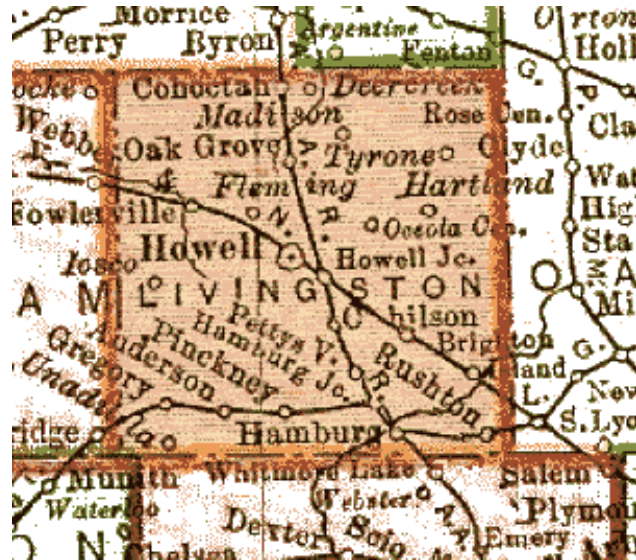
- Industrial land area in the Township may be in high demand. The Commission should carefully assess the demand on an annual basis to be sure that adequate area is provided to maintain the availability of land for industrial development.

- A Special Planning Area (SPA) has been designated which is intended for development of a mixed use planned development. In the event that development does not proceed consistent with the Plan's intention, the overall SPA concept must be reevaluated for possible modification.
- The Hartland and Parshallville settlements are particularly sensitive locations that should be periodically reviewed to assure that the settlements are not adversely affected by nearby development.

The Planning Commission will annually consider these and other issues that may arise. The issues will be considered in the first quarter of each year at a workshop to be called for the purpose of comprehensive plan review. A precise date for the workshop will be established by the Planning Commission on an annual basis. The Board of Trustees will be invited to make suggestions for consideration in the workshop and to attend the meeting.

HISTORICAL CONTEXT

Hartland Township is described as township 3 north, range 6 east, and lies on the eastern side of Livingston County, bordering on Oakland County, Michigan. The Township was settled primarily from the southeast, spreading north and west. According to Hartland Memories and Milestones, land in what was to become Hartland Township was first purchased in 1832 by Alvah Tenny in Section 36. The Township seems to have derived its name from a township of like name in the State of New York, which is the former home of many of the early settlers.



Map 1 Livingston County, circa 1880

In 1835 three townships were established in the southern part of the area which would become Livingston County. One year later on March 23, 1836, Hartland Township was created and the first township meeting was to be held at the home of Norman Braynard [Brainard]. The 1837 census identified 404 residents of Hartland Township and 5,029 residents of Livingston County. According to the Livingston County directory of 1873, Hartland’s organizational meeting was conducted in September 1836. The first officers elected to represent the township included:

- | | |
|---------------------------------------|--------------------------------------|
| Eli Lee, Supervisor | Samuel Mapes, Justice of the Peace |
| Josiah T. Clark, Clerk | Dennis Whalen, Justice of the Peace |
| Norman Brainard, Justice of the Peace | William Kinney, Justice of the Peace |

The Village of Hartland, first called Hartland Centre, was founded shortly after the Township was settled. The Village has never been incorporated but has served as a center for merchants who set up shop to serve the many farm families who settled in the area. The Crouse family began acquiring land in the Township in 1837. The small stream (Ore Creek) that moved through the Village was

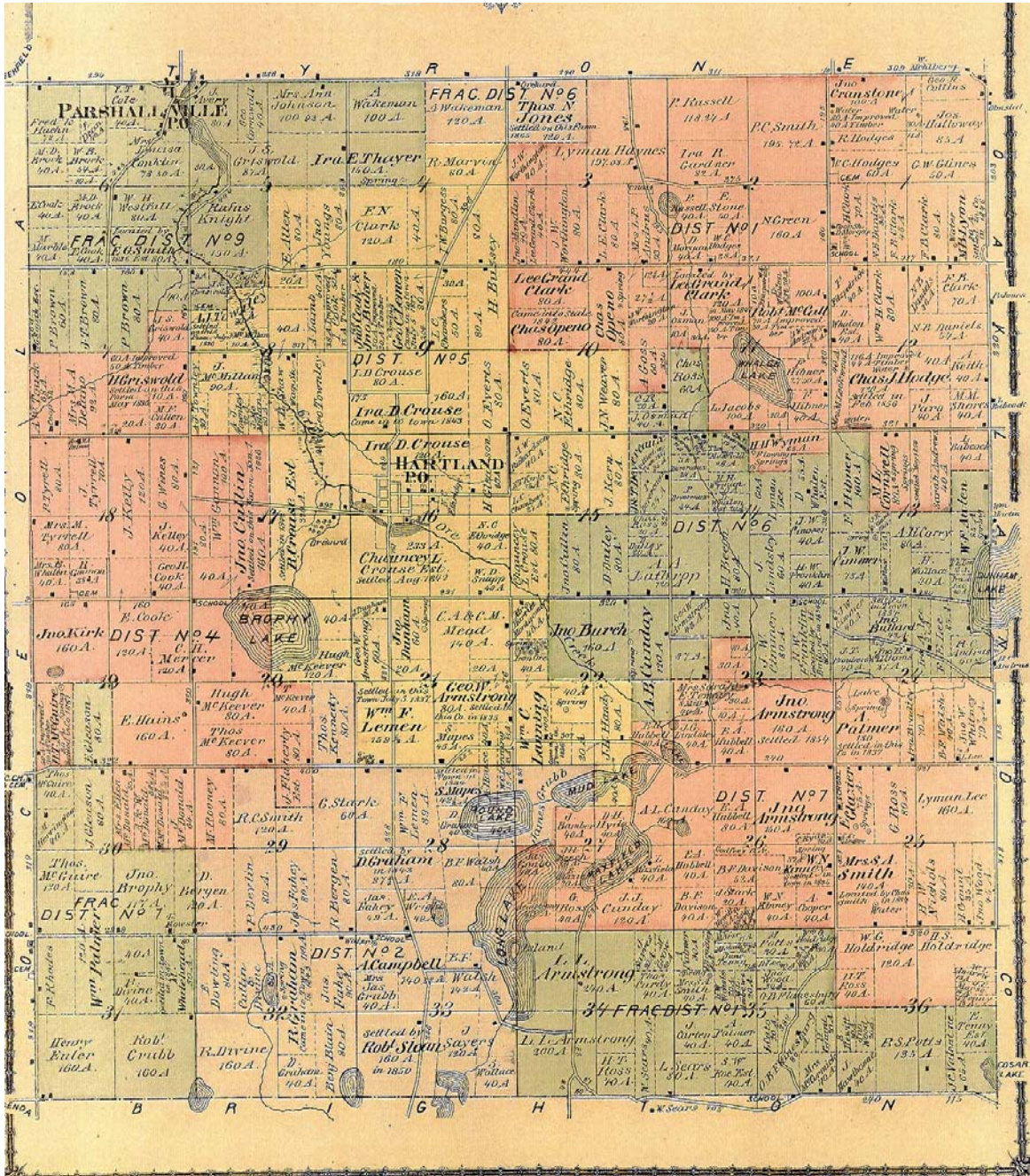
harnessed to furnish the power used at the first grist mill by Amos Albright. In 1841 the mill was sold to Chauncey and Robert Crouse. In 1842, Chauncey and Robert Crouse platted the Village of Hartland. Many merchants resided in the Village establishing a tavern, a tin-shop, two dry good stores, a drugstore, a general store, a harness shop, and a boot and shoe store.

Parshallville is located in the extreme northwest corner of the Township, with a small portion located within Tyrone Township to the north. Similar to Hartland Village, Ore Creek lies within the limits of Parshallville and is the waterpower center around which the area was built. The first settler and founder was Isaac Parshall in 1834. By 1849, a grist mill was built to process the grains produced in the Township. The Village continued to grow into the late 1880's, with additions of general stores, a church, a post office, a cooper's shop, drug stores, hardware stores, a dressmaker's shop, blacksmith, hotel and saloon.

During the late 19th and early 20th century, Hartland continued to grow, although it still remained a predominately farming community. The late 1920's and early 1930's marked the beginning of an important period in Hartland's history. In 1924, John Robert Crouse, a philanthropist, returned home to Hartland to erect three lodges on the 640 acre Crouse homestead. Crouse, a great admirer of Henry David Thoreau, named his development Waldenwoods. Crouse, along with his father, John Bernard Crouse, and his uncle, Henry A. Tremaine, established the "Cromaine Society" with the object "to implant in the minds and hearts of every member a greater love of country, a bigger and broader outlook on life and the desire to play fairly in the games of business and living."

On October 7, 1931, the philanthropist Crouse, unveiled a unique social experiment, called the "Hartland Area Project." He described the project as "an effort to lay out a district, in a typical rural community with a village center, containing a school population of about 1,000 children in all grades and a total population of about 4,000, and to bring to bear on this group with generous adequacy, all the creative and constructive social and educational influences, to the end of more rapidly and effectively evolving a richer and more abundant individual and community life." It would provide sociological "research and development work carried on by great industries for material progress in contrast with social progress, and as such, will always be planning and experimenting on the frontiers of social organization and progress." Various social activities were centered in the Music Hall on Hartland Road, thus providing the community with the advantages of culture, religion, art, music and material wealth previously only available in the cities. The ideal of the project was "Friendly Association for Community Service."

During the early 1930's and 1940's, as a result of the Hartland Area Project, Hartland developed into the third largest weaving center in the United States. People flocked to the tiny village of Hartland to purchase towels, rugs, curtains and other textiles and to learn how to weave. By 1937, craft goods were sold to over 300 stores, including Macy's, Hudson's and Lord and Taylor. The Community Life newspaper and Hartland Library were also established as elements of the Hartland Area Project.



Map 2, Hartland Township circa 1875

The Township continued to prosper and experienced significant population growth between 1960 and 2000. Its location at the interchange of M-59 and US-23, contributed to the continued growth and development. No longer an agricultural community, the Township has become a rural, residential home for many commuters who work in the more urbanized areas.

References

Beebe, Janice A. and Frances G. Reiland, eds., Hartland Memories and Milestones. Ann Arbor: Braun-Blumfield, 1986.

Everts and Abbot, The History of Livingston County. Philadelphia: Press of J.B. Lippencott and Company, 1880

Reiland, Fran, "All things Useful and Beautiful." Michigan History Magazine. March/April 1994, Page 24

POPULATION ANALYSIS

In the next few pages, Hartland Township’s population characteristics are compared to the population characteristics of the State of Michigan, Livingston County and surrounding Townships. Map 3 indicates Hartland’s regional location and depicts the geographic relationship to the other communities referenced in this discussion.

POPULATION TRENDS

Hartland Township has experienced a substantial increase in overall population, increasing from 6,860 residents in 1990 to 10,996 residents in 2000. The 60.3% increase in population is largely attributed to the increase in new residential dwellings, particularly within new subdivisions and site condominium developments within the Township. Over the past ten years, 1,641 additional residential dwelling units have been added to the Township. Other communities in close proximity have also experienced an increase in total population as shown in Table 1 below. The trend in Hartland and the surrounding communities is not unique, as Livingston County as a whole increased in population approximately 35.7% in the last decade.

Table 1: Population Trends of Selected Municipalities, 1990 to 2000*

	1990	2000	1990 - 2000 Percentage (%) Change
Hartland Township	6,860	10,996	60.3%
Oceola Township	4,866	8,362	71.8%
Highland Township (Oakland County)	17,941	19,169	6.8%
Brighton Township	14,815	17,673	19.3%
Tyrone Township	6,854	8,459	23.4%
Livingston County	115,645	156,951	35.7%

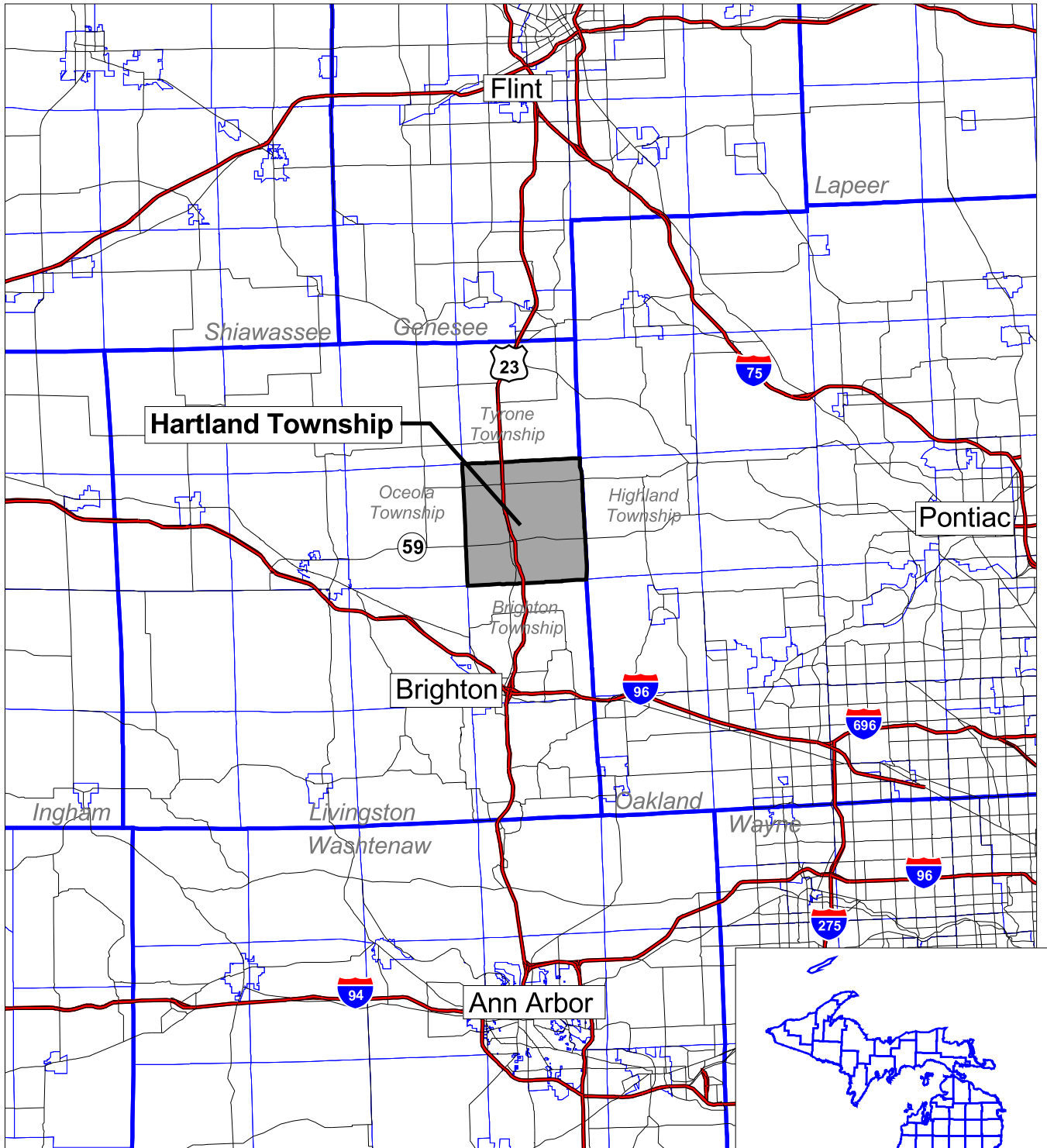
Source: 1990 & 2000 U.S. Census of Population

* Livingston County, unless otherwise noted

AGE STRUCTURE

Table 2 describes the age structure of Hartland Township, Livingston County, and the State of Michigan. The 2000 Census shows that the median age of Township residents is 35.8 years old, while Livingston County residents as a whole were a bit older at 36.2 years old, and a bit younger than the median age for the State at 35.5 years old.

Hartland Township, Livingston County, Michigan



Map 3 Regional Location Map

Basemap Source: ESRI, Inc.

The largest single segment of the population is in the 20 to 44 year old category, commonly known as the “family forming” years. This category comprises approximately 35.2 % of the total population. It is assumed, based upon the steady increase of students enrolled in the Hartland Consolidated Schools that this population age group will have children, thereby increasing the local population. The second largest segment of the population is the 5 to 19 year old category or in the “elementary and secondary” years. Of the entire Hartland population, nearly 67.9 % of the population are less than 44 years old and fall into either the children or family forming categories.

Table 2: Age Structure, 2000

Age Group	Life Phase	Hartland Township Population	Hartland %	Livingston County Population	Livingston County %	Michigan Population	Michigan %
Under 5	Pre-School	822	7.5	11,305	7.2	672,005	6.8
5 – 19	Elementary and Secondary	2,761	25.2	37,501	23.8	2,212,060	22.3
20 - 44	Family Forming	3,868	35.2	56,399	35.9	3,604,383	36.3
45 - 64	Mature Families	2,744	24.9	38,639	24.6	2,230,978	22.4
65 and over	Retirement	801	7.2	14,345	9.1	1,219,018	12.3
Total		10,996	100	156,951	100	9,938,444	100

Source: 2000 U.S. Census of Population

Not far behind the “family forming” and “elementary and secondary” categories is the Mature Families category. Age structures have important planning implications in terms of meeting the needs of Township families and mature residents.

Hartland’s age structure is a reflection of many things, including the type of housing available for residents, public infrastructure, social activities available, and the quality of the Hartland Consolidated Schools. Not surprisingly, the Family Forming years category is the largest population segment within the Township. This group is attracted to the Township because of the many amenities offered for families, including but not limited to, high quality housing and neighborhoods, good schools, and short commutes to business centers. The smaller older segment of the population may grow in the future as the current population ages, however, it appears that when some Township families mature, they move to other locations outside of the Township that provide additional public facilities and housing types that cater to the more mature population. The Township should encourage a variety of housing and social activities that cater to all age groups within the community. Opportunities for senior housing should be explored.

HOUSEHOLDS

Table 3 compares the characteristics of the households in Hartland Township with nearby selected municipalities. Over the past several decades there has been a steady decrease in the household size in Hartland Township. For example, in 1970, the average household size was 3.63 persons. The household size decreased to 3.45 persons in 1980, 3.09 persons in 1990, and 2.96 persons in 2000. Even though Hartland’s household size has been decreasing it is still higher than the Livingston County average of 2.80, and the State of Michigan average at 2.56. Household size is related to the age structure of the community. The effect of Hartland’s and the County’s average household size, as compared to that of the State is not only seen in the increased population of the area, but also in the increased school enrollment.

Table 3: Households in Selected Municipalities, 2000

Name of Municipality*	Persons in Households	Total Households
Hartland Township	2.96	3,696
Oceola Township	3.02	2,756
Highland Township (Oakland County)	2.82	6,786
Brighton Township	2.96	5,950
Tyrone Township	2.93	2,882
Livingston County	2.80	55,384

Source: 2000 U.S. Census of Population

* Livingston County, unless otherwise noted

HOUSING CHARACTERISTICS

The type of housing constructed within the Township also is related to household size. According to the 2000 U.S. Census, slightly more than 5 percent of all housing units in Hartland Township are renter occupied. Rental units have an average household size of 2.16 persons, compared to an average of 2.89 persons in an owner occupied household.

The types of households within the Township are also a reflection of the total population. Of the total number of households within Hartland, 78.6 percent are family households with their own children under the age of 18 years.

Table 4: Housing Tenure in Selected Municipalities, 2000

Municipality*	Occupied Housing Units	Owner Occupied	Renter Occupied
Hartland Township	3,696	3,504	192
Oceola Township	2,756	2,615	141
Highland Township (Oakland County)	6,786	6,283	503
Brighton Township	5,950	5,602	348
Tyrone Township	2,882	2,751	131
Livingston County	55,384	48,757	6,627

Source: 2000 U.S. Census of Population

* Livingston County unless otherwise noted

SCHOOL ENROLLMENT

School enrollment statistics also reflect the changes in the population age structure. Hartland Consolidated Schools services Hartland Township, as well as portions of Deerfield, Tyrone, Genoa, Oceola and Brighton Townships (Livingston County).

All of the Townships that comprise the District have experienced a significant growth in population over the past ten years. Table 5 illustrates the increase in children ages 0 to19 from the six townships that comprise the Hartland Consolidated Schools district over the past ten years.

**Table 5: Hartland Consolidated Schools Communities
Children Ages 0 to 19 years**

Community	1990	2000	Percent Change
Hartland Township	2,224	3,583	61.1%
Genoa Township	3,289	4,659	41.7%
Oceola Township	1,594	2,859	79.4%
Deerfield Township	986	1,324	34.3%
Tyrone Township	2,188	2,673	22.2%
Brighton Township	4,979	5,721	14.9%

Source: 1990 and 2000 U.S. Census

Table 6 shows that over the twelve academic years between 1990-91 and 2001-02, the school enrollment has increased by 47.9 percent. As the communities that comprise the District continue to grow, so will the school enrollment. With additional students using the services offered by the school district, Hartland Township might see additional demands for new facilities to service those needs. Some of the new facilities may be located within the Township boundaries.

**Table 6: Hartland Consolidated Schools
School Enrollment, 1990 - 2002**

Year	Enrollment
1990-1991	3,213
1991-1992	3,317
1992-1993	3,284
1993-1994	3,386
1994-1995	3,575
1995-1996	3,719
1996-1997	3,792
1997-1998	3,969
1998-1999	4,229
1999-2000	4,491
2000-2001	4,582
2001-2002	4,753

Source: Hartland Consolidated Schools

While Hartland Consolidated Schools services students outside of the Hartland Township limits, a majority of the District’s facilities are located within the Township. The District constructed a new high school on a two hundred acre site located on Hartland Road. The site is also home to the District’s Ore Creek Middle School and Creekside Elementary School.

Table 7 identifies the percentage of students from each municipality that make up the District. The majority of students are from Hartland Township, approximately half of the total school enrollment. Brighton Township with 922 students comprises an additional 20% of the enrollment.

**Table 7: Hartland Consolidated Schools
Student Enrollment Residence, 2000**

Community	Student Enrollment	Percent of Total
Hartland Township	2,291	50.1%
Brighton Township	922	20.2%
Genoa Township	158	3.5%
Oceola Township	447	9.8%
Tyrone Township	300	6.6%
Deerfield Township	407	8.9%
Other*	50	1.1%
Total	4,575	100.0%

Source: Hartland Consolidated Schools

* Students with post office box, living outside of the district, etc.

POPULATION PROJECTIONS

The population of any given area is affected by a number of different variables. Two of the most important variables that can affect population are regional growth patterns and an individual community’s local land use policies and regulations. Regional growth patterns determine where there will be a need for specific land uses. Local policies and regulations determine how much of the regional demand will be accounted for in each community.

According to the 2030 Regional Development Forecast for Southeast Michigan prepared by the Southeast Michigan Council of Governments (SEMCOG), Livingston County communities will continue to see an increase in population. With the steady decline in the total number of persons per household and the expected increase in population in the Livingston County area, Hartland Township can expect to see additional demands for a variety of residential housing, commercial establishments, and public facilities and services. The projected county populations through 2030 are provided in Table 8 below.

Table 8: Regional Population Projections

County	1990	2000	2010	2020	2030	% Change 2000 to 2030
Livingston	115,645	156,951	197,277	238,916	282,552	80.0%
Macomb	717,400	788,149	836,020	882,410	930,420	18.1%
Monroe	133,600	145,945	168,338	184,789	196,554	34.7%
Oakland	1,083,592	1,194,156	1,254,380	1,299,528	1,333,573	11.7%
St. Clair	145,607	164,235	176,137	191,436	203,255	23.8%
Washtenaw	282,934	322,895	371,401	410,748	448,020	38.8%
Wayne	2,111,687	2,061,162	2,032,765	2,013,215	2,013,975	-2.3%

Source: SEMCOG 2030 Regional Development Forecast

The projected population growth for each of the selected townships is shown in Table 9 below. Highland Township enters the 21st century with the largest population of the selected municipalities. As the years progress, SEMCOG estimates that Hartland’s population growth will be very similar to the overall growth forecast for Livingston County. The County’s projection is for about 80% growth over the thirty year span. Similarly, Hartland’s population is projected to grow by 79.5% over the same thirty years.

Table 9: Township Population Projections

Township	1990	2000	2010	2020	2030	% Change 2000 to 2030
Hartland	6,860	10,996	13,714	16,452	19,734	79.5%
Brighton	5,990	6,701	7,156	7,357	7,365	9.9%
Highland	17,941	19,169	20,032	21,134	21,681	13.1%
Oceola	4,773	8,362	11,009	14,347	17,855	113.5%
Tyrone	6,854	8,459	12,451	16,183	19,732	133.3%

Source: SEMCOG 2030 Regional Development Forecast

HOUSING ANALYSIS

HOUSING TYPES

Hartland Township is primarily composed of single family detached homes. There are several different types of single family homes available within the Township. Housing types in the Township include large homes on relatively large lots within subdivisions or site condominiums, cottages and large homes along the waterfront, small homes on small lots within the settlement areas, and farm homes on large acreage parcels.

It is vital for a community to provide all types of housing units to serve the needs of its residents and to allow a more diversified population. Without a wide variety of housing opportunities it is difficult for young people, new families and senior citizens to find housing that each can afford.

DWELLING UNITS

Table 10 compares the total number of new dwelling units constructed within Hartland Township and surrounding municipalities. Hartland Township’s increased population can be largely attributed to the addition of 1,641 dwelling units constructed within the past ten years. Only Oceola Township, with an additional 1,695 dwelling units, has seen a greater increase in the number of new homes.

Table 10: Total Building Permits Issued, 1990 - 2000

Community	New Dwellings ¹
Hartland Township	1,641
Oceola Township	1,695
Brighton Township	1,559
Tyrone Township	864
Highland Township (Oakland County)	1,447

Source: Southeast Michigan Council of Governments (SEMCOG)

¹ Net total of dwelling units (Gross minus number of demolition permits)

AGE OF HOUSING

The age of housing has effects on its condition. In most cases the need for major repairs or rehabilitation surface when housing is over 30 years old. Programs are started in many communities to encourage proper maintenance of and reinvestment in these older homes. In doing so, communities can encourage the sale and use of existing homes which utilize constructed services. This is important as the construction of new homes may be more costly to the Township, by requiring new services and in seizing land previously used for agricultural or non-residential purposes.

Table 11: Age of Housing in Hartland Township

Year Structure Built	Hartland Township
1990 to 2000	1,707
1980 to 1989	410
1970 to 1979	952
1960 to 1969	382
1940 to 1959	273
1939 or Earlier	227

Source: 2000 U.S. Census of Population

During the last decade, 43% of the total housing units within the Township were constructed. While new homes are a desirable trait within a community, the Township must continue to encourage the preservation and maintenance of older homes.

HOUSING VALUE

The value of housing is a good indicator of housing status and affordability. Of the Census Bureau's housing value categories in 2000, the largest percentage of Hartland's owner occupied homes, 36.6 percent, were valued in the \$200,000 - \$299,999 category. The largest percentage of homes in the County, 30.0 percent, were in the \$150,000- \$199,999 category. Thus, Hartland Township has higher average housing values than the average of Livingston County. Because of this and the low number of multiple family properties within the Township, Hartland may not be as affordable to all groups of people as other municipalities within the County or vicinity.

FINDINGS, CONCLUSIONS, AND IMPLICATIONS

The majority of the community's housing stock is less than twenty (20) years old and is generally indicated to be in good condition. The Township has a relatively small supply of apartments available. Since 2000 a new apartment complex has been constructed south of M-59 and west of Old US-23, adding over 200 rental dwellings. The land use plan can provide for additional multiple family housing in order to create accommodations for some of the "empty nesters", senior citizens, and young people in the community.

Based on this analysis of the population and housing data and other considerations, the following are expected to affect residential development.

- **Regional Development Patterns**

The extent of new development that Hartland will see is dependent on the growth of the region and movement patterns. According to the Southeast Michigan Council of Governments, the Township and its attractive features such as its close proximity to Flint, Pontiac, Ann Arbor, and Lansing, waterfront locations, commercial corridors, and accessibility to regional highways, will continue to be a draw for development.

- **Public Services**

Development in Hartland is also dependent on the amount and extent of public services within the Township. Any large scale development will continue to be limited to the areas where utilities are provided. Thus new development should be concentrated into areas that are currently serviced by or anticipated to be serviced by public utilities in the near future.

- **Housing Affordability and Range**

The median housing value in Hartland will remain a factor in the type or extent of growth that the Township will receive. It is important that a wide range of housing values and types be provided that will allow a population with a diverse economic capability.

- **Schools**

Growth is dependent on the traits of the local school system. The location, quality, and size of the schools can affect whether people move in or stay in Hartland Township. A high quality school system is an important element in the community.

ECONOMIC ANALYSIS

INTRODUCTION

One purpose of the Comprehensive Plan is to identify employment-related and income characteristics of the residents. In addition, the Comprehensive Plan should identify the type and amount of economic growth the Township is interested in achieving. To accomplish this, it is necessary to become generally knowledgeable of the Township’s economic characteristics. Equally important, an understanding of business and industrial development patterns in and around the community must be understood.

This section will provide information relative to Hartland Township's economic base. Income and employment characteristics of the residents and the composition of the labor force will be examined. In addition, the State Equalized Value (SEV) growth analysis is used as an economic growth indicator.

EMPLOYMENT TYPE

Table 12 illustrates and compares the Township’s employment types or availability with Livingston County and southeast Michigan. Many similarities exist among all three jurisdictions. However, a few noticeable differences exist. Hartland Township’s employment has a higher percentage in agriculture, mining, and natural resources, retail trade, and services than the County or southeast Michigan. Overall the types of jobs available within the Township are comparable to those available elsewhere in the County and southeast Michigan.

Table 12: Employment by Industry, 2000

Industry	Southeast Michigan	Livingston County	Hartland Township
Agriculture, mining and natural resources	1%	3%	8%
Manufacturing	18%	19%	4%
Transportation, Communication and Utility	5%	2%	3%
Wholesale Trade	5%	5%	2%
Retail Trade	18%	22%	25%
Finance, Insurance, and Real Estate	8%	11%	1%
Services	41%	35%	57%
Public Administration	3%	3%	0%

Source: Southeast Michigan Council of Governments

INCOME

Hartland Township's 2000 median household income compares favorably with that of Livingston County and Southeast Michigan. The Township median household income was \$75,908, which is \$8,508 more than the County and \$ 25,929 more than the Southeast Michigan region. The higher incomes suggest Hartland Township has become a popular home community for middle and upper class residents.

Approximately 52% of Hartland households earn in excess of \$75,000 per year and only 2% are considered to be in poverty.

COMMUTE TO WORK

Hartland residents commute an average of 34 minutes to work each day, which is greater than the average commute time of 31 minutes for Livingston County as a whole and an average of 26 minutes for residents of southeast Michigan as a whole. The length of commute time indicates that many people that live in Hartland Township do not work within the Township. The commute time is as reported by Hartland residents for the April 2000 census.

PROPERTY VALUE

A review of the State Equalized Value in the Township reveals an impressive growth in property value as identified in Table 13. The SEV is established by assessors for tax purposes, and is equivalent to half a property's estimated market value. Table 13 shows SEV growth for Hartland Township from 1992 to 2001. The Township's SEV grew at an impressive rate with the majority of growth occurring in the residential sector.

SEV is also a good indicator of Township property tax revenue. Township property tax revenue is dependent upon taxable value related to the SEV. Though taxable value increases at a lower rate than SEV, it catches up with SEV as properties change hands. Since SEV, and eventually taxable value, is increasing, the Township can expect similar increases in tax revenue.

Table 13: Township SEV Growth

Year	Agriculture \$	% of Total	Commercial \$	% of Total	Industrial \$	% of Total	Residential \$	% of Total	Developed Utility \$	% of Total	Total \$	Actual Increase %	Inflation Rate %	Adjusted Increase %
1992	6,620,100	3.96%	18,901,300	11.31%	988,000	0.59%	136,237,600	81.52%	4,376,800	2.62%	167,123,800	--	3.0	--
1993	6,846,900	3.45%	20,739,535	10.46%	1,627,900	0.82%	164,077,200	82.76%	4,960,500	2.50%	198,252,035	18.6	3.0	15.6
1994	6,402,700	3.05%	22,539,500	10.73%	1,664,000	0.79%	173,546,400	82.58%	5,996,200	2.85%	210,148,800	6.0	2.6	3.4
1995	6,460,200	2.79%	23,658,800	10.23%	2,302,000	1.00%	191,603,626	82.88%	7,163,000	3.10%	231,187,626	10.0	2.8	7.2
1996	6,636,600	2.58%	25,520,800	9.93%	2,625,300	1.02%	214,490,483	83.45%	7,750,500	3.02%	257,023,683	11.1	2.9	8.2
1997	5,742,600	2.03%	26,718,900	9.43%	2,896,200	1.02%	240,288,400	84.79%	7,762,700	2.74%	283,408,800	10.2	2.3	7.9
1998	6,866,100	2.05%	32,908,600	9.84%	3,314,000	0.99%	283,052,450	84.62%	8,363,600	2.50%	334,504,750	18.0	1.6	16.4
1999	9,515,500	24.46	37,148,550	95.51%	3,998,800	10.28	329,368,135	846.82	8,915,700	22.92	388,946,685	16.2	2.2	14.0
2000	9,054,600	2.07%	42,000,300	9.62%	7,399,500	1.69%	367,986,300	84.28%	10,183,500	2.33%	436,624,200	12.2	3.4	8.80
2001	8,976,200	1.77%	51,037,400	10.05%	8,135,200	1.60%	419,525,000	82.64%	20,007,400	3.94%	507,681,200	16.2	2.8	13.4

Source: Livingston County Equalization Department

EXISTING LAND USE

METHODOLOGY

An existing land use survey was completed in October, 2001. This survey utilized field research, aerial photographs, and Planning Commissioner knowledge to establish land uses for all parcels within the Township, and provides the basis for an existing land use analysis. The map was reviewed and updated by the Planning Commission in 2003.

Eleven land use categories were established to describe the various land uses found throughout the Township. These categories are: Agriculture, Single Family Residential, Multiple Family Residential, Manufactured Home Park, Commercial, Recreational Commercial, Office, Industrial, Extractive (Mining), Public/Semi-Public, and Vacant/Open Space. The Existing Land Use Map was created and shows where these land uses are found. Each land use category is described in the discussion that follows.

LAND USE CATEGORIES

The following land use categories were delineated:

Agriculture. All land under cultivation or utilized for agricultural type activities (i.e livestock).

Single Family Residential. Lots or parcels used for single family residences.

Multiple Family Residential. Real estate developed as apartments, duplexes, and attached condominiums.

Manufactured Housing Park. This classification describes developments that contain movable manufactured housing and are under the control of the Michigan Manufactured Housing Commission.

Commercial. The Commercial designation denotes development primarily used for general and convenience retail sales and service.

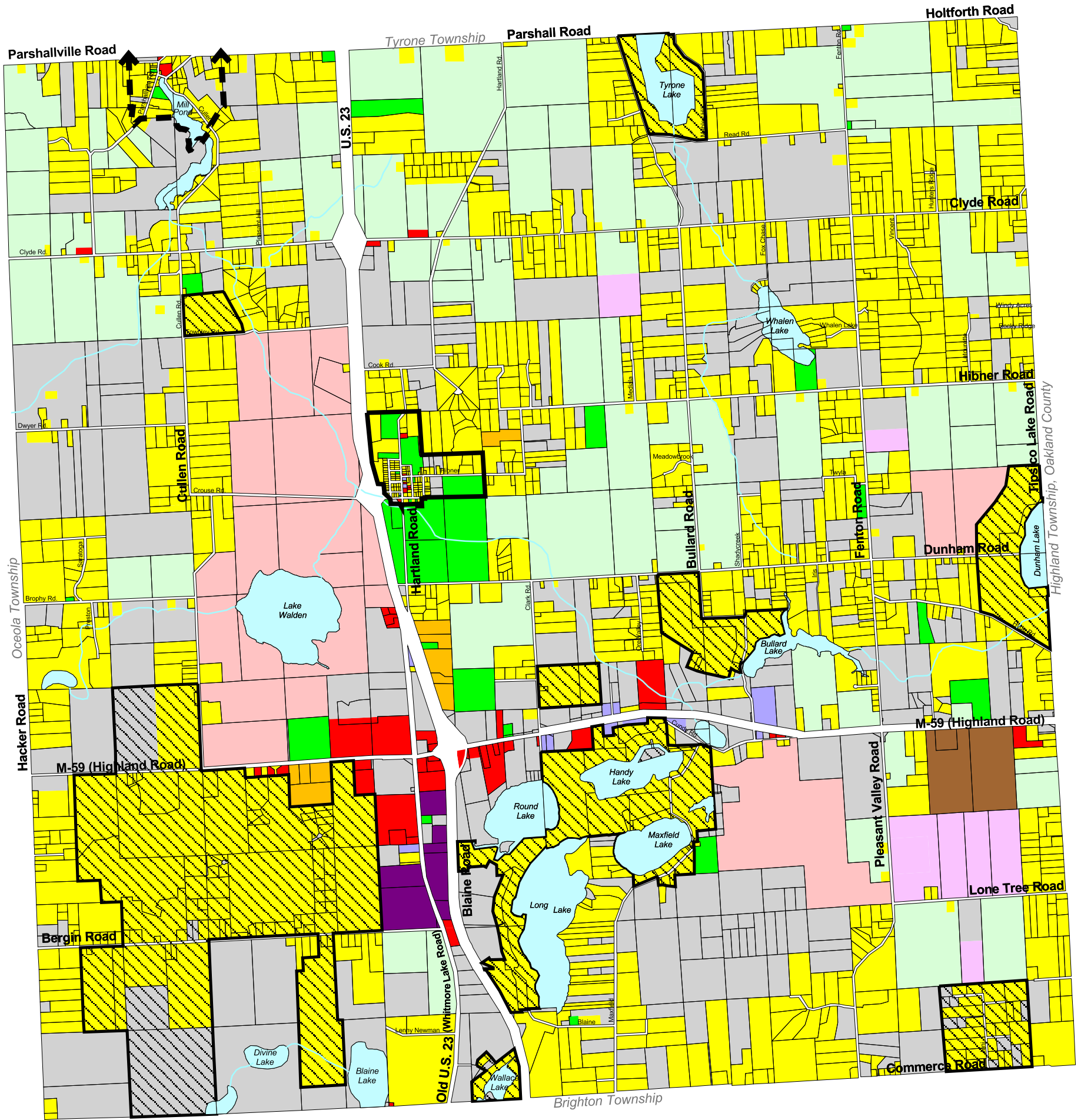
Recreational Commercial. This category denotes land primarily used on a seasonal basis that provides recreational opportunities. Such uses may include, golf courses, driving ranges, and cabins and lodges.

Office. This classification includes lots or parcels used for professional services, such as medical and dental centers, and professional and business offices.

Industrial. This category describes light and heavy industries, including manufacturing, fabricating, processing, warehousing and wholesaling.

Extractive. The Extractive classification describes areas where natural elements are being removed for commercial purposes including but not limited to peat, sand, gravel, natural gas and oil.

Hartland Township, Livingston County, Michigan



Basemap Source: Livingston County
Data Source: McKenna Associates, Inc. 10/2001 and
Updated by the Planning Commission in 2003

Existing Land Use Categories

<ul style="list-style-type: none"> Agriculture Single Family Residential Multiple Family Residential Manufactured Housing Resort Commercial Commercial Office 	<ul style="list-style-type: none"> Extractive Industrial Public/Semi-Public Vacant/Open Space Lake/Stream Subdivision or Site Condominium
---	--

as of 2003

Map 4 Existing Land Use



Public/Semi-Public. This category denotes public parks, churches, schools, non-profit organizations, utilities (including public and private facilities for gas, water, sewer, electric and telephone) and other public property.

Vacant/Open Space. This includes fallow agricultural land, wooded areas, and wetlands.

EXISTING LAND USE DESCRIPTIONS

The location and the layout of the different categories of land uses provide a basis upon which future land use decisions are made. The Existing Land Use Map shows where these lands are located on a parcel by parcel basis. Following is a discussion of where each of the land use categories is located and a description of the role that each category plays in the Township today.

Agriculture. The Township has historically been an agricultural community. However, very few remaining sites are used for farming activities due to many factors including the desirability of the community for many potential homeowners, land owners anxious to sell land while there are willing buyers developing in the community and various other contributing circumstances that create development pressure in Livingston County generally.

Single Family Residential. As noted in the previous Comprehensive Plan (1994), Hartland Township is primarily a rural-residential community. Single family residential land use includes thirty eight (38) percent of the land area in the Township.

Four rather distinct residential development patterns have occurred within the Township. They are as follows:

Settlement Residential. These are residential areas within the settlements of Parshallville and Hartland. The areas have been developed with smaller lots sizes than found in other areas of the Township. Additionally, the Hartland settlement area was developed in a grid-like pattern, typical of older village centers. Homes in these areas are older than most homes in the Township and add to the historical character of the community.

Rural Residential. Large, rural-residential type developments are the largest type of single family development within the Township. Large lot residential land use includes a significant portion of the former agricultural land that was split into separate parcels for residential development. This type of residential development does not generally include subdivisions or site condominiums. Rather, the homes are typically constructed on large lots on the county road frontage. Such development is common in rural areas and helps preserve the pastoral character of the Township. As noted in the 1994 Comprehensive Plan, the Township will likely see a continued increase in demand for lot splits. Residential redevelopment of agricultural land will likely increase, based upon a steady increase in households and the trend for rural residential lifestyles.

Lakefront Residential. Hartland is blessed with many natural bodies of water. Waterfront property has been and will continue to be in high demand in the Township. It is important to note that not all of the lakes within the Township have seen development along their shores. For the lakes that have been developed, small, narrow residential lots are the historic development pattern (in comparison to other lots in the Township). Many of these areas contain smaller “cottage” style housing. Recent trends have created a demand for the cottages. However, the limited interior area in a cottage demands that many new owners construct additions or simply tear down the old house and replace it with larger accommodations.

Suburban Residential. Over the past ten years, Hartland Township has seen many new residential developments. Most of the newer residential areas have been developed with lot sizes of an acre or less with cul-de-sac and curvilinear streets. Demand will continue for such development as long as people continue to desire a rural atmosphere with suburban amenities.

Multiple Family Residential. The primary type of multiple family residential development that has occurred within the Township consists of attached condominiums. These developments are located south of Dunham Road and east of Hartland Road. However, the Township has an existing apartment building located on the west side of Hibner Road, east of Hartland settlement area, as well as a new apartment complex along the south side of M-59, and west of US-23.

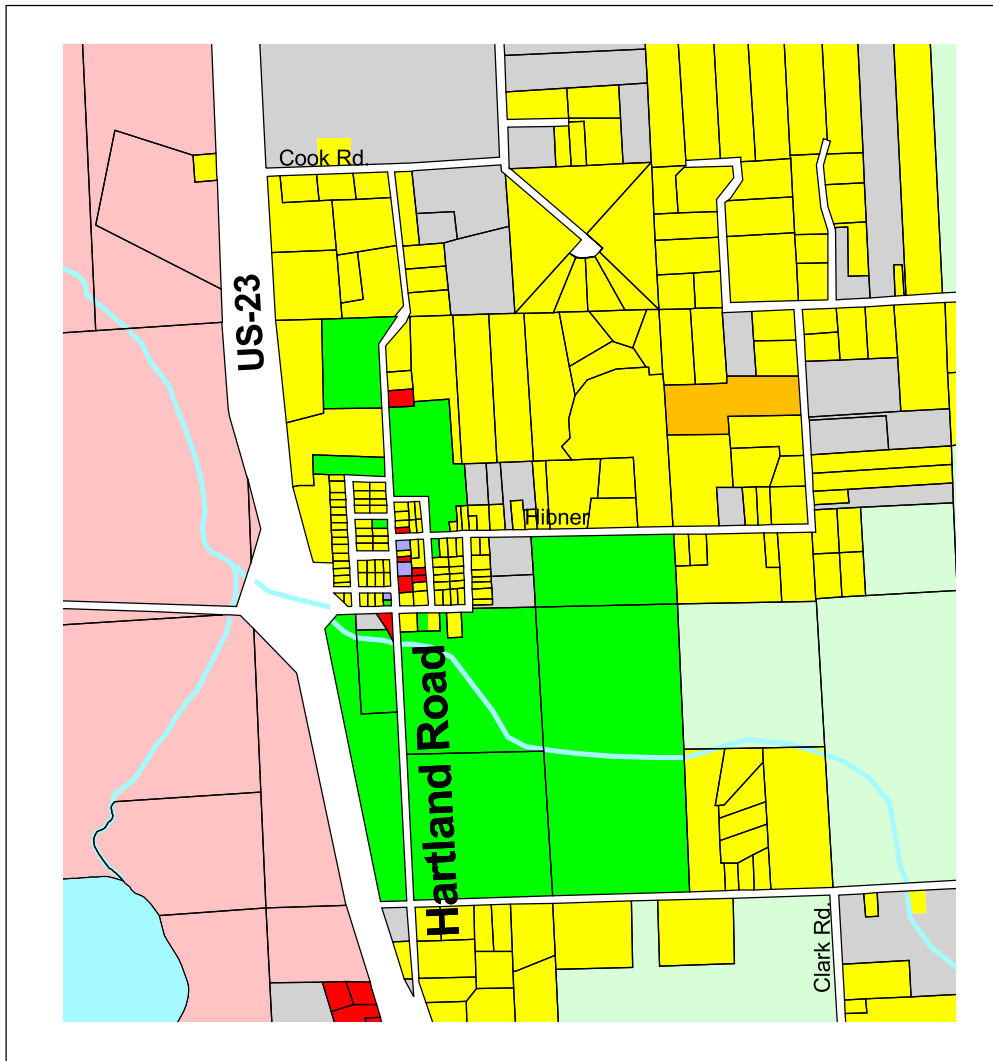
Manufactured Home Parks. The Township has one manufactured housing community located on the south side of M-59, west of Tipsico Lake Road. Developed over the last eight years, this park at build out will contain approximately 650 homes.

Commercial. The M-59/US-23 interchange makes Hartland a very enticing area for commercial development. Commercial development has historically occurred along M-59, with some additional local service commercial uses located within the settlement areas.

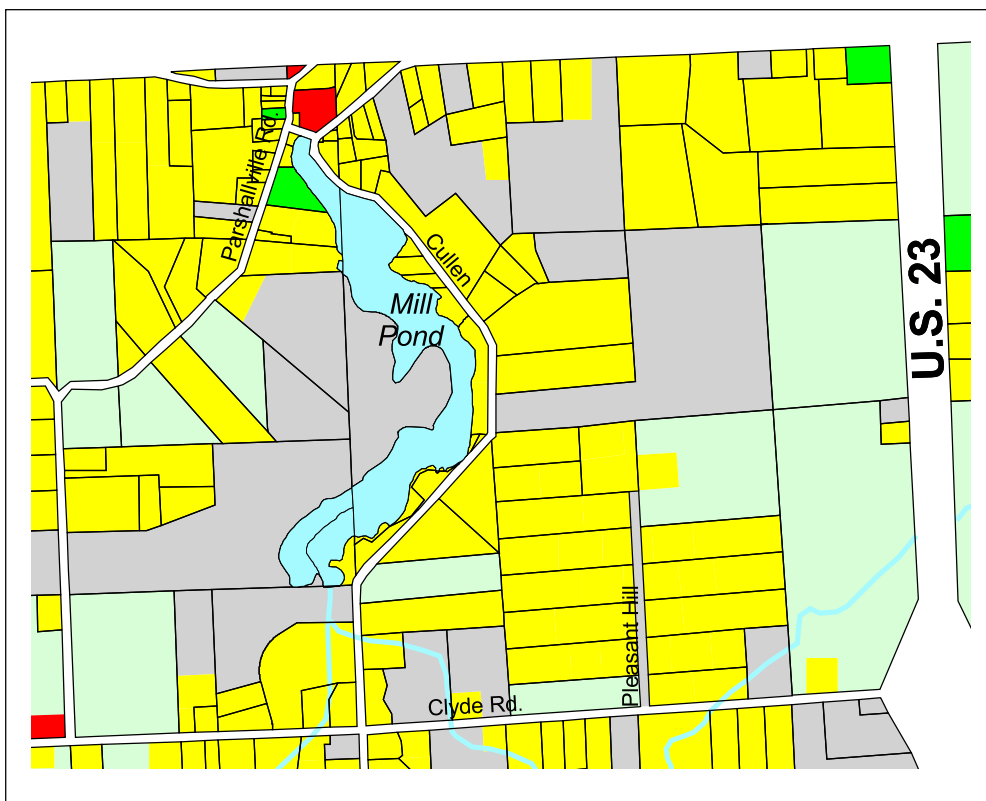
Recreational Commercial. The Township has several private recreational commercial uses for residents to enjoy. Recreational commercial development consists primarily of the Majestic Golf Course, Waldenwoods Resort, Hartland Glen Golf Course, and Dunham Hills Golf Course. These commercial uses, with the exception of Hartland Glens, are located within primarily non-commercial areas of the Township. These uses are currently compatible with the surrounding areas; however, care must be taken to ensure their compatibility as the Township sees increased residential development.

Office. Office buildings are located primarily along the M-59 corridor. These uses consist of medical and dental offices, real estate agencies, and professional office buildings. Additional office uses can be found in the Hartland settlement area.

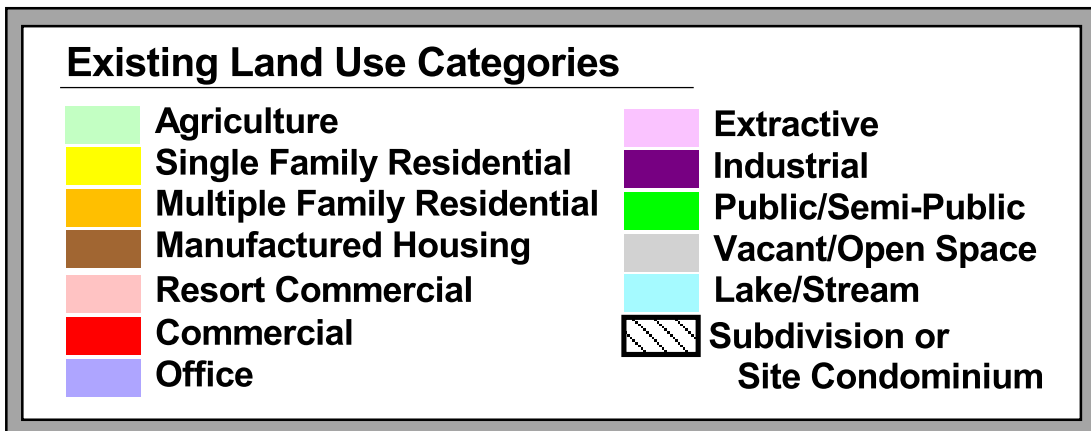
Hartland Township, Livingston County, Michigan



Settlement of Hartland



Settlement of Parshallville



Map 5 Existing Land Use: Settlements



Extractive. Several active extractive land uses are currently in operation in the Township. These uses are not located within any one particular area, moreover, they are scattered throughout the Township. The largest single extractive area is located at the northeast corner of Pleasant Valley Road and Lone Tree Road.

Table 14: Existing Land Use Comparison 1994 and 2001

Land Use Categories	1994 Acres	Percent of Total	2001 Acres	Percent of Total	Aggregate Change (Acres)
Agriculture	16,717 ¹	70.0	3,999	17.1	(12,718)
Single-Family Residential	3,777	0.2	8,989	38.3	5,212
Multiple Family Residential	31	0.1	96	0.4	65
Manufactured Housing	0.0	0.0	160	0.7	160
Recreational Commercial	262	1.1	1,101	4.6	839
Commercial	94	0.4	392	1.7	298
Office	20	0.1	43	0.2	23
Extractive	92	0.4	343	1.5	251
Industrial	25	0.1	120	0.5	95
Public/Semi-public	921 ²	3.9	437	1.9	(484)
Vacant/Open Space	-	0.0	6,220	26.4	6,220
Lake/Stream	749	3.1	843	3.6	94
Rights-of-Way	1,184	5.0	716	3.1	(468)
Total	23,872 ³	100.0	23,459 ³	100.0	(413)

Source: Hartland Township Comprehensive Plan, 1994; McKenna Associates, Inc., 2001

¹ Includes land area included within Vacant/Open Space classification of 2001 survey.

² Includes land area included within Resort Commercial classification of 2001 survey.

³ The difference in acreage is likely the result of different techniques used to perform the acreage calculations. The current analysis was computed using GIS technology as so is presumed more accurate than the 1994 values.

Industrial. The Township has a limited amount of existing industrial use. Industrial uses typically found in the Township are of the light industrial nature, and have a relatively low impact on surrounding land uses. Most of the industrial property is located along Old US-23 south of M-59. This is an ideal location for this type of use given the area’s visibility from US-23 and the close proximity to the US-23/M-59 interchange.

Public/Semi-Public. Several properties fall within this category. These sites include uses such as the Township Hall, fire stations, parks, waste water treatment plant (WWTP), churches, cemeteries, public schools, and utility service buildings. Such uses are an asset to the community and offer residents essential services and recreation opportunities. In some instances the uses can be useful in helping to preserve open space.

Vacant/Open Space. The Township has a vast amount of vacant/undeveloped land available for future uses and open space preservation. Large tracts of open land are scattered throughout the Township. These open areas help preserve and enhance the character of Hartland Township.

It is apparent in comparing the existing land use survey conducted in 1994 to the land uses survey conducted in 2001 that a lot of residential-type growth has occurred in the Township over the seven year period. It should be noted that Table 14 shows that the Township has fewer acres now than in 1994. Although this is not true, the cause for the different values between the 1994 and current is most likely the different techniques each analysis used to perform the acreage calculations. The current analysis used GIS technology, a technique unavailable when the 1994 Comprehensive Plan was completed. Rather than having to estimate acreage, the current analysis utilized digitized information for exact parcel acreage. Thus much of the difference, unless otherwise noted, in acreage found in Table 14 is due to the different methods of calculation plus the increasing and decreasing land use patterns.

FINDINGS, CONCLUSIONS, AND IMPLICATIONS

The Township has seen the most significant changes in single family and agriculture/vacant area land uses. Single family land uses within the Township have increased almost 23 percent since adoption of the last Comprehensive Plan, thus reducing the total amount of available agriculture or vacant land areas. Many of these new single family developments have occurred within site condominium developments along the M-59 corridor. However, with the Township's population predicted to continue increasing over the next decade, more residential development will be demanded in areas outside of the M-59 corridor. These pressures may impact the established character and natural resources of the Township, as well as the settlement areas, if not designed at an appropriate scale and character. Residential densities that provide a transition of intensity should be established to ensure the preservation of Hartland Township's character and ensure the adequate preservation of natural features and open space.

With the increase in population, residents have expected and may demand more commercial services. Over the past seven years, land area developed for commercial uses has grown approximately 1.5 percent, or about 300 acres. As the Township continues to grow, the Township will see an additional demand for commercial land use to support the needs of the existing and future residents.

Also, as the Township continues to increase in population, many uses that were once relatively isolated will now become increasingly incompatible with future residential uses. Areas of particular concern include existing extraction facilities that have historically developed within agricultural areas of the Township. These areas are now changing from agriculture to residential. The Township will need to ensure that adequate buffering and setbacks are established with new development.

PHYSICAL CONSTRAINTS AND OPPORTUNITIES ANALYSIS

OPPORTUNITIES AND CONSTRAINTS

An important aspect to consider when updating the Comprehensive Plan is the physical characteristics of the community. These characteristics can vary from the existing natural landscape to the existing improvements built within the Township. It is important to identify those features that will be influential in future development so that the goals and policies of the Comprehensive Plan can be augmented to both compensate and complement the current physical characteristics within Hartland.

DEVELOPMENT PATTERNS

Hartland Township has seen several distinct types of land use development in its history. Map 4 illustrates the generalized development patterns within Hartland and some of the distinct features. As discussed in the Existing Land Use Analysis, eleven distinct development types exist within the Township. Of these existing types, many can be considered opportunities or constraints for the Township, or both. The following is an analysis of development patterns that have occurred within the Township and should be carefully considered during the Comprehensive Plan process. Many of these developments have or may have an impact on the natural features, density, future development patterns, and so on.

LAKEFRONT DEVELOPMENT AREAS

Located along the shoreline of the majority of the lakes, a large number of single family homes occupy the Township's lakefront access. Many of these homes were initially established as cottages but have evolved into year-round residences. The home sites are characterized by smaller lots, homes oriented towards the lake and neighborhoods with mature trees and unpaved roads. Recently, many of the older cottage style homes have been expanded or torn down to accommodate the trend for larger single family residences.

Since much of the existing lakefront areas are owned and occupied by private individuals, many residents of the Township are not provided with the opportunity to enjoy one of its most beautiful amenities. Recently, however, the Township has acquired a significant amount of park land with frontage on Bullard Lake. The Township should continue to seek out and act on opportunities to acquire additional lakefront property. This would enable the Township to have additional control over the preservation of important natural features and provide numerous recreational opportunities to the residents. In some circumstances, the Township may determine that prohibition of lake access is the best strategy to preserve the community's resources.

Historic Settlement Areas

Hartland Township is blessed with two distinct historic settlements, Hartland and Parshallville. These settlement areas provide Hartland with a truly unique image that many communities strive for today.

The Parshallville settlement area is located within the northwest corner of the Township. This area is characterized by a significant amount of natural features, including mature woodlands, wetlands, and the Mill Pond. Other important characteristics of the area include

an historic gristmill, the Parshallville cemetery, and homes dating back to the 1800's. The recently approved mobile home park located in Tyrone Township to the northeast of the settlement area can be viewed as a constraint on future development patterns. The Township must be careful when reviewing and approving new development within this area to ensure the continued preservation of its features.

The Hartland settlement area is located in closer proximity to the more intense development areas of the Township. Within two miles from the M-59/US-23 interchange, the settlement area has remarkably been unaltered by new development. However, the new Hartland Consolidated Schools campus will impact the character of this area. Any future development near the settlement should be similar in character and preserve the integrity of the settlement. Additionally, while preservation of the character of this area is essential, preservation of the Ore Creek corridor, which traverses through the southern portion of the settlement, must also be given careful consideration.

Hartland Consolidated Schools

Schools within the Township offer educational, social, and recreational opportunities for the residents of the Township and entire school district. Families like to reside within close proximity to the schools their children attend. Certain retail and service establishments catering to the younger population prefer to be located within close proximity to school locations too.

While the Township benefits from the many opportunities the school district provides, many constraints to a preferred development pattern may result from the location of these facilities. When preparing the Comprehensive Plan, the Township must consider what type of development will be compatible with, as well as desired within close proximity to school facilities.

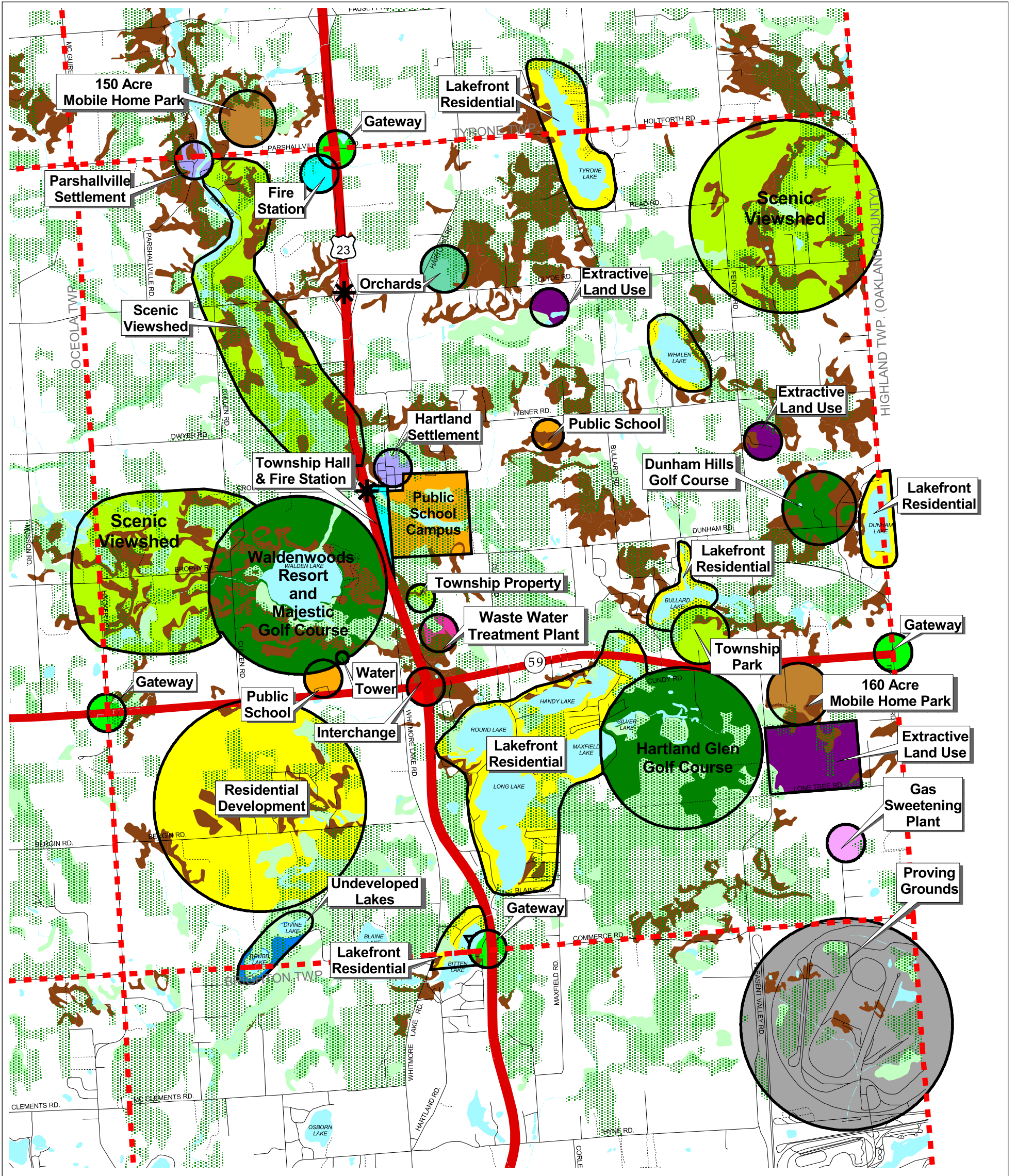
Recreation Commercial Areas

While the Township does not have many public recreational opportunities currently available for the residents, several private commercial recreational opportunities are located within the Township. These areas include the Majestic, Hartland Glen, and Dunham Hills golf courses, and Waldenwoods Resort. These areas enable the preservation of many natural features including but not limited to Lake Walden, wetlands, woodlands, and scenic vistas.

Township Property

The Township owns several parcels of developed land, including the Township Hall property, Weingartner Park, Spranger Fields, the waste water treatment plant (WWTP), water tower and fresh water treatment plant (FWTP). Additionally, the Township owns two vacant parcels of land, one of which is to become a township park. The manner in which Township property is developed is important to how visitors and residents perceive the Township. If developed appropriately, residents and visitors will continue to have great pride in the Township and the level of service provided. With the exception of the WWTP, people tend to want to live within close proximity to Township properties.

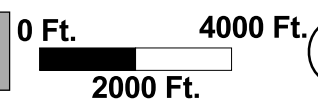
Hartland Township, Livingston County, Michigan



Base Map Source: Michigan DNR/MIRIS
Data Source: Michigan DNR/MIRIS, NWI
as Available on 9/26/02,
McKenna Associates, Inc.



Map 6
Opportunities and Constraints



Extractive Land Uses

Several extractive land uses are currently in operation within the Township. While typically viewed as a constraint while the extractive use is in operation, many opportunities for the Township will exist once these uses are complete. As can be seen throughout southeast Michigan, abandoned extractive land uses offer many creative redevelopment opportunities. Many times these areas are redeveloped into luxury housing developments with lakefront property. When preparing the Comprehensive Plan, the Township should consider the current land use on a particular site and what can be accomplished at extractive sites in the future.

Natural Features

Hartland Township is blessed with many natural features including, lakes, wetlands, woodlands, and steep slopes that offer beautiful scenic views. Natural features offer habitat for many plants and animals. They can be viewed as both an opportunity and a constraint to future development within the Township. Lakes, wetlands, woodlands, and steep slopes are often viewed as a constraint to development because they severely limit what can or should be developed on a particular piece of property. On the other hand, because of the amenity these features offer, they are also viewed as an opportunity. The Township should encourage the preservation of natural features with all new development.

Gateways

Hartland has four prominent gateways into the community. These gateways are located at the north and south ends of the Township along US-23 and along the east and west ends of the Township along M-59. Gateways provide a community with the opportunity to be identified by visitors and travelers.

M-59 and US-23

Located at the interchange of two busy highways, Hartland Township is ideally located to attract new residents and businesses. While this interchange provides the Township with the ability to attract new development, it also impedes development by essentially dividing the Township into four separate sections.

HAZARD IDENTIFICATION AND MITIGATION

Livingston County has recently adopted a County Master Plan that includes provisions for hazard mitigation. The County has requested that all Livingston communities also participate and coordinate their local policies in harmony with the County Plan. Consistent with the County's request, the following provisions are included in this Comprehensive Plan to reflect Hartland Township's commitment to hazard mitigation.

The Township recognizes that different types of hazards must be identified and understood to enable mitigation. Consonant with the County's Plan, the Hartland Comprehensive Plan endorses the following process:

1. **Conduct hazard vulnerability analyses.** As part of ongoing planning activities, the Township should delineate potential hazards and determine the degree of vulnerability posed by each identified hazard.
2. **Develop a mitigation strategy.** Mitigation is an action of a long-term, permanent nature that will reduce the actual or potential risk to life and property created by a hazard. Mitigation efforts can be simple and inexpensive or complex and more expensive. Strategy elements might include community education programs, limiting development in known flood hazard areas, and other similar approaches.
3. **Comprehensive plan and hazard mitigation interface.** The Township should maintain an awareness of the impact of potential hazards and seek to coordinate policies based on this plan so as to reduce or eliminate hazards within the community.

FUNDING HAZARD MITIGATION

The Township should be alert for the availability of funds from state, federal and private sources to assist in funding hazard mitigation efforts. Such funds might be related to particular emergency events such as storms or other natural disasters or human caused events such as hazardous material spills.

LIVINGSTON COUNTY HAZARD MITIGATION GOALS AND STRATEGIES

The County adopted a series of goals and strategies intended to mitigate hazards. The Township should work to support the goals and strategies consistent with the overall goals and policies implemented by this plan. For example, the Township should work to assure that potentially hazardous land uses are properly separated from residential land uses, especially those residential uses that house populations with special needs such as hospitals and nursing homes. Similarly, the Township should recognize potential hazards related to power transmission facilities, fuel storage tanks, chemical storage buildings and other potentially hazardous uses and seek to properly locate such facilities so as to avoid creating hazards to the residents and businesses of the Hartland community.

The Township should continue efforts to include regulatory language in the Zoning Ordinance and other land use control devices in order to mitigate hazards. In the past, the Township has included zoning provisions to require impact assessments during plan review, installation of fire hydrants as required for fire fighting purposes and other measures to provide for the public's safety. Such efforts should be maintained and augmented as appropriate.

Open space requirements should be maintained to assure the maintenance of desirable natural features that provide important assistance in hazard mitigation. For example, open spaces provide land area for the percolation of ground water in a natural filtration process. Such filtration is especially important in those parts of the Township where privately supplied well water will continue to be the primary source for drinking water into the foreseeable future.

NATURAL FEATURES ANALYSIS

This section of the Comprehensive Plan approaches land use planning and natural resource protection from an ecological viewpoint. Our collective health and well being depend on the myriad functions that our natural resource base performs, such as biological productivity, mineral cycling, water cycling, and water and air filtration. Additionally, the natural landscape offers commodities of more subjective value, such as scenic views and recreation opportunities. It is understood that the only way to reap these benefits in a sustainable manner is to keep intact the intricate ecological systems that have taken nature years, centuries, or longer to create. Challenges experienced in our attempts to mitigate the loss of wetlands, reintroduce wildlife, even purify water are evidence that we would be negligent to discount the significance of healthy, intact ecosystems.

Although the various components of the Township’s natural resource base are discussed separately, their interdependence is unmistakable. Hartland Township’s natural features are illustrated on Map 6 Opportunities and Constraints.

NATURAL FEATURES MOSAIC

Additional analysis of the features shown on Map 6 reveals interesting data. As is indicated in Table 15, about 64% of the land area in the Township is covered by natural features that have a value to the residents of the Township. It is not realistic to expect that almost two-thirds of the Township’s land area will be preserved in a natural state. However, the Planning Commission encourages land developers to proceed with due caution when making plans for new construction. Natural features are not easily restored after they are impaired.

Table 15: Natural Features

Feature	Area (Acres)	Percent of Total Land in the Township
Wetlands	2,773	11.8%
Woodlands	8,313	35.4%
Steep slopes	2,958	12.6%
Open water	932	4.0%
Total	14,976	63.8%

Source: Michigan DNR/MIRIS, NWI; data available on 9/26/2002

SURFACE WATER RESOURCES

Open water (including lakes and ponds), riparian corridors (rivers, streams, and drains), and a variety of wetland types comprise the Township’s lowland and surface water drainage network. One of the primary functions of this network is the drainage and collection of runoff from stormwater and snow melt. Wetlands play a particularly important role in the management of stormwater. When precipitation runoff volume exceeds the capacity of the natural drainage system, the excess

collects in the floodplain. The floodplain is the adjacent area that becomes inundated during a flood-stage event. Because of periodic flooding, the floodplain is included in this category, and is generally considered a sensitive natural feature.

Habitat for aquatic species is another primary function of this surface water network. While some species may utilize only one aquatic habitat type (that is open water, riparian, wetland), many benefit from and even require more than one. For example, some species may inhabit open water as an adult, but as a juvenile may require wetland habitat. Wetland habitat may provide cover from predators, or may provide a particular food source. Some aquatic species depend on a riparian corridor to connect them to a particular spawning area. The interrelatedness of the Township's various aquatic resources are undeniable.



The upland areas surrounding this network of water bodies and wetlands are important for ecosystem health, too. With the appropriate vegetation, these upland buffers can intercept and filter runoff, extracting particulates and other pollutants, slowing shoreline erosion, and preventing dramatic temperature changes as runoff enters an aquatic system. These areas also serve as the connection between aquatic and terrestrial habitats. In addition to a source of drinking water, some terrestrial species look to these areas for their main source of food.

WOODLANDS

Although much of Michigan, as well as Hartland Township, was once covered in dense forest, logging through the 1800's and agricultural cultivation has left only fragments of woodland areas remaining. Many woodland areas maintained their forest cover because they are located in wetlands or on steep slopes and were not suitable for agriculture or development or were too difficult to harvest.

One downfall of prime woodland is the fact that the same soil that supports the highest quality trees (that is, American Basswood, Black Cherry, Black Walnut, Northern Red Oak, Sugar Maple, White Oak, Yellow Birch and Yellow Poplar) is also the most suitable for development and agricultural use. The remaining acreage of healthy woodland within the Township provides crucial habitat for an abundance of species, while also playing a role in air purification.



Woodlands near Parshallville

The quality and variety of trees found throughout the Township depends heavily on the soil types. Without a thorough field investigation, soil types obtained from the Livingston County Soil Survey may be the best measure of forest composition.

Well drained soils of the Fox, Miami, Owosso, and Hillsdale series, typically support species such as Black Walnut, Red Oak, White Oak, White Ash, Sugar Maple, Black Cherry, Basswood, and Yellow-Poplar. Well drained to moderately well drained soils, representing Boyer, Oakville, Oshtemo, and Spinks series, commonly support such species as Red Oak, White Oak, Basswood, Aspen and White Pine. Poorly drained and very poorly drained soils, such as Conover, Gilford, Carlisle, Houghton, support such trees as White Ash, Red Oak, White Oak, Basswood, Cottonwood, Pin Oak, Silver Maple, Aspen, and Swamp White Oak.

EARLY SUCCESSIONAL LAND

Fallow farmland, open meadows, and other open or scrub/shrub areas within the Township provide an important terrestrial habitat. Some species rely solely on this type of habitat, while others, such as the white-tailed deer, thrive on the combination of woodland and open meadow. Although this habitat type is of a much earlier successional stage than, for instance, woodlands, its ecological significance is undeniable. Because these areas are often very attractive for development, consideration of their ecological significance should be taken into consideration as new development is proposed.

These areas can be found throughout the Township, particularly in those areas where the soil is significantly suitable for agricultural uses.

WILDLIFE HABITAT

Habitat capable of supporting wildlife can come in nearly any form. Open water, rivers, wetlands, fields and forest each support their own ecological communities. The entire habitat for many species may encompass a number of land cover types. Regardless of the type of habitat, there are a number of factors that affect the relative quality of habitat that a particular area provides. Generally, larger areas of habitat can support larger populations and more diverse flora and fauna, which tend to create healthier ecosystems. Small animal populations that are isolated from others of their kind typically suffer from the detrimental effects caused by inbreeding. Without access to a broader gene pool, these populations are less viable.

Habitat is also of a higher quality when it is contiguous and has not been infiltrated by human interaction or development. Those areas on the fringe, or edge of a habitat tend to offer lower quality habitat than the core, which is insulated from other habitats and the presence of human beings. As development and the presence of mankind infiltrates a natural area within the Township, this “edge effect” follows, reducing habitat viability.

As implied above, connectivity of a habitat with other areas of similar composition increases the viability of those species found there. Access to a larger area of habitat and linkage to a broader gene pool increases the viability of a species' population. In addition to obvious strands of habitat that can knit areas together, features such as streams and hedgerows, given the right circumstances, can also enhance habitat connectivity.

Diversity of plant communities and terrain also enhances an area's ability to provide habitat. The greater the diversity of vegetation and terrain types present, the more niches there are for wildlife to fill. The presence of exotic species often has a negative impact in this regard, replacing diverse plant communities with homogenous vegetative cover.

The Livingston County Soil Survey discusses wildlife living in the County in some detail. Wooded areas in the County are home to woodpeckers, warbler, nuthatch, owl, squirrel, raccoon, weasel, white-tailed deer, and opossum. Open land areas such as farmland and early successional areas, are often inhabited by pheasants, quail, cottontail rabbit, woodchucks, fox, opossum, hawk, skunks, field mice, and numerous songbirds. The County's wooded streams and various wetlands support herons, ducks, geese, bittern, and muskrats. Streams and lakes support populations of sunfish, perch, largemouth bass, smallmouth bass, northern pike, and bullhead.

Livingston County is home to two species that have been identified by the U.S. Fish and Wildlife Service as threatened or endangered species. They include the Indiana Bat (endangered) and Prairie Fringed Orchid (threatened). As expressed above, the precise location of these species and habitat types cannot be determined without detailed field investigation. However, consideration of their potential habitats should be taken into consideration as the Township develops in the future.

SOILS/SLOPES

Soils play an important role in the quality of the Township's natural environment. Some soils are particularly sensitive, either because of their association with an important landform, like alluvial soils in the floodplain, or because they possess a particularly sensitive characteristic, such as the concern for erosion that soils on steep slopes create. Some soils, prime agricultural soil in particular, carry important economic value that cannot be overlooked.

Protection of prime farmland soils is nonetheless critical, as these soil types generally lend themselves to development, and a reserve of this type of soil may be needed in the future. There has been a recent trend in some parts of Hartland Township, and Livingston County as a whole, towards a loss of prime farmland as the land is used for urban development and industrial uses. The loss of prime farmland creates additional pressure on more marginal types of land that may be susceptible to erosion, drainage problems or are less cultivatable. Prime farmland is defined as land that is best

suited for the production of food, feed, forage, fiber and oil seed crops. Prime farmland may be actively cultivated land, pasture, woodland or other land that is not urban or developed (USDA 1997).

Six soil associations are generally found in Hartland Township. These associations include:

Fox-Boyer-Oshtemo Association. This association is found on steep or hilly areas on moraines and less sloping areas on hilltops and ridgetops. The Fox soils, Boyer soils, and Oshtemo soils are well drained and occur on uplands. All three of the major soils in the association overlay gravelly sand and are potential sources for sand and gravel. Minor soils in this association are mostly well drained and on uplands. The major soils in this association are generally not suited to crops and are mostly used for pasture, woodlands, recreation, or are unused.

Spinks-Oakville-Boyer-Oshtemo Association. This association is found on strongly sloping to hilly uplands on moraines. The Spinks soils, Oakville soils, Boyer soils, and Oshtemo soils are well drained. The Boyer and Oshtemo soils are underlain by gravelly sand. Minor soils in this group are mostly poorly drained. The major soils in the association are low in fertility and are used for woodlands or recreation.

Carlisle-Houghton-Gilford Association. This association consists of nearly level soils on broad to narrow outwash plains, in glacial drainageways, and in small areas on lake plains. The Carlisle, Houghton, and Gilford soils are very poorly drained, low-lying soils. The minor soils in this association are generally somewhat poorly drained. The major soils in this association are moderately suited for agriculture, and most areas are idle or in woodlands.

Miami-Hillsdale Association. This association consists of mostly strongly sloping to hilly soils on moraines and till plains. Miami and Hillsdale soils are well drained soils on uplands. Minor soils are somewhat poorly drained. The major soils in this association are moderately well suited for agricultural use and are mainly used for pasture, woodland, recreation and cropland.

Miami-Conover Association. This association consists of nearly level to strongly sloping soils on till plains and low moraines. Miami soils are well drained and located on uplands. The Conover soils are somewhat poorly drained, lower lying soils on uplands. Generally, the minor soils in this association are somewhat poorly drained. The major soils are suitable for cropland and areas with these soils are use for agriculture, pasture, and woodlands.

Oshtemo-Kalamazoo Association. The Oshtemo-Kalamazoo association is located throughout the Township, generally in the north, northeast and south. These soils are found on broad flats and on knolls and ridges. While their slopes range from 0-40

percent, they are usually located on slopes less than 12 percent. These soils are generally well suited to agriculture, woodland, and development applications, however, the poor filtering capability of Kalamazoo soil may limit septic use.

Based on information from the Soil Survey of Livingston County, the soil associations in Hartland Township range in having slight to severe limitations for septic field development, as well as building foundations. In general, the more poorly drained soils are located in floodplains along Ore Creek and in the western portion of the Township. Because of the variety in type and location of soils in the Township, the Livingston County Health Department performs individual soil evaluations for each application for on-site sewage disposal and construction suitability.

The soil description, the type of soil and its characteristics will determine, to a great extent, where development should be permitted and planned within the Township. Sanitary sewer and water service has generally been available within the M-59/US-23 interchange area. Sanitary sewer service had already been provided to the lake residents south of M-59 and the settlement residents in Hartland. Outside of these areas, private septic fields and wells were established for each residence or building. Recent and planned expansions of the sewer system will also help to address these soil limitations.

GROUNDWATER

Groundwater, contained in porous materials below the Earth's surface, can be found in some quantity and at some depth in most parts of Livingston County. For example, it can be found saturating the subsurface soils above a shallow confining layer below, forming what is termed a perched water table aquifer. The aquifer's upper limit is called the water table. Open water and wetlands can be found where the topography of an area drops below the water table elevation (such as a river or lake). Groundwater can also be found in artesian aquifers held between confining layers farther below.

The quantity and quality of this resource is critical for a number of reasons, both social and ecological. The social value (for example, drinking water) is clear, particularly in areas not served by the Township's municipal water. The contamination of a community's groundwater can pose a serious health threat to its residents. Also, once an aquifer has been depleted, it can often take decades, if not longer, to replenish itself.

Groundwater also plays an important ecological role. The level of the water table often determines lake levels and the hydrologic state of wetlands. Low water tables can affect stream flow, causing a constant flowing stream to be reduced to intermittent flow, at best posing potential negative impacts on aquatic species, both plant and animal. Aquifers serve as subsurface links between ecosystems in the landscape, and consequently, conduits for contamination by pollutants.

GROUNDWATER RECHARGE AREAS

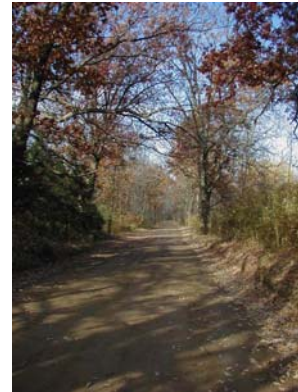
Areas where groundwater recharge is possible are significant natural features for two related reasons. First, as wells deplete an aquifer, the supply must be replenished at an equal rate in order for the aquifer to remain a sustainable source of drinking water. Adequate recharge is also necessary to prevent the negative ecological effects that could be caused by a drawn-down water table as discussed above. Secondly, these recharge areas not only allow runoff to enter an aquifer, they are also the point-of-entry for pollutants (often contained in runoff) entering the groundwater supply.

Uncontrolled land use development threatens groundwater resources within the Township in a number of ways. It often creates unreasonable demands on local aquifers, drawing them down much faster than they can be replenished, while impervious surface in the form of rooftops, roads, and parking lots prevent them from being replenished at all. Also, urban runoff often contains a variety of pollutants that, if allowed to percolate directly into the ground without being filtered, increases the potential for groundwater pollution.

Areas of groundwater recharge must be protected and maintained in an open and permeable condition, and therefore, must be considered as development is proposed within the Township. Both surface water bodies and the upper aquifer are impacted by polluted runoff. Subsurface geology must be taken into account to determine the recharge and vulnerability characteristics of an artesian aquifer.

PRIORITY RURAL VIEWS

Aesthetically important scenic views, those that are crucial to the character of a community, are an important, but often overlooked aspect of the natural environment, particularly in rural areas of the Township. For this reason, important scenic views related to natural features are an important component of future Township land use. Scenic views include a number of different visual characteristics of the landscape such as texture, variety, scale, form, contrast, color, uniqueness, rhythm, sequence and composition. Each of these characteristics plays an important role in forming an opinion of scenic quality.



Woodland Canopy over Road

Although community aesthetics are somewhat subjective, there are certain elements of the rural landscape that are generally valued. Expansive agricultural views, natural settings featuring open or running water, scenic roadways, and corridors with uninterrupted open space or enclosed by a woodland canopy are all examples of highly valued scenery in a rural community.

Not surprisingly, there are numerous locations within Hartland Township that exemplify its rural characteristics. These locations include scenic rural views that in many areas open up into large expanses of farmland and other agricultural uses that stretch for great distances in different directions.

As urban forms of development occur within the Township, it is imperative that protection of views that characterize a rural community are considered in the development process. New development, for example housing subdivisions, may be attracted to an area specifically for its scenic quality which, ironically, may be impaired or destroyed by that very same form of development. Scenic views may be protected and in some cases creative design may actually be enhanced by careful placement of structures, roadways, trails and landscaping. The removal or modification of natural features in the landscape can negatively impact the quality of the Township's environment.

COMMUNITY FACILITIES

The responsibility for providing public services to the residents of Hartland Township is shared by several public entities, including the Township government, various Livingston County departments, various state offices, the Hartland Consolidated Schools, and others.

Over the years, the public service base in the Township has expanded in response to continued growth. Needs have changed also because of the gradual transition from a predominantly agrarian community to a semi-rural residential community. Anticipated future growth and residents' desires for improved quality of life are likely to create additional future public facility needs.

PUBLIC BUILDINGS

Township Offices

Hartland Township Hall is located at 3191 Hartland Road, approximately ½ mile south of the settlement community of Hartland. The Township Hall includes offices for the Supervisor, Clerk, Treasurer, general administration, a general assembly room, storage space for all of the Township records, including site plans, print files, and so forth.

Past and anticipated growth within the Township has created a demand for additional work space. Recently, the Township acquired and installed a modular office building behind the current structure to accommodate some of this demand. However, as the Township continues to grow, additional building space will be a necessity. The demand for additional space is not a new discovery for the Township, as the 1994 Comprehensive Plan had anticipated expansion of the Township Hall would be required within 10 to 20 years for several reasons:

- As the Township continues to grow, more governmental transactions will occur, producing more records.
- Procedures are likely to become more computerized, creating the need for additional, more accessible computer work stations.
- Certain municipal functions are likely to expand, creating the need for additional office space. For example, as the number of households increases, it may be necessary to hire a full-time building official and zoning enforcement officer.

The current demand for additional space is directly related to these three reasons. The Township should prepare a strategy relative to the construction and financing of a new or remodeled Township Hall. Also, the current Township Hall meeting room does not always provide sufficient space to accommodate the Planning Commission, Township Board, or Zoning Board of Appeals meetings. Additional meeting room space should be considered with any expansion to the Hall.

Post Office

The Hartland Post Office is located on Crouse Road within the settlement community of Hartland and serves approximately one-quarter of Hartland Township residents. The Hartland Post Office delivery service area generally extends to Clyde Road on the north, Tipsico Lake Road to the east, Old US-23 to the west, and south to the M-59 Corridor. According to the postmaster, the post office was completed in 1988 and is adequate for current needs.

Five other post offices deliver mail to Hartland Township residents. These include the Fenton, Holly, Howell, Brighton and Milford offices of the U.S. Postal Service.

Library

The Cromaine Library, located on Hartland Road in the Hartland settlement, is the only public library in the Hartland Consolidated Schools district. It provides service not only to Hartland Township residents, but to residents of the other communities in the school district. The library was constructed in 1927 and was donated to the school district by J. Robert Crouse and his uncle, Henry Tremaine under an agreement with Hartland Consolidated Schools. The schools agreed to provide the land on which the library was built, maintain the building, and provide a librarian and janitor. An addition to the building was completed in 1980.



In November 1995, the Cromaine Library became an independent district library with funding by a millage. With the growth that the District has seen, a demand for additional library space and services has developed. The District is currently investigating several expansion alternatives, including expanding the existing facility or relocating to another site in the Township. The Township should continue to stay involved in the library expansion process.

PUBLIC SAFETY FACILITIES

Police Protection

Police protection is provided by the Livingston County Sheriff Department and the Michigan State Police. According to the Livingston County Sheriff Department, one patrol car is assigned to the general Hartland Township area. Police are dispatched under the “closest car” policy. If there is an emergency requiring police service, the closest car to the emergency (either county sheriff or state police) is dispatched to the scene. Back-up assistance is provided under the same policy. As the Township continues to experience additional population growth additional police protection services will be required.

Fire Protection

Fire protection and rescue services are provided by the Hartland Deerfield Tyrone Fire Authority. The Authority has two fire stations located within the Township. The main station (Station 61) is located next to the Township Hall on Hartland Road and the other station (Station 62) is located on the southwest corner of the Old US-23 and Parshallville Road intersection. Station 62 is also home to the Livingston County Ambulance Department. The Fire Authority provides service to not only Hartland Township, but also portions of Tyrone and Deerfield Townships for a total service area of 108 square miles.

There are volunteer fire fighters, junior fire fighters, a fire marshal and a safety supervisor in the Authority's personnel. The Authority's equipment consists of:

- Engine 61 – 2003 Pierce flows 2000 GPM, carries 1300 gallons of water with Class A and B foam, light tower and vehicle extrication equipment.
- Engine 61-2 – 1991 Pierce capable of flowing 1250 GPM (gallons per minute) and carries 1000 gallons of water on board.
- Rescue 61 – 1998 Pierce, 18-foot non-walk-in heavy rescue with PTO pump, PTO generator, light tower, and air cascade system.
- Medical 61 – 2000 Chevrolet K3500 4-door pickup is the primary emergency medical vehicle with A.E.D. (defibrillator).
- Squad 61 – 2003 Chevrolet, carries emergency medical equipment with A.E.D. (defibrillator) and grass fire equipment.
- Dive 61 – Carries Hartland's surface water rescue equipment and SCUBA diving equipment for the northeast Livingston County Dive Rescue Team.
- Car 61 – Used for medical response, and to transport firefighters to training, administrative assignments.
- Engine 62 – 1991 Pierce - Flows 1500 GPM, 2000 gallons of water and has foam capability, also extrication equipment.
- Rescue 62 - 1983 Pierce - Carries a full compliment of vehicle extrication equipment, flows 300GPM and carries 250 gallons of water with foam.
- Squad 62 - 2003 Chevy - Carries emergency medical equipment with A.E.D. (defibrillator) and grass fire equipment.

The main fire station's location in the center of the Township is well suited to serve most of the Township. Intensive development beyond the capabilities of the existing service radius may create the need for improved fire protection services in the Township. The Township recently completed the first phase of the new municipal water system. The system will improve the Township's ability to fight fires with the installation of fire hydrants along portions of M-59, Old US-23, and Hartland Road.

Mutual Aid

The Fire Authority participates in both the Livingston County Mutual Aid Association and the Northern Oakland County Mutual Aid Association for mutual aid agreements. The Mutual Aid agreement in Livingston County has been signed by all fire departments in the County. The Northern Oakland County agreement for mutual aid includes only the northern Oakland communities.

Individual municipal fire departments agree to give fire protection assistance to one another when needed. The existence of a mutual aid agreement does not lessen the responsibility of each community to provide adequate fire protection under normal circumstances. Therefore, monitoring fire protection service, response time and personnel requirements should be an ongoing process to ensure the Township is meeting basic fire protection service standards.

RECREATION FACILITIES

Existing Facilities

Table 17 summarizes the public recreational facilities located within the Township boundaries. Spranger Field, Winegarner Field, Don Epley Park, and the recently acquired land along M-59 are some of the Township recreational facilities within the community.

There are a total of ten ballfields owned by Hartland Consolidated Schools and/or Hartland Township: four at the high school, four at Spranger Field, three at Winegarner Field, and one at the Village Elementary School. The public also has access to four gymnasiums with basketball courts at the schools for youth and adult sports. One outdoor basketball court is located at the Community Education Office. Other recreational facilities at the schools include eight tennis courts located at Hartland High School, which are open to the public during the summer months.

The new school campus is particularly rich in recreation resources. The Ore Creek campus provides four additional gymnasiums, four softball and two baseball fields, three outdoor basketball courts, eight tennis courts, two soccer fields, three practice soccer fields, two practice football fields, a 4,000 seat stadium, two junior sized soccer fields, and indoor public and competition pools in an aquatics center.

Recreation programs are offered by Hartland Consolidated Schools Community Education Department and the Hartland Area Youth Athletic Association (HAYAA). Hartland Consolidated Schools Community Education program offers youth activities such as gymnastics, indoor and

outdoor soccer and summer soccer camps. Adult activities sponsored by Community Education include volleyball, aerobics, and a variety of arts and crafts classes. Additionally, the School District’s facilities provide other facilities not located in Hartland Township. Those include two gymnasiums, four ball diamonds, five soccer fields and basketball facilities at Lakes Elementary School and Farms Intermediate School.

The Hartland Area Youth Athletic Association (HAYAA) is a volunteer organization which offers recreational opportunities for youth in the School District. The association operates baseball, golf, softball, cheerleading, pom pon, basketball and football leagues, with registration fees from participants. HAYAA is particularly valuable to the Township because it works in conjunction with the Township to maintain amenities such as ballfields within the Township. Managed by an executive board comprised of four executive directors and a commissioner from each of the operating boards (football, basketball, cheer/pom, baseball, and softball), HAYAA functions with volunteer coaches for all of its sports activities.

COMPARISON TO STANDARDS

For planning and management purposes, recreation professionals classify park and recreation facilities based on the type of facility and expected usage. Frequently, a five-tier classification system is used, as follows in Table 16.

Table 16: Typical Park Classifications

Classification	Description	Recommended Standard
Mini - Park	Small, specialized parks, usually less than an acre in size, that serve the surrounding neighborhood	0.25 acres per 1,000 residents
Neighborhood Park	Multi-purpose facilities, usually 15 acres or more in size, which typically contain ballfields and playlots as well as areas for quiet recreation activity.	2.0 acres per 1,000 residents
Community Park	Contain a wide variety of recreation facilities to meet the diverse needs of residents from several neighborhoods, typically 25 acres or more in size	5.0 acres per 1,000 residents
Regional Park	Typically located on sites with unique natural qualities which are particularly suited for outdoor recreation, such as picnicking, boating, fishing, swimming, and trail use; generally exceed 200 acres in size	10.0 acres per 1,000 residents
Private and Special Use Facilities	Typically single-purpose recreation facilities, such as golf courses, nature areas, canoe launching facilities, etc.	None

Table 17: Evaluation of Current Township Recreational Facilities

Classification	Site Size (acres)	Facilities
Parks		
Spranger Field (Township-Owned)	5 acres	Ballfields (3)
Winegarner Fields (Owned jointly by Township and Schools)	2 acres	Ballfields (2)
Don Epley Park (School Owned)	3 acres	Picnic area, playground
Township Park (Township-Owned)	65 acres	None
Schools		
Village Elementary School	7 acres	Playground, one ballfield, gymnasium
Round Elementary School	10 acres	Playground, gymnasium
Hartland High School (M-59 facility)	18 acres	Gymnasiums (2), ballfields (3), football fields (2), track, tennis courts (8)
Ore Creek Campus, Middle, Elementary and High Schools	196 acres	Gymnasiums, (4) softball fields, (2) baseball fields, (3) outdoor basketball courts, (2) football fields, (5) soccer fields, track, (8) tennis courts, indoor public and competition swimming pools
Other		
Community Education Office	NA	1 outdoor basketball court

Source: 1995 Hartland Township Parks and Recreation Plan Hartland Consolidated Schools, and Hartland Township

Hartland Township also contains several golf courses open to the public. The Dunham Hills Country Club is an 18-hole course and Hartland Glen Golf Club is a 36-hole course. The Majestic at Lake Walden is a 27-hole course that is part of the Waldenwoods Resort complex. The National Recreation and Park Association suggests a standard of one 18-hole golf course per 50,000 persons, thus the Township exceeds the recommended number of golfing facilities.

Since many of Hartland’s recreational facilities do not fit neatly into the categories developed by recreation professionals, it is best to view the facilities on an overall basis. According to these

standards, Hartland Township should provide approximately 7.25 acres of park facilities under the mini, neighborhood and community park categories for each 1,000 residents. Based upon the current population, approximately 80 acres of dedicated park property is recommended. Including both the Township and School District acreage available to the residents of the Township for recreational purposes, the Township meets the recommended standard.

It should be noted, however, that school recreation facilities are not equivalent to municipal facilities for public recreation purposes. School facilities are generally limited to use after school hours and during the summer. Therefore, in comparing the Township's recreational facilities to the national standards, the facilities located on school grounds should be discounted.

As the Township continues to grow, additional park acreage will be necessary to service existing and future residents' recreational and social needs. Other issues to consider in evaluating recreational facilities are location, useability and quality. Most of the Township owned park land is undeveloped. The National Recreation and Park Association and the Department of Natural Resources have published standards for the number of baseball fields, tennis courts, basketball courts, playgrounds, nature trails and other facilities per 1,000 residents. Future improvements to these areas will be necessary to ensure the available park property is adequately utilized.

COMMUNITY FACILITIES

Hartland Consolidated Schools Senior Center

The Hartland Consolidated Schools Senior Center provides activities for senior residents in Hartland Township, as well as for seniors in the other communities of the school district. The Center, located in the lower level of the school district administration building on School Road, provides a lunch program, exercise classes, art and craft classes, bingo, a transportation service and homebound meals for senior citizens. During the fall of 2004, the Senior Center will be relocated to renovated space in the building that previously housed Hartland Senior High School, north of M-59 between Old US-23 and Cullen Road.

Cemeteries

There are four public cemeteries, located in Hartland Township. The Hartland Township, Hodge, Parshallville and Smith Cemeteries are operated and maintained by the Township.

Public School District

Public education in Hartland Township is provided by Hartland Consolidated Schools. Two elementary schools, Round Elementary School and Village Elementary School, Ore Creek Middle School and Hartland High School are located within the Township boundary. Additionally, a new senior high school was recently completed on the site shared with Ore Creek Middle School and Creekside Elementary School located across the street from Township Hall.

UTILITY PROVIDERS

Electrical Service Area

Electrical service is provided to the residents and businesses of Hartland Township by DTE and Consumers Energy (CE). DTE serves most of the Township but the CE service area extends into the northern part of the community.

Public Water Service

During 2002, the Township completed the installation of a public water system. The water treatment plant and tower are located north of M-59 and west of Old US-23, directly behind the Shops at Waldenwoods development. At this time access to public water service is limited to the commercial development within close proximity of the M-59 and US-23 interchange. Limited residential areas currently have access to this new system. Those residents who do not have access to public water utilize private wells to supply water.

Public Sanitary Sewer Service

Public sewer service is provided by the Township. The wastewater treatment plant is located north of M-59 and west of Clark Road. The Township recently agreed to purchase capacity in the Genesee County sanitary sewage system. Substantial additional capacity will soon be available for use in the Township, and the service area is in the process of being expanded. Residents who do not have access to this service must utilize individual septic fields.

Natural Gas Service

Consumers Energy provides natural gas service to some residents and businesses in Hartland Township. The Township has worked with Consumers Energy and regional gas providers to assure the continued and expanded availability of natural gas in the Township. Where the service is not available, propane gas is used.

Storm Drainage

Storm water in the Township is drained over land by a network of improved drains and natural streams and rivers. State and federal regulations have significantly altered storm drainage design parameters in recent years. Enforcement of clean water laws has mandated the control of soil and sediment in surface waters. Soil erosion and sedimentation permits are routinely reviewed by the County before construction work in the Township. Additionally, flood control measures have demanded that communities regulate the amount and velocity of storm water entering drainage systems. Storm drainage retention or detention ponds are now a part of most new development.

Cable TV and Internet Service

Comcast provides cable service to the residents and businesses of Hartland Township. Cable internet service is available over the Comcast network. This service has significantly improved the ability to move high volumes of data over internet connections in the Township.

Wireless, T1 or direct subscriber line (DSL) connections in the Township are also available via MediaNet in Howell and SBC. These services can be particularly useful to businesses considering locating in the community.

Cellular Telephone Services

Several different cellular and PCS digital telephone service providers own facilities in the Township. The antennas for the companies dot the landscape in the community. Appropriate siting decisions for those towers continue to be a significant concern at Planning Commission meetings.

FINDINGS AND CONCLUSIONS

The current utility service areas appear to adequately provide existing residents and business owners with the necessary services. However, as the Township continues to grow, a greater demand will be placed on maintaining, upgrading, and expanding the existing utility infrastructure. Improvements to the Township's cable and electrical services will be required in order to attract future technology and office research type developments. Natural gas availability could become an important issue for industrial development.

To ensure future development in the Township is orderly and sustainable, there must be careful and considerate planning of infrastructure. A comprehensive strategy of infrastructure extensions, revenue sharing, joint boundary agreements, and the transferring of development rights within the Township and between other municipal jurisdictions should be explored and developed as soon as possible. Prior to implementing a comprehensive strategy, the Township must carefully consider the results of such strategy relative to its impact on the future visions of Hartland.

CIRCULATION ANALYSIS

INTRODUCTION

The transportation network of Hartland Township is vital to the daily function, safety and vitality of residents, commerce, and industry. This network consists of streets and roads. There are no railroad tracks in Hartland Township. The Hartland Township transportation network provides both local and regional service. For example, roadways are used by residents to access different Township or non-Township locations, and provide access for non-residents wishing to visit areas or businesses within or beyond the Township limits.

Roads and road rights-of-way provide a location for public utilities that serve the Township, including water, sewer, gas, electric, and telephone lines. Roads provide access to parcels, changing the usability, value, and character of land. In addition, public and emergency services are provided to residents by public roadways.

The many functions of the transportation system have impacts on the economy, environmental quality, energy consumption, land development, and the general character of the Township. Thus it is important to understand these functions as well as the opportunities and deficiencies that exist for the Hartland circulation system. Accordingly, it is key for this section and the entire master plan that alternative solutions to these issues be addressed and considered.

EXISTING CIRCULATION NETWORK

Hartland Township is fortunate to be served with a substantial regional transportation network, including M-59, US-23 and Old US-23. The major east-west roads within the Township are Clyde Road and M-59. The major continuous north-south roads within the Township are Old US-23, Hacker Road and Fenton Road.

The Township does not have any public transportation or railways within the Township at this time. The Township also lacks scheduled air transportation but is within a reasonable distance of airports that provide such services. Residents of the Township are able to use Detroit Metropolitan Wayne County Airport, Willow Run Airport, Bishop International Airport, and Oakland County International Airport for access to major international and domestic commercial passenger and freight air carriers. Private and corporate aircraft in the Hartland area make use of the extensive facilities available at the Oakland Airport. Located near the M-59 intersection with West Grand River Avenue near Howell, Livingston County Airport has been improved in recent years with additional hangar space for private and corporate aircraft. Additional improvements are planned at the Livingston Airport.

The classification of Township roads and streets is done according to the National Functional Classification (NFC) developed by the Federal Highway Administration (FHWA). The roads within the Township are under the jurisdiction of the Livingston County Road Commission and Michigan Department of Transportation (MDOT). The following are the Township's roads according to the Classification system.

Principal Arterials Arterial roadways serve through traffic by providing routes of long distance. They provide service between communities, expressways, and other large traffic-generating destinations. M-59 and US-23 are Principal Arterials within the Township.

Minor Arterials Minor arterials are similar in function to principal arterials, except they carry trips of shorter distance to lesser traffic generators. There are no Minor Arterials within the Township.

Major Collectors Major collector routes are important intra-county travel corridors, providing service to county seats, larger towns, and other traffic generators of note not served by principal or minor arterials. Examples of these roads within the Township include Old US-23 south of M-59, Clyde Road, Fenton Road, Pleasant Valley Road, and Commerce Road.

Minor Collectors Minor collector routes serve the Township by providing service to less intense land uses and links to locally important traffic generators. These roads collect traffic from local roads and private property and direct it toward major collectors and arterials. Examples of such roads in Hartland Township include Parshallville Road and Hacker Road.

Local Roads Local roads provide direct access to abutting land and to minor collector roads. The majority of the Township consists of private and public local roads.

Table 18 indicates the types of roads in Hartland Township as classified by Livingston County and their length.

Table 18: Length of Streets by Type

Type of Street	Length in Miles
Interstate	6.38
State Trunkline	6
County Primary	24.41
County Secondary	48.7
Total	85.49

Source: Livingston County Road Commission

CIRCULATION PROBLEMS AND ISSUES

Access Management

It is very important to manage points of access (driveways, curbcuts) to any collector or arterial road to ensure traffic safety and efficiency. As new development and redevelopment occurs within the Township, attention must be given to driveway spacing, design, potential for shared access, number of driveways per site, sight lines, and the need for acceleration and deceleration lanes. These items must be addressed during the site plan review process. Access management is of particular concern within the Township along Old US-23, M-59, and Clyde Road.

Circulation Pattern

As noted in the 1994 Comprehensive Plan, the road system of the Township is characterized by some lack of continuity, reflecting the topography, lakes, wetlands, and development patterns of the area. Clyde Road and Fenton/Pleasant Valley Road have a relatively straight and continuous course through the Township. Each of these roads have significant unpaved sections. US-23, M-59 and Old US-23 are all continuous, paved roads. US-23 is a limited access route with interchanges at Clyde Road and M-59.

Dunham Road was recently paved to its intersection with Clark Road. This improvement was a priority because of the recent completion of the new high school and middle school on the north side of Dunham between the Clark Road and Hartland Road intersections. The new schools have substantially increased the volume of traffic on Dunham, demanding an improved surface to handle the additional traffic volume.

Other roads in the Township are not paved or have significant sections of winding right-of-way. The winding areas of road and interrupted road pattern contribute to the character of the Township and limit traffic, maintaining a rural atmosphere of scenic country roads, reinforcing the case for low density development in areas of the Township. Narrow, winding roads with long cul-de-sacs have been incorporated into many of the residential developments within the Township. These types of roads create many problems relative to access. In areas where more intensive development is proposed, road linkages must be completed through right-of-way acquisition, road construction, and paving of gravel sections to complete the circulation system.

There are several roads within the Township that, as the Township continues to developed, should be paved in order to provide an efficient circulation system. The following improvements should be pursued by the Township, in conjunction with the Livingston County Road Commission:

- Pleasant Valley should be paved from the southern boundary of the Township to M-59.
- Cullen Road, between M-59 and Crouse Road should be paved. Due the natural topography and vegetation within this portion of Cullen Road, great care must be given to the existing conditions when paving this portion of the road.

- Crouse Road, east of Cullen Road should be paved to the area of existing pavement.
- Hacker Road, south of M-59 should be paved as development in this area of the Township is proposed.

Natural Beauty Roads

Public Act 451, the Natural Resources and Environmental Protection Act of 1994, as amended, permits residents of the Township to petition the Livingston County Board of Commissioners to designate applicable roads as Natural Beauty Roads. Upon designation of a road as a Natural Beauty Road, the road will still receive the same level of maintenance performed on the road prior to designation. However, the designation will help ensure the preservation of existing vegetation along the road by limiting the extent of mowing, grading, herbicides, dust laying, cross drainage, signing, tree and shrub trimming and removal, and road surfacing.

Hartland Township has several roads that may be worthy of Natural Beauty Road designation. This designation will help preserve the character of the area adjacent to such roads and will help limit the impact new development may have on the rural character of particular areas of the Township, and will further reinforce the need for low density development. Roads that might be nominated include:

- Cullen Road north of M-59
- Hartland Road north of Clyde Road
- Pleasant Valley Road between Commerce and Lone Tree Roads
- Hyde Road between Fenton and Tipsico Lake Roads
- Dunham Road between Fenton and Tipsico Lake Roads

Private Roads

Many of the roads within the Township are private roads, especially those roads located within new residential developments. Private roads can create problems because of lack of maintenance, access and interconnection between developments. The Township should continue to require maintenance agreements be established for new private roads within the Township. The Township should also encourage the use of stub streets and cross access easements between developments with private roads to encourage travel between residential developments without having to travel on collector roads within the Township. The connecting of private roads in one development to another development also creates better access for emergency vehicles, school buses, and mail carriers.

Nonmotorized Traffic

As the Township continues to grow, an increased demand for non-motorized traffic will be created. The Township should encourage the installation of sidewalks, greenways, bikepaths, pathways, and crosswalks in appropriate areas of the Township. New residential and non-residential development should be required to provide sidewalks along internal and external roadways or other pedestrian amenities.

ROAD SYSTEM IMPROVEMENTS

Michigan Department of Transportation (MDOT)

Substantial discussion and negotiation have occurred with regard to the long-contemplated M-59 improvement project. The Michigan Department of Transportation is currently rebuilding the M-59/US-23 interchange.

- Construction of the new interchange at US-23 and M-59 began in early spring of 2004.
- The new interchange will be a Single Point Urban Interchange - a design new to Michigan. Improvements include: completely new entrance and exit ramps; a new bridge along US-23 over M-59; and improvements to M-59 to facilitate new ramps. In addition, improvements will be made to the Whitmore Lake/M-59 and Hartland/Blaine/M-59 intersections.
- Freeway cross-overs were constructed along US-23 in the fall of 2003. This work will help expediate construction and better maintain traffic during construction in 2004.

The Township considers input from the M-59 Corridor Preservation Committee (of which Hartland Township is a member) when reviewing site plans for developments proposed along the M-59 corridor west of US-23.

Livingston County Road Commission (LCRC)

Township representatives have worked closely with the Livingston County Road Commission employees to resolve traffic flow and improvement problems on the County roads. Improvements currently under consideration or ready for implementation include:

- Bergin Road paving between Hacker Road and Old US-23.
- Hacker Road paving south of M-59 to Bergin Road.
- Cullen Road paving from the end of pavement near Parshallville to Clyde Road (privately funded for new development)
- Clark Road is slated for improvement in the vicinity of the new high school complex, south of Dunham Road.

GOALS AND OBJECTIVES

VISIONING

A key element in the preparation of the Comprehensive Plan is the identification of goals, or “visions,” that reflect the community’s desires regarding development of the Township. The community must understand the entire Comprehensive Plan process and must have opportunities to provide input during the drafting of the plan and as part of plan implementation. An effective plan has support of the community. The results of the visioning sessions described below, have been incorporated into the various goals and objectives established later in this section.

A productive method of building a comprehensive community base is by building consensus through the community visioning process. A visioning workshop allows community residents and other stakeholders to discuss planning related issues and determine which issues are of the highest priority. This information is coupled with applicable projection data as the basis for the Future Land Use plan and recommendations of the Comprehensive Plan.

At a visioning session, residents, elected and appointed officials, business owners, land owners and other interested parties in attendance are provided with an update of development trends and demographics since the current Comprehensive Plan was prepared. A short presentation provides the background of the plan process and the need for visioning.

The visioning session participants are then given several planning related topics for discussion. By sharing their experiences with the various issues, the participants can come to a mutual understanding of the importance of the issues to their community. Finally, the participants prioritize the issues and concerns that have been identified.

Participants leave the workshop having contributed to the development of the Comprehensive Plan. Participants have a greater understanding of the planning process in general, and a genuine concern in seeing the Hartland Comprehensive Plan succeed.

HARTLAND TOWNSHIP VISIONING SESSIONS

To construct community base and support for the Comprehensive Plan, visioning workshops were held on April 22, 2002, April 29, 2002 and May 13, 2002. Many Township and County officials, residents and other interested parties attended the sessions held at Ore Creek Middle School.

Each workshop began with an introduction by the Planning Commission Chair. The planning consultants, McKenna Associates, Incorporated were introduced and provided a brief introduction relative to the Comprehensive Plan and visioning session process. This introduction included a brief slide show. The slide show highlighted a number of photographs representing the Township. Participants were provided with a copy of each photograph and were asked to express their opinion regarding photos of buildings and places around the Township. The statement was:

“When I see this picture I feel pride in Hartland Township.” The participants then marked their opinion on scale that ranged from “agree strongly” to “disagree strongly.”

Following each of the presentations, participants were asked to separate into focus groups specific to the overall workshop topic. Participants discussed the different positive and negative traits relating to each topic. Participants also discussed different opportunities and other personal feelings for enhancing or preserving items in each topic. Each group spent about an hour discussing the issues of concern relating to their topic, and listed the issues on a separate sheet.

The April 22, 2002 visioning session was devoted to Township-wide issues. The topics of discussion at this session included:

- Transportation Services
- Environmental Resources
- Recreation Services
- Land Use and Density
- Economic Development
- Township Services

The April 29, 2002 visioning session was devoted to the historic settlement areas of Parshallville and Hartland. Since this session’s topic was very focused, focus groups were limited to one for each of the settlement areas.

Finally, the May 13, 2002 visioning session had two separate topics. The first topic discussed during the session was relative to economic development within the Township and was presented by Fred Dillingham, director of the Livingston County Economic Development Council. The second topic was a presentation of the results of the previous visioning sessions. The participants of the group were asked to come to a consensus of the issues discussed during the previous workshops.

The results for each group were then displayed in front of the entire gathering, and one participant from each group presented a summary of their groups’ discussion. After the individual group presentations, all the sheets listing the concerns and priority issues were affixed to a wall.

Each participant was given dots and asked to vote on the issues by fixing the dots against the issues he or she considered were most important to the community. As a result of the voting, the issues which each group discussed under each category were ranked in order of relative importance. The ranking of the issues reinforces the discussions which were held regarding those issues most important to the residents and stakeholders of Hartland Township.

HARTLAND TOWNSHIP VISIONING RESULTS

As stated above, the residents and stakeholders were asked to rank a number of community images during the Township-wide issues visioning session, based upon the statement, “When I see this picture I feel pride in Hartland Township.” The responses to the statement were ranked for the purposes of obtaining an average score. An “agree strongly” response was given two points, an “agree” was given one point, a “no opinion” zero points, a “disagree strongly” a minus two points and a “disagree” a minus one point. Thus photos with the highest number of points contributed to the largest amount of pride for residents. All responses were then tabulated to determine an average score for each image.

The images that residents found the most pride in (and thus had the highest average score) were those that represented the historical character and the pastoral view sheds of the Township. These images included homes within the settlement of Hartland, the Parshallville Grist Mill, Spicers Orchards, and an unpaved road with a mature tree canopy.

The images that residents found the least amount of pride in (and thus had the lowest average score) were those images that represented the M-59 commercial corridor, the manufactured home park, and the non-residential area of the settlement of Parshallville (the east side of Hartland Road).

The scores for each issue from each separate workshop were tabulated and a priority list was determined. Since different focus groups identified some of the same issues, the total points for the same issue were added together. Based on the point system assigned, the top four traits relative to general Township issues identified during the first workshop (and the total number of points) include:

- , Utilize creative development techniques such as cluster and mixed use development to encourage the preservation of sensitive natural features and creation of open space (*96 points*)
- , Township infrastructure, including water, sewer, cable, and other utilities must be improved and updated (*95 points*)
- , Additional property should be set aside for future non-residential development (i.e. industrial park and commercial development) (*79 points*)
- , Create pedestrian linkages throughout the Township, that is connect residential developments, schools and parks, and improve pedestrian safety within the M-59/US-23 interchange area (*76 points*)

The top traits relative to the historic settlement area of Parshallville identified during the second workshop (and the total number of points) include:

- , Promote greenways and a linear park along Ore Creek *(15 points)*
- , Establish a coordinated storm drainage program and work with the watershed council *(13 points)*
- , Create conservation areas and encourage the preservation of natural features *(12 points)*

The top traits relative to the historic settlement area of Hartland identified during the second workshop (and the total number of points) include:

- , Provide streetscape improvements and create a sidewalk network within the settlement *(49 points)*
- , Relocate baseball fields from Spranger Field to the Township property along Clark Road to provide additional area for new development within the settlement *(30 points)*
- , Require traditional style architecture for new development *(24 points)*

All of the items discussed at the workshop and the number of points each received can be found in Appendix A.

GOALS AND OBJECTIVES

Based on the existing characteristics of the Township, opportunities and constraints, and the input received from the stakeholders during the visioning workshop, Goals and Objectives were established for the Comprehensive Plan. Goals are general in nature and, as related to planning, are a statement of ideals toward which the Township will strive. Objectives are more specific, and are intended to present a means to attain the stated goal.

Residential

Even though the Township has seen a significant growth in population in the last 10 years, the Township is still predominantly a rural community, with large single family residential lots. The Township's rural and scenic character is important to the resident. The Township will want to maintain an affordable and diverse housing stock to permit residents of all ages to remain within the Township.

Goal: To achieve well-planned, low intensity, safe, balanced and pleasant residential neighborhoods in the Township.

Objectives:

1. Encourage the preservation of open space and natural features in new single family residential development within the Township.
2. Encourage development design guidelines related to lighting, sidewalks, providing pedestrian linkages between existing and future neighborhoods.
3. Maintain and improve the quality of existing neighborhoods.
4. Develop affordable housing for all age groups, including young families and senior citizens to provide a diverse housing stock to permit residents to remain within the Township.
5. Limit higher density residential development to those areas with access to Township sanitary sewer.
6. Maintain and improve Township services to match population growth.
7. Continue to enforce the Township Codes and Ordinances to ensure aesthetic and physical character of housing and housing sites is preserved.

Commercial

As the Township continues to grow, there will be demand for additional commercial services. Existing older commercial establishments within the Township may not meet this additional demand.

Goal: To maintain and improve existing commercial areas while encouraging further commercial growth within designated areas of the Township.

Objectives:

1. Concentrate commercial uses along the M-59/US-23 interchange.
2. Encourage high quality commercial developments within the Township through the use of architecture and site design guidelines.
3. Limit the number of “strip” commercial establishments within the Township.
4. Encourage reuse and aesthetic improvements of existing structures and sites.
5. Link the commercial uses to existing and new residential neighborhoods via sidewalks and pathways.
6. Encourage the elimination of nonconforming large pylon signs within the commercial areas of the Township.
7. Continue to implement access management techniques for commercial development within the Township.

Industrial

Industrial development within the Township helps to create a more diversified tax base. The Township will continue to promote the continued growth of light industrial use with well-located, attractive and diverse industrial uses while protecting the sensitive relationship with residential and other non-industrial land uses.

Goal: Promote well-located, attractive and diverse industrial development while protecting the sensitive relationship between industrial and non-industrial land uses.

Objectives:

1. Create an industrial park or similar land use to encourage the concentration of industrial uses within the Township.
2. Establish design standards for industrial uses and planned industrial parks which include green space, landscaping and improved building design.
3. Require or provide service and infrastructure improvements to encourage industrial growth within designated areas of the Township.
4. Discourage scattered industrial uses throughout the Township.
5. Promote strict enforcement of codes and regulations applicable to industrial uses, particularly for industries that create substantial sound and visual impacts and those that store or utilize hazardous chemicals.
6. Require submission of environmental impact statements for industrial developments and work to eliminate any potential negative impacts.

Environmental Issues

Township residents want development to be guided away from natural lands. The Township should encourage the preservation of open space by clustering, density limitations, setback and site plan design standards as well as initiatives for private developers to preserve usable open space for recreation and explore funding opportunities so that the Township may acquire and preserve land.

Goal: To protect, preserve, and enhance whenever possible the unique and desirable natural amenities of Hartland Township and to provide additional recreational facilities or sites.

Objectives:

1. Require the preservation of natural features such as woodlands and wetlands.
2. Encourage the creation of a greenway along Ore Creek.
3. Improve the quality of development adjacent to watercourses and wetlands within the Township by requiring buffer areas, suitable landscaping, and restoration to natural condition.
4. Promote pedestrian linkages between greenspaces within the Township.
5. Develop stormwater management design guidelines to ensure a more natural appearance of the required basins.
6. Provide incentives for developers to preserve usable open space in new developments and install play areas, walkways, and buffers.
7. Encourage the creation of a Brownfield Development Plan to aid in the redevelopment of contaminated sites within the Township.
8. Elimination of light pollution caused by the unnecessary illumination of parking lots, buildings, and similar areas.
9. Provide for protection of the Township's potable fresh water supply from pollution.

Community Issues

Preserving and enhancing the Township's image is important to the residents of Hartland Township. The Township should ensure the coordination and compatibility of developments with the surrounding area.

Goal: To create a visually attractive community that provides a wide variety of services for existing and future residents, business owners, and visitors.

Objectives:

1. Require pedestrian linkages via sidewalks and pathways between commercial, residential and greenspace areas of the Township.
2. Implement innovative site design standards for all commercial, industrial and residential development within the Township that ensure the preservation of open space and the rural character of the Township.
3. Maintain and improve the quality of existing developed areas within the Township, while providing areas for appropriate new development.
4. Encourage the acquisition of additional park land for residents of the Township.
5. Require code enforcement to ensure aesthetic and physical character of Township is preserved.
6. Pursue Natural Beauty Road designation for appropriate roads within the Township.
7. Continue to encourage a high quality mixture of development while guaranteeing balanced and cohesive land use areas to serve essential human needs, residential areas, agricultural lands, schools and cultural activities, access to commercial areas and employment centers within the Township.
8. Plan for the continued expansion of municipal services, such as water and sanitary sewer, in concert with future population growth.
9. Expand police and fire protection services in conjunction with the Township's development.
10. Provide opportunities for citizen involvement in planning and environmental decisions.

Historic Issues

Preserving and improving the Township’s historic settlement areas of Parshallville and Hartland is a priority. The Township should encourage appropriate new development and redevelopment within these areas, while being sensitive to the existing natural features and character of the settlement areas.

Goal: To encourage the preservation of the historic areas within the Township, while encouraging new development that is appropriate with the established development pattern.

Objectives:

1. Provide streetscape improvements, that is, uniform lighting, underground utilities, and sidewalks, within Hartland settlement area.
2. New development in the settlement areas should be designed consistent with the existing development pattern and architectural theme.
3. Large scale non-residential land uses should be discouraged in the settlement areas.
4. Promote safe and efficient pedestrian linkages between the Ore Creek school campus and the Hartland settlement area.
5. Promote greenway linkages along Ore Creek to connect the settlement areas to other areas of the Township.
6. New development should preserve existing historic features wherever possible.

FUTURE LAND USE

INTRODUCTION

Sixteen land use designations are included in the categories for assignment in the Future Land Use Plan. The descriptions of the uses often suggest design characteristics and site amenities that are determined to be desirable. For example, the notion of an “Estate Residential” designation is intended to make the reader think of what an estate might look like with substantial yard areas surrounding a home in a rural setting. Those descriptions invite the creation of Zoning Ordinance regulations or planned development agreements to assure the resulting sites will be consistent with the descriptions envisioned. The different land use categories included in this plan are described later in this discussion.

The delineation of future land uses is a primary reason for preparing a Comprehensive Plan. These delineations are based on the findings in the plan and will serve as a guide for future land use decisions within the Township.

SUMMARY OF FINDINGS

The population of Hartland Township and the number of housing units will continue to grow. The new dwellings constructed in the last decade have included primarily single family residential dwellings, manufactured dwellings, and some multiple family dwellings. These new homes have been helpful in providing housing options to all segments of the Township’s population.

According to the Southeast Michigan Council of Governments (SEMCOG), the population of the Township will continue to grow in the future, with a forecasted increase of 8,738 additional people between 2000 and 2030. New residents will require a variety of housing. It is generally recognized that the quality of the school district is an important factor in the relocation decisions of those with school aged children.

Growth will expand the tax base as a result of new residential and nonresidential construction. Residential growth, representing new local consumers, will benefit existing businesses and may spur new commercial and industrial development. New commercial and industrial uses will provide a greater variety of goods and services as well as employment opportunities for residents of the Township and region.

However, growth will place new demands on Township services. New users will be added to the sewer and water systems. Police and fire calls will increase. Expansion of other Township facilities and buildings may be required to adequately provide for the Township’s needs.

Although this plan assigns specific development designations and densities to the land area of the Township, the Planning Commission also recognizes the community’s ability to use the planned unit development tool as permitted by the Township Zoning Act of Michigan. Planned unit development (PUD) is considered to be a viable tool for use in select circumstances where the Planning

Commission and Township Board find that a particular mix of land uses and densities of development may provide an attractive outcome for the community while still satisfying the overall development principles established in this plan. In those instances where a PUD is used, the Township may agree to land use designations that are not specifically consistent with the designations assigned on the maps nor discussed in the text of this plan. However, the Township will endeavor to maintain the overall context of the development to be consistent with the goals and objectives and development principles established in this plan.

RESIDENTIAL POLICIES

Residential development is expected to continue to prosper within the Township. The Township must strive to preserve the existing pastoral character and seek development that complements the historic qualities of the Township. A variety of housing types, sizes and costs, are needed to accommodate the existing and future residents' diverse backgrounds. The following residential design objectives should be followed to ensure new residential development is compatible with the existing character of the Township as well as providing necessary amenities for the residents of the Township:

1. Viewsheds and large landscaped buffer areas should be maintained along roadways to ensure the preservation of the rural character of particular areas of the Township. This is especially important where a transition in land use intensity is separated by a road.
2. Natural vegetation existing on the site will be preserved as much as possible. When some vegetation must be removed or where a site has been previously cleared, the developer shall provide plantings to assure that the site will be an attractive amenity to the community and will present a pleasing appearance from nearby sites and roads. The end result will be lush vegetation to complement the proposed homes on the site and existing sites in the vicinity.
3. Pedestrian amenities including sidewalks and nature trails should be provided. Such sidewalks or trails should connect to adjacent pedestrian networks within the Township.
4. Street trees should be provided within residential developments.
5. All internal streets as well as access routes should be paved.
6. Clustering of homes should be encouraged to preserve natural features within a development.
7. Open space and parks should be included within all new residential developments.
8. Developments should be designed to provide future road connections to adjacent developments.
9. Improvements to existing houses and neighborhoods must also be encouraged and not neglected as new development continues within the Township.

NONRESIDENTIAL DEVELOPMENT POLICIES

As the residential dwelling units continue to increase within the Township there will be additional demands for nonresidential development as well. The Township will need to encourage the use of the following design objectives to ensure that new development is compatible with and enhances the existing character of the Township:

1. Green open spaces shall be visible from the adjacent road right-of-way serving the development site and from adjacent lower intensity use sites.
2. When possible, buildings should be grouped into campus settings with lawns, open space, and walkways encouraging pedestrians to stroll between buildings.
3. Pedestrian access shall be provided throughout the developments. Sidewalks and pedestrian paths must be created to carry pedestrians from automobile parking lots to buildings. Routes must be planned and provided to move pedestrians and nonmotorized vehicles between adjacent buildings and sites.
4. Natural vegetation existing on the site will be preserved as much as possible. When some vegetation must be removed or where a site has been previously cleared, the developer shall provide plantings to assure that the site will be an attractive amenity to the community and will present a pleasing appearance from nearby sites and roads. The end result will be lush vegetation to complement the proposed structures on the site and existing sites in the vicinity.
5. Buildings on the site shall utilize building materials that include brick, stone, and wood in combination with other customary building materials. The structures shall be constructed so as to become a source of pride for the community. It is intended that the new development will establish a consistent theme or adhere to a theme previously approved by the Township. The scale and size of the development shall be appropriate for location in the community and will blend harmoniously with other development in the Township.
6. Parking areas shall be carefully incorporated in the plans so as to avoid a wide expanse of parking lot separating commercial structures from the fronting roads. Landscaped yard spaces and islands shall be placed so as to break up the expanse of large parking lots.
7. Automobile traffic associated with the site shall be managed so that only necessary vehicle drives and streets are constructed. Wherever practical, joint access drives and streets will be used in order to avoid unnecessary disruption of the natural environment, avoid excessive storm drainage runoff, minimize disruption of the existing traffic flow and to provide economical access solutions.
8. Clustering of sites should be encouraged to preserve natural features within a development.

FUTURE LAND USE DESCRIPTIONS

Single Family Residential

Exclusive of the settlement areas, the Township has been divided into six intensities of single family residential uses. Densities indicated for the six intensities of single family residential uses described below include area required for right-of-ways, utilities, and other public improvements.

Rural Residential. Several areas in Hartland continue to enjoy a rural lifestyle where agricultural uses thrive. In this type of setting, this plan will encourage the maintenance of agricultural uses in a comfortable combination with large lot residences. Also, based on the desire expressed by the Township to manage residential growth and to maintain the predominantly rural character of the Township, the Rural Residential designation is intended to permit new residential development on lots with an average density of three (3) or more acres per dwelling unit. This designation will consist of the lowest density single family residential areas in the Township. In addition to single family residential homes, other uses permitted in these areas would include agricultural uses, the raising and keeping of domestic and farm animals, and agriculture-oriented commercial including nurseries and orchards.

Estate Residential. The Estates Residential designation is intended to permit new residential development on lots with an average density of two (2) acres or more per dwelling units per acre. Where appropriate, agricultural uses will also be encouraged in the Estate Residential areas. This designation is the predominant type of residential land use planned for the Township, encompassing approximately 43% of the Township. Development within the Estate Residential designation should be used as a transition area between the Rural Residential areas of the Township and the more intense single family residential and nonresidential areas of the Township.

Low Suburban Density Residential. The Low Suburban Density Residential (LSDR) land use designation is intended to permit new residential development on lots with an average density of one (1) to two (2) acres per dwelling unit. This land use designation has been planned as a transition from the Estate Residential designation and other higher intensity residential and nonresidential land uses. Long term agricultural uses are not expected to be maintained in the LSDR though those uses will not be discouraged.

Medium Suburban Density Residential. The Medium Suburban Density Residential (MSDR) will permit new residential development on lots with an average density of ½ acre to one (1) acre in area per dwelling unit. This land use designation has been planned for the areas adjacent to Tyrone Lake and Dunham Lake. Other areas that this designation has been planned for include the area adjacent to the Township waste water treatment plant and along the east side of Clark Road.

Medium Urban Density Residential. In the Medium Urban Density Residential (MUDR) area land can be developed at a density of approximately two to three dwellings per acre. Lot sizes would be 8,000 to 20,000 square feet per dwelling. This area is intended as a transitional use between high intensity and lower intensity uses. As such a transitional use, this land use designation has been planned for areas adjacent to Handy, Maxfield and Round Lakes. The MUDR designation also might be assigned to land that is adjacent to higher or lower density residential uses and nonresidential areas.

High Density Residential. High Density Residential (HDR) permits new homes on lots with a minimum of 4,000 square feet. Uses permitted in this land use designation are manufactured home parks.

Multiple Family Residential. Multiple Family Residential (MFR) areas are intended to permit developments with a maximum density of eight (8) units per acre. MFR is planned as a transitional land use between higher intensity uses and single family uses. New MFR residential developments are intended to be constructed by means of attached single family housing, two-story apartment buildings, or townhouses. Such developments should have access to a primary road and with paved streets, sidewalks and public utility amenities.

Settlement Areas. Within the boundaries of Hartland Township two distinct settlement areas exist, Hartland and Parshallville. While both of these settlement areas have similar characteristics and historic significance within the Township, they do have different development patterns. Future land use designations for these areas have been planned as follows:

Hartland Settlement Area. Within the Hartland Settlement Area, two types of land use patterns have been envisioned: Village Residential and Village Commercial. Both land use designations are intended to preserve the existing traditional development patterns and buildings within the area and are described as follows:

Village Residential: The Village Residential category within the Hartland Settlement is intended to preserve the established grid residential development pattern that has developed over the years as well as permit new residential development with the same development characteristics. New residential development within the Hartland settlement area should be at a density compatible with the surrounding area and shall not exceed four dwelling units per acre.

Village Commercial: This designation is intended to recognize the mixture of retail, office, and residential use along the Hartland Road corridor within the Hartland Settlement. New land uses within this designation should be designed consistent with the established architectural character and development pattern. Nonresidential uses within this area of the Township should have a low impact on the surrounding residential area and generate low traffic volumes.

Parshallville Settlement Area. Within the Parshallville Settlement Area three distinct types of land use patterns have developed and are planned to continue in the future. These land use designations include Village Estate Residential, Village Residential, and Village Commercial. All of these designations are intended to permit new development while encouraging the preservation of the established character of the Settlement. These designations are described as follows:

Village Estate Residential: The Village Estate Residential designation recognizes that some areas of Parshallville have developed on relatively large tracts of land. New residential development within this area should be designed consistent with the overall character of the Parshallville and shall have an average density of two to three acres per dwelling unit.

Village Residential: This designation encompasses the majority of the Parshallville Settlement. This designation is intended to permit new residential development. New development should be compatible with the established development pattern and have access to a primary road.

Village Commercial. This land use designation is intended to permit limited commercial land uses within the Parshallville Settlement area. Commercial land uses permitted within this designation should be limited and have a minimum impact on traffic volume.

Commercial. Land uses in this category are intended to provide for both the sale of convenience goods and personal/business services for the day-to-day needs of the immediate neighborhood and provide for auto-oriented services, customer and entertainment services, and the sale of soft lines (apparel for men, women and children) and hard lines (hardware, furniture and appliances). As the community and the region continues to grow, there will be additional demand for commercial uses within the Township.

Office. This classification is intended to permit the construction of professional and medical office complexes, municipal buildings, and other low intensity commercial uses that are accessory to office uses (such as quick-printing, copying and mailing businesses).

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 Township Zoning Act and the local Zoning Ordinance. 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. Planned industrial research and development sites should provide buffering between the permitted uses and adjacent properties to assure compatibility. The Zoning Ordinance should be reviewed to assure that adequate buffering is required.

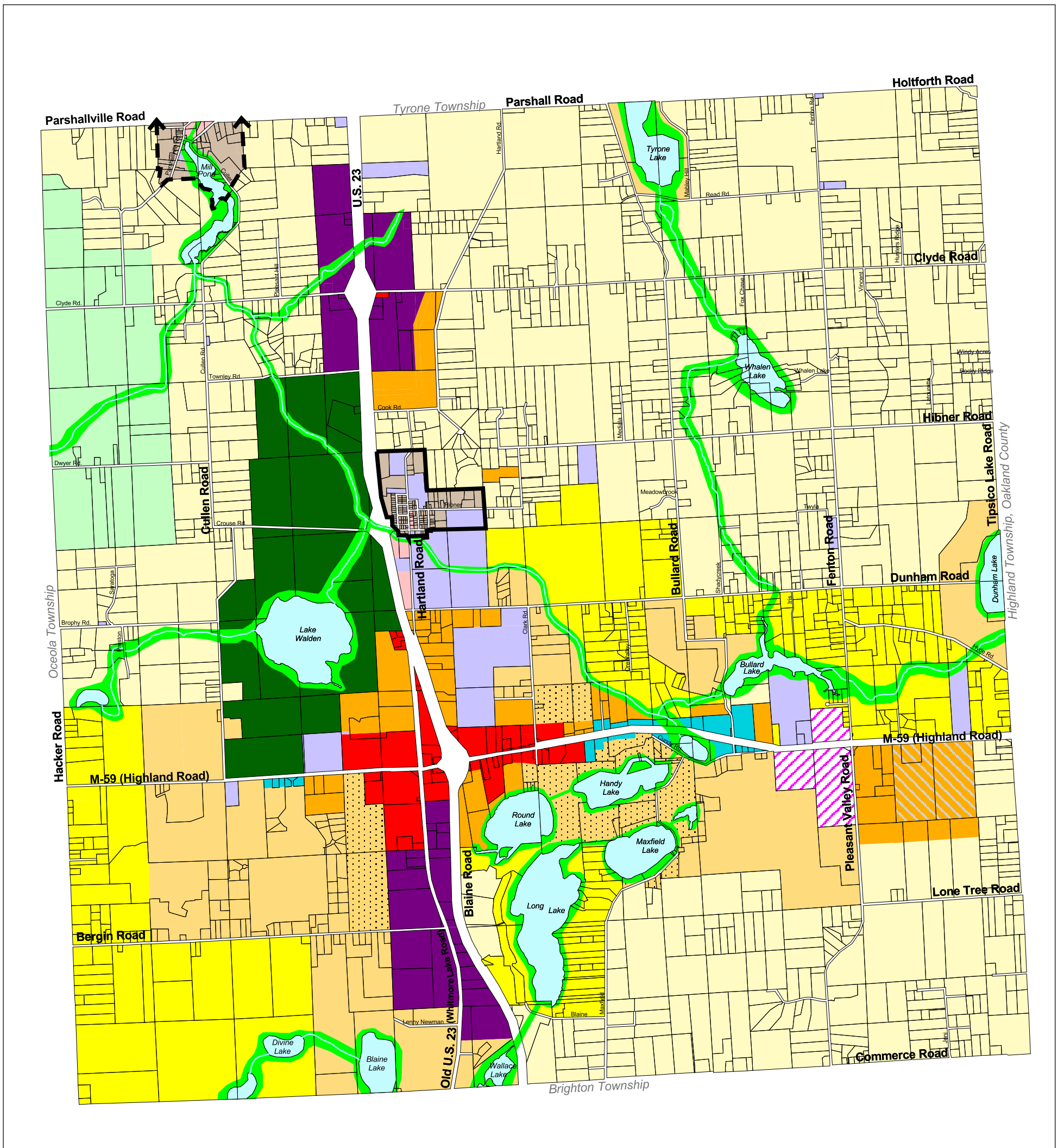
Residential Recreation. Land uses in this category provide for the preservation of natural features as well as provide residential amenities to the residents of Hartland and visitors to the Township. This designation has been planned for the Waldenwood Resort and Majestic Golf Course complex within the Township. Land uses permitted within this classification would include single family residences, multiple family residences, campgrounds, golf courses, banquet facilities, outdoor driving ranges, clubhouses, hotels, bike paths, pedestrian trails, and athletic fields.

Public/Quasi-Public. This classification includes all public uses, such as the waste water treatment plant, the fresh water treatment plant, schools, post office, public parks, and cemeteries. These uses generally do not conflict with adjacent residential land uses, yet provide community oriented public space and access.


Conservation Recreation. This designation is planned along the fragile watercourse areas within the Township. The designation is intended to be utilized as a buffer area in order to protect and minimize any adverse impacts that may be associated with new or existing development along watercourse areas. As a buffer area, the Conservation Recreation area is actually a part of the underlying designation that does not consume space. Consequently, it is not calculated on the table that follows.

Special Planning Area. A special planning area has been designated the vicinity of M-59 and Pleasant Valley/Fenton Road. Please refer to the **Future Land Use Designations** for a complete description.

Hartland Township, Livingston County, Michigan



Future Land Use Categories

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

Map Key

-  Conservation Recreation
-  Lake/Stream
-  Hartland Settlement
-  Parshallville Settlement

Map 7 Future Land Use - 20 Year Projection

Basemap Source: Livingston County
Data Source: McKenna Associates, Inc. 7/2002

0 Ft. 1750 Ft. 3500 Ft.



08/04

FUTURE LAND USE DESIGNATIONS

The Future Land Use map describes Hartland Township’s plan for development of the Township. Assignments for each designation are described below. The designations are summarized in the table below.

Category	Acres	Percent
Rural Residential	953	4%
Estate Residential	10,482	45%
Low Suburban Density Residential	3,089	13%
Medium Suburban Density Residential	2,414	11%
Medium Urban Density Residential	632	3%
High Density Residential	160	1%
Multiple Family Residential	696	3%
Village Residential	365	2%
Village Estate Residential	152	1%
Village Commercial	30	0%
Special Planning Area	145	1%
Commercial	334	1%
Office	99	0%
Planned Industrial Research and Development	718	3%
Residential Recreation	1,131	5%
Public/Quasi Public	453	2%
Surface area of lakes and road right-of-way	1,049	5%
Total	22,902	100%

Single Family Residential

Single family residential land use has been and will continue to be the predominant land use within the Township. Approximately 17,890 acres are planned for single family residential use. Six intensities of single family detached residential land uses have been included within this plan. Each of the single family residential categories will permit development of similar land uses, however, the intensity of these uses will vary.

Certain nonresidential uses may be necessarily located in residential uses. For example public and private schools and churches can be successfully integrated in single family areas under certain conditions. Those types of nonresidential intrusions must be controlled as special land uses and similar control devices. The sites for those uses must be adequately sized in order to assure that

adverse impacts from those uses can be appropriately screened and buffered on the site so that adjacent residential areas are not damaged by the relationship. New development adjacent to watercourse areas must be sensitive to the waterfront and limit disturbance to existing natural features. Adequate buffer areas and setbacks should be provided from the waterfront.

Rural Residential. All of the 953 acres of planned for rural residential land uses are located north of M-59 and west of US-23 in the vicinity of the Parshallville settlement. These areas have been planned in parts of the Township where large parcels of land have been preserved. The Township must continue to encourage the preservation of these areas in order to preserve the rural character of the Township. New development within the Rural Residential areas must be designed to preserve the area's natural features and character. Typical uses in this category may include farms and single family homes on large lots.

Estate Residential. This designation has been planned for 10,482 acres of the Township, more than any other future land use category. Almost half of the land in the Township is included in this designation. In many respects, these areas are intended to be transitional in nature. The Estate areas are intended to serve very low density residential development. The homes and large lots must be designed to provide adequate view sheds from the roadways and buffer areas from adjacent lower intensity land uses. It is also very important that these areas of the Township be adequately "buffered" from the higher intensity uses. Typical uses within this category will include single family homes. New developments should have access to paved streets, sidewalks or other pedestrian amenities, ample landscaping and open space and park areas.

Low Suburban Density Residential. Approximately 3,089 acres of land have been planned for future low suburban density residential land use. This category includes the second most amount of land within the Township. Three areas are particularly described with this designation. Much of the land on the north side of M-59 on the eastern side of the Township is included in this category. Land on the far west side of the Township on both sides of M-59, going south to the Township boundary is also designated for LSDR use. The third area is around the perimeter of Long Lake.

New developments within these areas should be compatible with the established large lot building pattern. New developments should also be encouraged to provide through streets between one another, ample landscaping, open space, park areas, and pedestrian amenities. Adequate landscaped buffer areas must be provided as a transition from existing and future land uses within this designation and M-59 and other major thoroughfares.

Medium Suburban Density Residential. This designation is the third largest land use category and has been planned for approximately 2,414 acres of the Township. These areas include some of the most recent development in the community. Hartland Estates, San Marino Estates, Meadow View Estates, Autumn Woods and other similar single family developments are all located within MSDR areas.

Medium Urban Density Residential. The areas adjacent to Round, Handy, and Maxfield lakes, along Clark Road south of Dunham Road, Millpointe Subdivision, and Harvest View and Cobblestone Reserve site condominiums are all included in the MUDR designation. This land use description is intended to preserve the established character of these areas while permitting new development that is consistent with the established density. Undeveloped or underutilized land southwest of the Clark Road and Dunham Road intersection, presently owned by the Township, is also included in the MUDR area.

High Density Residential. This land use designation has been planned for 160 acres of the Township. These areas have existing high density residential development patterns. High density residential land uses have not been planned for any additional areas. Future Development within these areas should provide adequate buffers and landscaping from adjacent lower density single family uses. Sites should have access to public sewer and water facilities.

Multiple Family Residential. Multiple Family Residential land uses have been planned for approximately 696 acres within the Township. Existing apartments and attached condos have been included in the designation as well as additional land areas. The Multiple Family designation is often used for land that is bordered on one or more sides by nonresidential uses and on the other sides by lower intensity single family designations. Thus, Multiple Family is frequently used as a transitional use between single family neighborhoods and higher intensity uses. Multiple Family Residential developments may consist of attached single family homes, townhouses, or one to two story apartment buildings. New developments should have access to a primary road and have paved internal streets, open space and park areas, sidewalks, and public utility amenities. Additionally, adequate landscaped buffer areas should be provided between the multiple family use and single family residential use.

Settlement Areas. These designations include the Hartland and Parshallville Settlement Areas. Both of these designations are intended to permit new development while encouraging the preservation of the established character of the Settlement.

Hartland Settlement Area. Within the Hartland Settlement Area, two types of land use patterns have been envisioned, Village Residential and Village Commercial and are described as follows:

Village Residential: The Village Residential category within the Hartland Settlement is intended to preserve the established grid pattern residential development that has been developed over the years as well as permit new residential development with the same development characteristics. Buildings within this designation shall be designed to complement the historic character of the settlement. Sidewalks, street trees, and other traditional neighborhood amenities should be required within this area of Township. The Township must also continue to encourage the preservation and restoration of the existing housing in this area.

Village Commercial: This designation is intended to recognize the mixture of retail, office, and residential use along the Hartland Road corridor within the Hartland Settlement. New development should provide typical neighborhood amenities such as sidewalks, street trees, and other street scape improvements. The preservation of existing structures should be encouraged.

Parshallville Settlement Area. Three land use categories have been planned for the Parshallville Settlement area. All of these designations are intended to permit new development while encouraging the preservation of the established character of the Settlement. These designations are described as follows:

Village Estate Residential: The Village Estate Residential designation recognizes that some areas of the Parshallville have developed on relatively large tracts of land. New development within this area must be consistent with the established character, however, paved access and pedestrian amenities should be required.

Village Residential: This designation encompasses the majority of the Parshallville Settlement. New development should be compatible with the established development pattern and have access to a primary road and have paved streets and sidewalks.

Village Commercial: A limited amount of commercial land uses exist within the Parshallville settlement area. Due to the limited amount of area available within the settlement to accommodate additional commercial uses and parking, new commercial land uses should be limited to those areas of the settlement that have historically been utilized as such.

Commercial. With the projected increase in population within the Township and the retail and service demands that will be created by the increase, approximately 334 acres have been planned to accommodate future commercial land uses. The majority of commercial land uses within the Township should be concentrated around the M-59 and US-23 interchange. This is the most intensive commercial area in the Township. Such uses should remain close to the interchange and not be permitted to sprawl along M-59. Other smaller areas of commercial land uses are planned at the US-23 and Clyde Road interchange as well as on the west side of Old US-23, between Crouse Road and M-59. Commercial development should provide high quality architectural materials and design, and generous landscaping and screening from adjacent lower intensity uses. Parking areas should be limited to the minimum amount necessary to service the proposed land use, be broken up with large planting strips and landscaped islands, and provide safe and efficient circulation. The Township should encourage access management by limiting the number of curb cuts along major thoroughfares and encouraging cross access between developments.

M-59/Pleasant Valley/Fenton Road Special Planning Area. The Planning Commission designated a Special Planning Area (SPA) on the west side of the M-59 intersection at Pleasant Valley/Fenton Road. It is the intention of the Planning Commission to work closely with the land owners in that area to establish the terms of an agreement for a mixed-use planned unit development (PUD). About 145 acres are included in the SPA.

The Commission has agreed that the SPA should be planned for a base density of 3 to 4 dwellings per acre. The Commission has agreed that if the developers of the SPA are able to include certain desirable design features that significantly enhance the appearance and function of the site, additional “bonus” density dwelling units can be awarded to the development as an incentive to promote a high-quality development. However, such a “bonus” density will only be awarded at the discretion of the Township in accordance with established development regulations of the Township and State of Michigan.

The Commission has determined that the PUD can be created within an environment that encourages pedestrian linkage between activity nodes and resource features. The following principles have been agreed upon by the Commission for the SPA:

1. Development within the Special Planning Area shall provide for a variety of housing (for example, single-family, townhouses, condominiums, apartments and senior housing), retail, office, recreation and entertainment space.
2. Developments within the Special Planning Area shall provide for public facilities and other neighborhood amenities.
3. Special Planning Area shall provide pedestrian and vehicular links between land uses and adjacent property (that may not be directly included within this Special Planning Area development).
4. Special Planning Area shall also coordinate with the Township’s goal to create walkable pathways to the Township settlements and other public and private facilities.
5. Developments shall be developed in harmonious coexistence with the pre-existing historical and natural features within the Township.
6. Special Planning Area shall include landscape, streetscape, traffic and architectural solutions that are superior to typical design and visually enhancing the local community with sensitivity to the historic features in the Township.

Office. Future office land uses have been planned for approximately 99 acres of the Township. Office land uses have been located in areas that contain existing office developments as well as in areas that have high visibility along M-59, between Clark Road and Bullard Road. New office developments should incorporate adequate landscaping and buffers and have a high quality architectural appearance. Future office developments should not exceed three stories in height to ensure compatibility with surrounding land uses.

Planned Industrial Research and Development (PIRD). 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. 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.

New facilities at the Clyde Road and US-23 interchange area should be developed as a planned development or similar technique. Such uses should be constructed in a campus-like setting with generous landscaping and buffer areas and attractive buildings. This area must be developed without creating negative impacts on adjacent uses from characteristics and conditions such as heavy truck traffic, noise, glare, or emissions that are commonly found in a typical industrial area. In particular, the Township must be certain to provide adequate landscape areas, open space or natural feature buffers between the development PIRD areas and nearby residences.

The Old US-23 area has historically been used for these types of facilities and such are planned to continue in the future. 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. 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 must be screened from view of adjacent properties and rights-of-way.

Residential Recreation. This land use designation encompasses approximately 1,131 acres in area and has been planned for the Waldenwoods Resort and Majestic Golf Course facility located on the north side of M-59 and west of US-23. This area includes many natural features including but not limited to woodlands, wetlands, Lake Walden, and rolling topography. New development within this area must be sensitive to surrounding land uses and the environment.

Public/Quasi Public. Approximately 383 acres of land within the Township have been planned for future public/quasi public use. These areas include existing public/quasi-public land uses. Areas planned for this designation generally include Township Hall, fire stations, schools, churches, cemeteries, other township property, and the waste water treatment plant. These uses are not usually located within any specific zoning district or development area. Moreover, these uses are often compatible with the majority of land uses within the Township. New development must be designed consistent with the established building pattern, include generous landscaping, pedestrian amenities, and high quality building design. All Township public space or any public uses under the jurisdiction of the County, State, or Federal government, utilities, and semi-public agencies and authorities, should be developed only in close consultation with the Township.

Conservation Recreation. In recognition of the desirability of waterfront living, the pressure to develop those remaining areas as intensely as possible, and the subsequent potential for degradation of water and environmental quality, several Conservation Recreation areas have been planned. Many of these correspond to floodplain and watercourse and wetland areas. While all not all of the watercourse, floodplain, or wetland areas may be identified on the Future Land Use Map, new development within any of these areas in the Township should have the same development standards as those areas identified.

Waterfront areas can also provide many recreation opportunities for the residents of Hartland. Greenways and other trails and recreation facilities should be encouraged within these areas. Often, these amenities can help preserve these areas

As stated in the Townships 1994 Comprehensive Plan, in Hartland Township, waterfront development pressures have mainly occurred on properties around several lakes. The lake area is heavily used by residents. Potential negative characteristics of lakefront growth include the ability to handle stormwater runoff, the potential for reduced water quality due to soil erosion and sedimentation, and the hazard of water contamination from improperly designed, located and/or operating septic tanks.

Stormwater management, soil erosion and sedimentation control, and septic system designs are all controlled under the jurisdiction of the Michigan Department of Environmental Quality (MDEQ), the County Drain Commissioner, or the County Health Department.

Provisions should be developed that would permit more flexibility in building location; require preservation of natural features and animal habitats; install municipal sanitary sewer systems for buildings along lakefront or fragile watercourse areas.

IMPLEMENTATION

The Comprehensive Plan for Hartland Township gives guidance as to how the Township should develop in the years ahead with a development window through the year 2020. It is based on existing land use, population, economic factors and projections for future growth in the area. Implementing the plan often takes the coordination of many activities and programs.

The Hartland Township Comprehensive Plan should not be viewed as a finished product. As events or needs of the Township demand, various adjustments or additions will need to be made. It is not anticipated that the Plan's major goals and objectives will require change, rather, as the Plan is interpreted and implemented, certain aspects will require periodic adjustment.

Plan Adoption

The first step in implementation of the Comprehensive Plan is official adoption of the Plan by Hartland Township Planning Commission and Township Board under the Township Planning Act 168 of 1959, as amended.

Zoning Ordinance

The Township Zoning Ordinance is a primary tool in the achievement of the Plan's goals. Although the plan map is not a zoning map, it should be used as a guide to zoning amendment decisions, whether they are initiated by the Planning Commission or by petitioners. The timing of changes to the zoning map is key to implementing the Plan. Further, the map's proposals should be viewed as a flexible tool when considering the zoning of a specific site, especially if no pattern has yet been established. The Plan does not follow property lines and with the exception of environmental concerns and existing and potential land use conflicts, whether a zoning pattern is established on the east or west side of a thoroughfare is often not the critical issue - the pattern is.

Depending on the rate of development change and requests for change in the zoning map, an annual appraisal of the zoning map should be made. It is generally accepted practice to provide zoning on the basis of a five year land use projection, whereas the Plan is a fifteen to twenty year projection. The current zoning ordinance should be reviewed to insure that the environmental, land use and circulation proposals of this plan are reflected in the ordinance, particularly under site plan review and special land use approval standards.

Subdivision Regulations

Like zoning, subdivision regulations are tools for the implementation of this Plan. While zoning deals with land use on a site by site basis and activities in selected areas, subdivision regulations are concerned with the process of dividing land and maintaining the quality of individual developments. In spite of its name, the State Land Division Act (Act 591 P.A. of 1997, as amended), regulates subdivisions. These regulations protect the needs of residents by providing both site design controls and improvement standards. Design controls deal with the arrangement and location of streets, widths and depth of lots, the provision of open space, and the sufficiency of easements for utility installations. Improvements standards insure adequate roads and physical improvements.

Land Division Regulations

Land divisions are regulated by the State Land Division Act and the land division procedures and standards of the Hartland Township Zoning Ordinance sections dealing with private roads and the division of platted lots and unplatted acreage. Current regulations provide some procedures and minimum standards for divisions and improvements, but need revision to adequately provide for maintenance, reconstruction and liability and to reflect contemporary concerns.

Cluster Development

Several relatively new methods of land division are now available for use in the Township to encourage the preservation of open space and farmland while lessening the incentive for the proliferation of strip residential along the county road frontages. Cluster zoning options, Rural Open Space Environment (ROSE) options, and open space zoning options are all slightly different names for zoning methods aimed at accomplishing preservation of important natural resources and open space.

Rural Open Space Environment (ROSE) is an alternative to conventional zoning that the Township embraced in the previous Comprehensive Plan in 1994. The ROSE concept provides for grouping new homes onto part of the parcel so that the remainder can be preserved as open space. Implementation of the ROSE concept on particular parcel should begin with identification of significant natural and rural features, such as woodlands, meadows, scenic vistas, farmlands, and wetlands. Areas of the site that are most suitable for septic systems should also be identified. After these features are identified, the ROSE development should be designed to preserve the natural features in perpetuity, to take advantage of the most suitable soils, and to accomplish the other rural preservation objectives cited above. If properly implemented, the ROSE concept provides for preservation of the maximum amount of open space, with residential development concentrated on the smallest feasible amount of land area. The four chief benefits of ROSE are:

- ROSE enables units to be concentrated on the most buildable portion of the site, preserving natural drainage systems, open space, farmlands, rural character, and environmentally sensitive areas.
- Development is more economical: only the portion of the site being developed needs to be cleared, and streets and utility lines are shorter.
- Maintenance costs are reduced because infrastructure is more compact.
- Grouping the dwelling units reduces impervious surfaces, thereby promoting aquifer recharge.

Cluster development is not intended to be a means of increasing the density of development. In its most simple form, ROSE and other cluster development alternatives allow development at the same density as permitted under conventional zoning.

The Township has previously implemented regulations as indicated above. The Planning Commission and Township Board encourage the development community to utilize land development methods that preserve open space.

Capital Improvement Program

To evaluate, prioritize and structure financing of public improvement projects, the Township should prepare and annually update a six year Capital Improvement Program (CIP). A CIP provides a basis for systematic Planning Commission review of proposed improvements and major capital expenditures related to the Comprehensive Plan and creates an opportunity to coordinate timing, location and financing of those projects. To that end, three objectives can be achieved:

- Financial analysis can minimize the impact of improvement projects on the local tax rate.
- Project scheduling can occur, given an advance picture of future need and development activities.
- The Planning Commission can demonstrate its coordinating role in serving other elements of local government in formulating project recommendations.

Because capital improvement programming is fundamental political policy, the Township should establish spending levels and select the improvement projects for implementation. The role of the planning agency is primarily to coordinate material submitted by others and to work with financial officials in assembling facts for decisions by the Township Board.

Commercial Rehabilitation

It is important that the process of the physical aging and obsolescence of areas within a community be recognized. While rehabilitation and redevelopment reinvestments have traditionally been left to private initiative, communities have increasingly recognized public interest in the appearance and maintenance of the Township's commercial areas, which often establish the community's image and set a standard for other developments. The rehabilitation of declining areas usually involves a partnership between the Township and private land owners, based upon a plan which identifies both the public and private improvements, allocates financing, determines a schedule and provides for implementation responsibilities.

Much of the planning and implementation for rehabilitation of Township areas can be coordinated with the Local Historic Districts Act 169, P.A. of 1970, as amended, which provides the mechanisms for preserving historic districts under the jurisdiction of the Michigan Bureau of History. Such activities can help to preserve the cultural and historic values of a community and can also further economic development and planning objectives.

Funding

The key to carrying out any part of the Capital Improvement Program, or any public improvements is funding. Limited tax dollars are available each fiscal year out of the general fund to make capital improvements. In addition, several other sources of money are available to help. The following identifies a number of programs that may aid Hartland in funding projects identified in the Comprehensive Plan:

- Millage: Property tax millage can be used to finance specific programs, for example recreation facilities or solid waste programs.
- Special Assessments: This technique allows for the financing of public improvements through the assessment of property taxes, on an equitable basis, benefiting property owners in a specific district.
- Bond Programs: A number of bond programs can be used to finance construction of parks and recreation facilities:
 - General Obligation Bonds. General Obligation Bonds are issued for specific community projects and may not be used for other purposes. These bonds are usually paid off with property tax revenues.
 - Revenue Bonds. Revenue Bonds are issued for construction of public projects that generate revenues. The bonds are then retired using income generated by the project. For example, revenue bonds could be issued for construction of a golf driving range or an indoor ice arena.
 - Special Assessment Bonds. Special Assessment Bonds are issued to pay for projects that benefit a particular segment of the population. For example, recreation improvements that benefit a defined subdivision or neighborhood could be financed using special assessment bonds, in which case the residents who receive the benefit would be assessed.
- Michigan Natural Resources Trust Fund: This fund replaced the Michigan Land Trust Fund in October, 1985. All proposals for local grants must include a local match of at least 25 percent of total project costs. Projects eligible for funding include: acquisition of land or rights in land for recreational uses or for protection of the land for environmental importance or scenic beauty; and development proposals for public outdoor recreation or resource protection purposes (i.e., picnic areas, beaches, boating access, fishing and hunting facilities, winter sports areas, playgrounds, ballfields, tennis courts, and trails, etc.). Indoor facilities are considered only if their primary purpose is to support outdoor recreation.

Examples include nature interpretive buildings and park visitor centers. Outdoor recreation support buildings such as restrooms and storage buildings, are also eligible. Proposed local government fund recipients must have a recreation plan no more than five years old and approved by the Department of Natural Resources.

Fund recipients have specific obligations following project completion. These include properly operating and maintaining properties and facilities, and keeping them available for use by all members of the public.

- **Land and Water Conservation Fund:** These grants are 50/50 matching grants for land acquisition or outdoor recreation development funding. Eligible projects could receive a reimbursement from the Federal government equal to half the total project cost. The other half would have to be in the form of cash outlay, donation of land, or by credit for certain locally assumed costs. To be eligible, the Township must have an approved, up-to-date recreation plan that has been formally adopted by the Township Board.

Facilities which may be developed with these funds include, but are not limited to, picnic areas, beaches, boating facilities, fishing and hunting facilities, winter sports areas, playgrounds, ballfields, and tennis courts.

Tax Increment Financing

Tax increment financing (TIF) is a popular means of financing public facilities which are needed for development. The TIF process allows the community to "capture" the increased tax revenues which are generated by increased property values created by private investment. These TIF funds may be used to pay off bonds sold to pay for the public improvements, or may be spent on a "pay-as-you-go" basis, constructing the improvements over a period of years. There are two Michigan statutes under which the Township may do tax increment financing, as follows:

- **Downtown Development Authority (DDA), P.A. 197 of 1975:** A Downtown Development Authority (DDA) is a non-profit development corporation which can be created within the business district of the Township for the purpose of promoting a desirable environment for businesses and residents and implementing economic revitalization projects. Projects can be implemented by the DDA through a variety of financing techniques, including bond issues, tax increment financing, and public and private contributions.
- **Local Development Finance Authority (LDFA), P.A. 281 of 1986:** Act 281 is the primary means of making tax increment financing procedures available to assist industrial development. The LDFA Act is targeted toward individual eligible properties, rather than toward a development district. The Township could establish an LDFA board which would then have the power to plan, build public facilities, acquire land, clear and redevelop land along with other development powers.

Public Understanding and Support

The necessity of citizen participation and understanding of the planning process and the Plan cannot be over-emphasized. A carefully organized public education program is needed to organize and identify public support in any community development plan. The lack of citizen understanding and support can seriously limit implementation of the planning proposals. The failure to support needed bond issues, failure to elect progressive officials, and litigation concerning taxation, special assessment, zoning, and public improvements are some of the results of public misunderstanding of long-range plans.

Agency Liaison

The planning program will continue to require coordination between the Township Board, the Planning Commission, the Zoning Board of Appeals, local school boards, officials of adjacent municipalities, Livingston County and citizen groups. The Plan is a means of assuring this coordination through its portrayal of an overall view of long-range Township goals.

Continuous Planning

A role of the Planning Commission is to provide recommendations to the Township Board and administration. This planning function is a continuous process which does not terminate with the completion of the Comprehensive Plan. Communities are in a constant state of change and planning should be an on-going process of identification, adjustment, and resolution of evolving land use issues. In order to sustain the planning process and generate positive results, maintain momentum, and respond to change, the plan should be reviewed and updated every three to five years.

APPENDIX A

**VISIONING WORKSHOPS,
EXAMPLE INVITATION, AND WORKSHOP RESULTS**

November 7, 2002

Hartland Township Planning Commission
3191 Hartland Road
Hartland, MI 48353

RE: 10 +/- Acres Hartland Road
Tax ID # 08-21-300-017

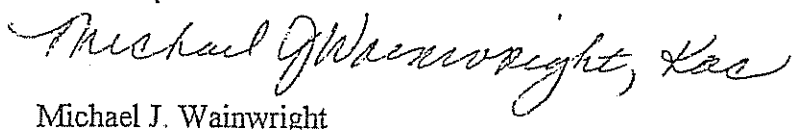
Dear Commissioners,

In reference to my property described above, I wish to clarify my position in regards to the actual zoning, and the update of the Master Plan affecting the subject property. I am aware that in the previous update to the Master Plan, my site was designated as Multiple Residential for the future use. However, the zoning remained General Commercial. My representative, Dan Callan, indicated that at the planning Commission meeting on October 24, 2002, the Planning Commission indicated that the zoning presently is General Commercial, and that the Master Plan would continue to designate the property for Multiple Residential.

We find two discrepancies that I would ask the Planning Commission to correct. The zoning map that we have dated March 27, 2001, shows my property to actually be zoned Multiple Residential. It was mine, and Mr. Callan's understanding, that when that map was adopted, a correction would be made, and the zoning would remain General Commercial. Commissioner Phillips told Dan Callan at the October 24, 2002 meeting that my property is presently zoned General Commercial. Therefore, the actual zoning map should be corrected to reflect this, and your recent draft of the existing Land Use Map (#4) should also reflect this correction.

Thank you in advance for your prompt attention to this matter. Please direct any communication regarding this issue to Dan Callan at 810-632-5050.

Respectfully,

Handwritten signature of Michael J. Wainwright in cursive script.

Michael J. Wainwright

Hartland Township Comprehensive Plan

NEWS RELEASE

WHAT: Hartland Township Comprehensive Plan Visioning session

WHEN: Monday, April 19, 2002 at 6:00 P.M.

WHERE: Hartland Middle School at Ore Creek

What will Hartland Township be like on 20 years? How can we retain the character of our community and accommodate new development? Should the community try to accommodate new development or slam the door shut? These are common concerns of Township residents. In response to those concerns and to take action to ensure the community retains the qualities that attract residents and businesses, the Hartland Township Planning Commission will conduct a Visioning Workshop on Monday April 19, 2002 to assist in development of the Hartland Township Comprehensive Plan. The new Comprehensive Plan will replace the last Plan which was adopted in 1994. Hartland Township has contracted with a planning consultant, McKenna Associates, Incorporated, of Northville to assist in creation of the Comprehensive Plan.

The Comprehensive Plan is the foundation on which the Township's land use regulatory framework is built. The plan will determine the appropriate density of residential development throughout the Township, offer design standards for upgrading commercial land uses, address maintenance and needed improvements to the street system and other infrastructure, and provide ways to preserve yet improve public enjoyment of natural resource areas. The land regulation Ordinances for the Township are based on the Comprehensive Plan. The Planning Commission members and the planning consultants have been working together during the past few months to lay the foundation for the new plan. McKenna Associates has compiled preliminary information on the current conditions within the Township. That information will be updated with new census data when the census is completed. The final data will be analyzed and reported by the Planning Commission for inclusion in the Plan.

Public participation is the next step in the Master Plan creation process. Residents and business people in the Township are invited to be a part of the Visioning Workshop. The Commissioners will use the insights gained at the Workshop to establish goals and objectives for the new Comprehensive Plan.

Citizen input is one of the key components for a successful plan. Participants will share ideas and concerns regarding residential, commercial, industrial and environmental use issues in the community.

HARTLAND TOWNSHIP

3191 Hartland Road
Hartland, MI 48353
(810) 632-7498
FAX (810) 632-6950



Gregory T. Bogdanski
Supervisor

Ann Ulrich
Clerk

James S. Germane
Treasurer

Douglas Kuhn
Trustee

Donald Wyland
Trustee

Vicinia J. Phillips
Trustee

Donald A. Hill
Trustee

March 29, 2002

Planning Commission
Tyrone Township
10408 Center Rd.
Fenton, MI 48430

Dear Planning Commission :

You are invited to join the Hartland Township Planning Commission for a series of Comprehensive Plan visioning workshops. The workshops will be held on **April 22, 2002, April 29, 2002 and May 13, 2002 all starting at 6:00 P.M.** We will be conducting these visioning workshops to assist in preparing the Township Comprehensive Plan. The workshops will be held at the Hartland Middle School at Ore Creek, 3250 North Hartland Road.

The Comprehensive Plan will create the community's vision on how the Township will develop over the next twenty years. The Township will utilize demographic data, existing land use patterns, and future land use preferences to complete the Comprehensive Plan. After the adoption of the Plan, the Township will use it to make important decisions regarding future land uses within the community.

The April 22, 2002 workshop will be devoted to issues that relate to the entire Township. Issues to be discussed include economic development, transportation, environmental resources, township services, and recreational opportunities.

The April 29, 2002 visioning workshop will focus on issues related to the historic settlements of Parshallville and Hartland.

And finally, the May 13, 2002 workshop will give workshop participants a chance to review the results of the previous workshops and provide additional comments.

It is vitally important that we gain input from community leaders, like yourself, in order to complete this Plan. The Planning Commission has been working during the past few months to lay the foundation. Now, we are inviting public participation to complete the work. Your comments are a very important and will help ensure our community's success.

Hartland Township
Page 2
March 29, 2002

The Township has enlisted the services of McKenna Associates, Incorporated, a professional planning firm to assist with the preparation of the Township Comprehensive Plan. Please contact or leave a message for Amy Neary, Senior Planner, at McKenna Associates if you should have any further comments or questions. The toll free number is (888)-226-4326.

We look forward to seeing you soon.

Sincerely,

A handwritten signature in cursive script, appearing to read "William J. Fountain".

Bill Fountain
Planning Commission Chair

Memorandum

Date : May 13, 2002

To: Hartland Township Visioning Session Participants

From: David A. Nicholson, AICP, Senior Principal Planner
Amy T. Neary, Senior Planner

Subject: Visioning Workshop Results

During the April 22, 2002 Visioning Session Workshop, participants were asked to rank a number of community images based upon the statement, "When I see this picture I feel pride in Hartland Township." The responses to the statement were ranked for the purposes of obtaining an average score. An "agree strongly" response was given two points, an "agree" was given one point, a "disagree strongly" a minus two points and a "disagree" a minus one point, and a "no opinion" was given zero points. Thus photos with the highest number of points contributed to the largest amount of pride for residents. All responses were then tabulated to determine an average score for each image. The pictures and the resulting average score are attached to this memo for your review.

During both the April 22 and 29 workshops, participants were asked to break into specific focus groups. Each group then identified the issues they wanted to see the Township address relative to each focus group topic. After the groups identified their issues, participants were given an opportunity to "vote" with red or green dot stickers for issues they found to be the most important. Red dots were worth two points and green dots were worth one point. The points have been totaled and are shown on the attached summary sheets for your review.

Please keep these results in mind as we proceed with suggesting goals for the Township Planning Commission during this evening's workshop. The point of this evening's activity is to arrive at a general consensus of opinion regarding the top two or three goals suggested by the ranked topics.

Please feel free to contact us with any further comments or questions.

	# Red	# Green	Points
Land Use and Density			
1. Population less than SEMCOG Projection			0
2. Use of cluster or mixed use development (e.g. use of PUD) for the preservation or creation of open space.	13	6	32
3. Development - with uniform quality design standards (e.g., neotraditional)	13	8	34
4. Create communal space	1	7	9
5. Preservation of rural and farmland areas.	3	5	11
6. No more strip malls	6	3	15
7. Wetland preservation		10	10
8. Lake access (the keyhole problem)	1	1	3
9. Increased commercial and industrial development	7	3	17

	# Red	# Green	Points
Township Services			
1. Edison			0
2. Garbage \$	3	2	8
3. Fiber optics	1	2	4
4. Infrastructure		2	2
5. Sewer and water	10	10	30
6. Storm sewer	2	1	5

	# Red	# Green	Points
Recreational Services			
1. Greenway pathway along Ore Creek	7	11	25
2. Greenway crossing Ore Creek linear park (see Pinckney, Clare- rail/trails) a. map out first b. sell to township - how do you do this?	2	1	5
3. Encourage Township and Schools to cooperate in school / recreation purchase in SW quad.		4	4
4. Regional authority - within Hartland School District boundaries	3	2	8
5. New housing developments provide additional public recreational identity.	1		2
6. Concrete plan in regards to interconnecting residential communities.	3	13	19

	# Red	# Green	Points
Economic Development			
1. Infrastructure must be improved/updated	12	7	31
2. Commercial development broadens tax base * jobs * magnet for higher education - doctors, attorneys, etc.	3	3	9
3. Industrial companies take less back from taxes paid			0
4. Business is created			0
5. Hartland has a central location in relation to growth between Flint and Ann Arbor - an advantage.			0
6. What tax abatements can Hartland offer and how much to compete with other townships?			0
7. Acreage should be set aside for industrial development/parks.	8	13	29
8. Residential development needs to be controlled - higher taxes will result if businesses are not visible to other businesses.			0
9. Sewer and water district is a key	2	3	7
10. Modernize phone system - Internet broadband, cellular, etc.	5	7	17
11. Set aside land for office space for corporate centers, R&D centers, etc. and provide tax incentives and infrastructure to attract them.	9	6	24
12. Service industries are ideal. 10,000 - 30,000 s.ft. space adjacent to US 23 and M 59.			0

	# Red	# Green	Points
Transportation Roads			
1. Pedestrian access (59/23) safety	8	8	24
2. Crouse road pedestrian bridge	1	2	4
3. Access to community centers / schools	1	2	4
4. Establish SAD for a given area.			0
5. Need to work with MDOT on U.S. 23 interchange/M 59 expansion.	3	9	15
6. Pedestrian system does not have to parallel the road.	1		2
7. Pleasant Valley	2	5	9
8. Cullen/Crouse	3	2	8
9. Dunham/Clark		1	1
10. Runyan Lake or Hartland Road pave - north	1	1	3
11. Clyde to Fenton - east	3	2	8
12. Hacker - south	5	5	15
13. Greenways initiative			

	# Red	# Green	Points
Environmental Resources			
1. Ground water runoff		3	3
2. Septic fields/potential failures Start with septic maintenance program		1	1
3. Brownfields Oasis Hartland School Transportation Garage Other gas station locations Home heating oil tanks		5 1	5 1
4. Do natural features analysis to establish more open space in Township	5	3	13
5. Road salt by county		1	1
6. Woodland preservation	4	4	12
7. Current ordinances not environmentally friendly	2	1	5
8. Creative site design	6	8	20
9. Planned development for entire Township		2	2

	# Red	# Green	Points
Hartland Settlement			
1. Create sidewalk network	6	6	18
2. Encourage higher density housing (senior housing, mixed use, apartments)	1		2
3. Streetscape improvements	14	3	31
4. Create senior housing opportunities	1	1	3
5. Create additional "off-street" parking areas	2	1	5
6. Preserve as municipal center (i.e. post office, library, school)		6	6
7. Adaptive re-use of buildings	4	1	9
8. Restore Millpond - create addition recreation opportunities	1		2
9. Maintain small business atmosphere	1	5	7
10. No cell towers			
11. Require traditional style architecture	3	18	24
12. No strip malls			
13. Township work towards incorporating "village"			
14. Keep township hall in settlement			
15. One zip code vs. multiple codes Hartland post office (expanded for "Hartland" zip code) v. larger P.O. outside of settlement serving entire Township	1	1	3
16. Settlement zip code and zip code for rest of Township		1	1
17. Underground utilities		3	3
18. Make a pedestrian destination (pathways - sidewalks)			
19. Storm sewer	1		2
20. Investigate traffic pattern alternatives within and around the settlement			

	# Red	# Green	Points
Hartland Settlement			
21. Make a safe destination for children		2	2
22. New development should be compatible with existing character		2	2
23. Re-define traditional settlement boundary		1	1
24. Moving ballfields from Springfield to Clark Rd. to provide additional area for settlement related development	9	12	30

	# Red	# Green	Points
Parshallville Settlement Issues			
1. Paving improvements with appropriate storm drainage improvements.			
2. Watershed council participation		4	4
3. Pursue scenic route designation	1	2	4
4. Force development setback behind preserved tree stands		3	3
5. Investigate creation of large planned development (PDSTR)	1	4	6
6. Create conservation areas around, to encircle settlement	1	2	4
7. Promote greenways / linear parkways along creek	6	3	15
8. Investigate natural features setback requirements	1	3	5
9. Establish coordinated storm drainage program	3	3	9
10. Public acquisition of Grist Mill			
11. Coordinated theme lighting		2	2
12. Establish architectural standards	2	2	6

APPENDIX B

**PUBLIC HEARING NOTICE,
WRITTEN COMMENTS RECEIVED**

HARTLAND TOWNSHIP

3191 Hartland Road
Hartland, MI 48353
(810) 632-7498
FAX (810) 632-6950



Donald A. Rhodes
Supervisor

Douglas Kuhn
Trustee

Ann Ulrich, CMC
Clerk

Donald Wyland
Trustee

Vicinia J. Phillips
Trustee

Kathleen A. Horning
Treasurer

Donald A. Hill
Trustee

**ATTENTION
HARTLAND TOWNSHIP RESIDENTS**

**THE HARTLAND TOWNSHIP PLANNING COMMISSION HAS
SCHEDULED A PUBLIC HEARING:**

**JUNE 3, 2004
7:30 PM
HARTLAND TOWNSHIP HALL,
3191 HARTLAND ROAD,
HARTLAND, MI.**

**IT IS FOR THE PURPOSE OF HEARING PUBLIC COMMENTS ON
THE TOWNSHIP'S PROPOSED COMPREHENSIVE / MASTER
PLAN AND FUTURE LAND USE MAP**

DENISE LUTZ
TOWNSHIP DEPUTY ZONING ADMINISTRATOR



Livingston County Department of Planning

PLANNING 7-
TO HTB, PC, ZBA

Division of

HAZARD MITIGATION • PLANNING & MANAGEMENT RESEARCH • MAPPING SERVICES

April 23, 2004

RECEIVED

APR 27 2004

HARTLAND TOWNSHIP

William D. Wagoner
CM, C.A.M.
Director

Hartland Township Board of Trustees
c/o Ann Ulrich, Clerk
Hartland Township Hall
3191 Hartland Road
Hartland, MI 48353

Cathleen J. Kline-Hudson
AICP, PEM
Assistant Director

Re: Planning Commission Review of New Master Plan MP-01-04

Florence Davis
Principal Planner

Dear Board Members:

Kellie S. Prokuda
Planning Secretary

We received the new Hartland Township Comprehensive Plan on February 3, 2004. Following are Livingston County Planning Commission comments.

Jill Scheuerle Thacher
AICP, PEM
Principal Planner

(a) The County Planning Commission received copies (via Denise Lutz) of comments from the following communities:

*Hartland Township
Charter Township of Milford
Hartland Consolidated Schools*

Patrick J. Sloan
Planner

After considering the comments received from the above communities, the County Planning Commission does not consider the proposed plan to be inconsistent with the plan of any city, village, or township in Livingston County.

Ryan B. Tefertiller
Planner

(b) The County Planning Commission considers the proposed Hartland Township Comprehensive Plan to be in keeping with the Livingston County Comprehensive Plan. County Planning Commissioners concurred with the Livingston County Planning Department staff review, a copy of which is enclosed. Please refer to the staff review for comments on particular sections of the Plan.

Department Information

Administration Building
14 E. Grand River Avenue
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site
co.livingston.mi.us

In addition, we received on February 3, 2004 a statement indicating that the distribution of the Plan to contiguous municipalities has been met, and which was signed by the Hartland Planning Commission Secretary.

Sincerely,

William D. Wagoner

William D. Wagoner

jst

Enclosures

c: William Fountain, Chair, Hartland Township Planning Commission
Rolly Olney, Director, Hartland Township Services



Livingston County Department of Planning

Division of

HAZARD MITIGATION • PLANNING & MANAGEMENT RESEARCH • MAPPING SERVICES

MEMORANDUM

William D. Wagoner
CM, C.A.M.
Director

TO: Livingston County Planning Commissioners and the
Hartland Township Board of Trustees

Cathleen J. Kline-Hudson
AICP, PEM
Assistant Director

FROM: Jill Thacher, Planning Staff

Florence Davis
Principal Planner

DATE: March 30, 2004

SUBJECT: MP-01-04 New Hartland Township Comprehensive Plan

Kellie S. Prokuda
Planning Secretary

The Hartland Township Planning Commission has produced a new Hartland Township Comprehensive Plan, which was approved for distribution by the Hartland Township Board of Trustees on January 15, 2004. The Livingston County Planning Commission must return comments to the Township between April 18 and May 8, 2004.

Jill Scheuerle Thacher
AICP, PEM
Principal Planner

An earlier draft of this Plan was presented to the Livingston County Planning Commission in December of 2002. The LCPC recommended disapproval due to concerns raised by residents that attended the meeting: many of the complaints dealt with the Plan adoption procedure thus far, vagaries of the plan, and inadequate explanations during the Township's Public Hearing.

Brian J. Shorkey
PEM
Planner

Portions of the Plan have been revised since then, including the Future Land Use Map, and several of staff's comments from the previous review (and a previous courtesy review) were addressed. The scope of the Plan is through the year 2020. Staff comments on each of the Plan sections are summarized below.

Ryan B. Tefertiller
Planner

Overall staff comments: This is a well-written Plan which staff found easy to read and interpret. Many comments are listed below, but lest the LCPC get the wrong impression, most are corrective in nature rather than substantive. Staff feels that this Plan is of high quality and should serve the Township well.

Department Information

Administration Building
14 E. Grand River Avenue
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
co.livingston.mi.us

Historical Context

This section describes the history of Hartland Township and the settlements of Parshalville and Hartland. It includes an interesting paragraph on the "Hartland Area Project" which resulted in the village of Hartland becoming the third largest weaving center in the United States in the 1930s and 1940s.



Population Analysis

Here the general population characteristics are described and shown in tables, including households, housing tenure, resident ages, school district enrollment, etc.

Staff comments: Some of the data in this section need to be updated in order to utilize the most current figures available when the Township adopts the Plan. Specifically, SEMCOG provides monthly population estimates which would be a useful addition to the 2000 Census populations given; also, school enrollments that end with the 2001-2002 school year should include 2002-2003 numbers.

In addition, Table 1 should identify that Highland Township is NOT in Livingston County (as the other tables do.) Page 9, paragraph 2, does not identify the time period over which the retirement segment increased or the mature family segment decreased. Page 12, the first sentence should reference the past **eleven** years of school enrollment, not ten (1990-91 to 2001-2002), or it should be changed to twelve if the 2002-2003 enrollment is added to table 6 as recommended above.

Housing Analysis

This section summarizes housing types, ages, and numbers of dwelling units.

Staff comments: More recent information is available for Table 10: Building Permits Issued, 1990-2000. This could be easily updated to include numbers through 2003. The housing values paragraph says that the majority of Hartland's homes "were valued between \$200,000 - \$299,999" but does not identify when that information is from. A housing value table would be useful here, as would a discussion of housing other than single-family detached.

Economic Analysis

Employment types, income, commutes to work, and the Township's State Equalized Value growth are included in this section.

Staff comments: A description of the discrepancies between Livingston County and Hartland Township employment would be helpful in explaining Table 12. For example, 19% of County residents are employed in manufacturing while only 4% of Township residents are; 35% of the County is employed in services, versus 57% in Hartland. What's the story?

Under "Income" the township's median household income is compared to the Southeast Michigan region. That region needs to be defined for the reader. Also, Table 13: Township SEV Growth needs to be updated to include 2002 and 2003 data (it currently shows 1992 to 2001.)



Existing Land Use

This includes maps of existing land uses in the Township and of the two settlements, and thorough descriptions of each land use category used on the maps.

Staff comments: We realize that this plan has been in the works for several years, but still recommend that the existing land use be revisited, at least briefly. The text states that a land use survey was completed in October 2001 and was used as the basis for the land use maps (which in turn "provide a basis for which future land use decisions are made.") If the Township Planning Commission reviews the maps (which may need little or no changing), then text could be added saying that the information was updated in 2004. This keeps the Plan from sounding outdated from the start, especially considering how earlier sections of the Plan painted a picture of rapid development and population growth.

Having separate maps of the two settlement areas is very helpful considering how different their scale is from the Township as a whole.

There are two errors on Table 14: Existing Land Use Comparison 1994 and 2000. First, the table references acreage in 2001 rather than 2000 as the title suggests. Also, the aggregate change in acres under Public/Semi-public should say (484) instead of (8,775).

On page 30, paragraphs three and five reference the eight year period between surveys done in 1994 and 2001. These should say seven years.

Physical Constraints and Opportunities Analysis

This section identifies physical characteristics of the Township, including development patterns related to residential uses, the school district, recreation, township owned property, natural features, and transportation corridors. It also includes hazard identification and mitigation and relates local efforts to those of the County.

A map of Opportunities and Constraints identifies scenic viewsheds, public properties, golf courses, lakefront residential areas, extractive land uses, and similar natural and man-made features.

Staff comments: On page 33, the paragraph under Township Property needs to identify the acronym WWTP.

County Planning appreciates the Township Plan's references to hazard mitigation efforts in the County Comprehensive Plan.



Natural Features Analysis

This section takes an ecological look at land use planning and natural resource protection. It provides excellent information on surface and groundwater, woodlands, wildlife habitat, soils, and priority rural views.

Staff comments: Table 15 needs a date for the natural features data shown. On page 43, the second paragraph references Appendix C for more soil information – our draft of the Plan only includes Appendix A. Soil associations found in the Township are described very thoroughly in the text of this section, but a Township-wide map showing soils would be very complimentary to the text.

Community Facilities

Described here are public buildings, public safety facilities, recreation facilities, community facilities, and utility providers.

Staff comments: On page 46, the third paragraph says that most of the Township's facilities are located in Hartland Township. We believe it was meant to say Hartland Settlement in this and the next sentence.

Circulation Analysis

This section describes the existing circulation network and then problems and issues with it, including access management, the circulation pattern, natural beauty roads, private roads, nonmotorized traffic, and road system improvements.

Staff comments: Under the circulation pattern discussion on page 59, the Plan lists four roads that "...should be paved in order to provide an efficient transportation system." One of them is "Cullen Road to its intersection with Crouse Road", but it does not specify from which direction to start – from Parshallville Road south to Crouse, or from M-59 north?

The next section identifies five roads that may be worthy of Natural Beauty Road designation from the State of Michigan. One of them is, again, Cullen Road, north of M-59. Another is Pleasant Valley Road between Commerce and Lone Tree Roads. Pleasant Valley, from the southern Township boundary to M-59, is also on the should-be-paved list. While Natural Beauty Road designation does not prohibit the paving of a road, it does seem to be a conflict within the plan to be recommending both paving (to improve circulation) and preservation (to "...help limit the impact new development may have on the rural character of...the Township, and [to] reinforce the need for low density development".)



The Nonmotorized Traffic section is only four lines long and doesn't even specifically mention bike paths, linkages, greenways, etc. In the visioning sessions held to identify the community's Comprehensive Plan goals, participants identified the creation of pedestrian linkages as one of four top priorities. Also, the top priority for the Parshallville area is to promote greenways and a linear park along Ore Creek. The top priority for Hartland settlement is streetscape improvements and creating a sidewalk network within the settlement. Further, these priorities are reiterated in the Plan's Goals and Objectives. More discussion of nonmotorized traffic seems appropriate given how often it appears as a Plan priority.

Under the section on Road System Improvements, all of the text under Michigan Department of Transportation (MDOT) should be struck. It describes problems with the M-59/US-23 interchange and possible solutions. Since MDOT recently began the reconstruction project, this section as written is obsolete.

Finally, as in prior reviews, staff would appreciate the inclusion of language under the MDOT section regarding the M-59 Corridor Preservation Committee (of which Hartland Township is a member) and its role in reviewing preliminary site plans for developments proposed along the M-59 corridor west of US-23.

Goals and Objectives

This section describes the three Comprehensive Plan visioning sessions held in 2002 and their resulting priorities. Next, the Goals and Objectives are described for: residential, commercial, and industrial development; environmental issues; community issues; and historic issues.

Future Land Use

The Township assigned sixteen land use designations to the new Future Land Use Map. Each is described in terms of envisioned uses, forms, and densities. Residential uses are divided into nine designations, and the rest include Commercial, Village Commercial, Office, Planned Industrial Research and Development, Residential Recreation, Public/Quasi-Public, and Conservation Recreation.

The Future Land Use Map shows the M-59/US-23 interchange as the highest density and intensity area of the township, with uses becoming less dense and intense as they move outward. A table on page 83 summarizes the acreage in each of the land use categories. Not surprisingly, 84% of the Township is planned for residential uses. Each future land use designation is then described in terms of its application to the Future Land Use Map.

Throughout this section, numbered policies are included which address specific areas in more detail than the goals or objectives. There are nine residential policies, eight nonresidential development policies, and six Special Planning Area policies.



Staff comments: The category "Residential Recreation", which includes the Waldenwood Resort and Majestic Golf Course complex, allows single and multiple family residences, campgrounds, golf courses, banquet facilities, clubhouses, hotels, etc. It does not, however, assign a maximum density for residential uses. Given the rate of golf course-to-residential redevelopment taking place currently and in the recent past around the County, it would seem prudent to give some specific or general guidance in the text for this 1,000+ acre area.

This comment is a carryover from earlier reviews. In one location on the Future Land Use Map there is a lack of transition between categories which may cause land use conflicts in the future. A large area surrounding the Clyde Road/US-23 interchange that is designated Planned Light Industrial/Technology is contiguous to Residential Recreation and Estate Residential (2 acre minimum lot sizes) on three sides. In the description of Estate Residential it says "It is also very important that these areas of the Township be adequately "buffered" from the higher intensity uses." Light Industrial/Technology is certainly a higher intensity land use.

The numbering of the policies is inconsistent: for example, the first section, Residential Policies, starts with number 7. All three sets of policies need to be renumbered.

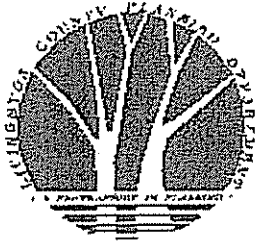
Implementation

The Implementation section gives useful guidance on using the Plan to guide the future of the community. Methods of implementation include using the zoning ordinance, subdivision regulations, cluster development, capital improvement programming, commercial rehabilitation, funding sources, and more.

Staff comments: On page 91, the subheading "Land Division Regulations" should be changed to "Subdivision Regulations" since the text is dealing solely with the State Subdivision Control Act rather than the Land Division Act.

Township Board of Trustees: Approved distribution of the plan at their January 15, 2004 meeting. Comments from other municipalities and utilities were due at the Township during the first week in April. The County received no comments from other communities. After the County's comments are returned, the Hartland Township Planning Commission will hold at least one public hearing. They may adopt the Plan at or after the public hearing.

Recommendation: Approval; This Comprehensive Plan is straightforward, clearly written, and should provide the Township with helpful guidance on issues and actions associated with Hartland Township's development in the future. Staff urges the Hartland Township Planning Commission to take into account the suggestions above, and to give the Plan a final go-through to fix typos and errors (not listed here) that detract from the Plan's professional appearance.



Livingston County Department of Planning

Division of

HAZARD MITIGATION • PLANNING & MANAGEMENT RESEARCH • MAPPING SERVICES

LIVINGSTON COUNTY PLANNING COMMISSION

MINUTES OF MEETING

April 21, 2004

William D. Wagoner
AICP, PEM
Director

Kathleen J. Kline-Hudson
AICP, PEM
Assistant Director

Florence Davis
Principal Planner

Kellie S. Prokuda
Planning Secretary

Jill Scheuerle Thacher
AICP, PEM
Principal Planner

Brian J. Shorley
PEM
Planner

Ryan B. Tefertiller
Planner

Department Information

Administration Building
304 E. Grand River Avenue
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site
co.livingston.mi.us

Livingston County Historic Courthouse - 7:30 p.m.
Court Room, Second Floor
200 East Grand River Avenue
Howell, Michigan 48843

I. Pledge of Allegiance

II. Roll and Introduction of Guests

Commissioners Present

Reid Krinock
Scott Hoefft
Sylvia Kennedy-Carrasco
James Sparks
Ronald Van Houten

Staff Present

William Wagoner
Patrick Sloan
Ryan Tefertiller
Jill Thacher

Commissioners Absent

Alice Wyland
Bethany Hammond

Guests

Pat Carney
Mary Bahr

III. General Business

A. Approval of Agenda

It was moved by Commissioner Hoefft, seconded by Commissioner Kennedy-Carrasco to **Approve** the April 21, 2004 agenda. Motion carried 5-0.

B. Approval of Minutes

It was moved by Commissioner Hoefft, seconded by Commissioner Van Houten to **Approve** the March 17, 2004 minutes. Motion carried 5-0.

C. Call to the Public

None

IV. Business Session

A. New Business



1. Zoning Reviews

a. MP-01-04 Hartland Township Comprehensive Plan

The Hartland Township Planning Commission has produced a new Hartland Township Comprehensive Plan, which was approved for distribution by the Hartland Township Board of Trustees on January 15, 2004.

Township Action: Approved distribution of the plan at their January 15, 2004 meeting. Comments from other municipalities and utilities were due at the Township during the first week in April. The County received no comments from other communities. After the County's comments are returned, the Hartland Township Planning Commission will hold at least one public hearing. They may adopt the Plan at or after the public hearing.

LCPC Staff Recommendation: Approval. This Comprehensive Plan is straightforward, clearly written, and should provide the Township with helpful guidance on issues and actions associated with Hartland Township's development in the future. Staff urges the Hartland Township Planning Commission to take into account the suggestions above, and to give the Plan a final go-through to fix typos and errors (not listed here) that detract from the Plan's professional appearance.

Commission Discussion: None

Public Comments: None

Commission Action: It was moved by Commissioner Van Houten to recommend **Approval**, seconded by Commissioner Hoeft. Motion carried 5-0.

b. Z-36-04 Hamburg Township Text Amendment - Accessory Dwelling Units

The Hamburg Township Planning Commission proposes to add language to allow Accessory Dwelling Units to the Articles of the Hamburg Township Zoning Ordinance

Township Action: Approval. There was one public comment in support of the text changes.

LCPC Staff Recommendation: Approval. This amendment is straightforward and clearly written, and Hamburg Township is to be commended for adding Accessory Dwelling Units as a housing option in their Zoning Ordinance.

Commission Discussion: None

Public Comments: None

Commission Action: It was moved by Commissioner Kennedy-Carrasco to recommend **Approval**, seconded by Commissioner Hoeft. Motion carried 5-0.



c. Z-37-04 Hamburg Township Text Amendment - Signs

The Hamburg Township Planning Commission proposes to amend Section 8.2 Signs of Article 8.00 Supplementary Provisions of the Hamburg Township Zoning Ordinance. Parts of Section 8.2 have been added to, removed, and renumbered.

Township Action: Approval. There were no public comments.

LCPC Staff Recommendation: Approval. This amendment is well-written and should result in quality signage in Hamburg Township.

Commission Discussion: Commissioner Hoefft mentioned that the language mandating that the signs must be harmonious could be controversial. However, he thinks that the proposed changes are a step in the right direction. Commissioner Sparks asked what a "ground sign" is. Principal Planner Thacher said that it is a sign that is not attached to a post and is either attached to the ground itself or to a base.

Public Comments: None

Commission Action: It was moved by Commissioner Van Houten to recommend **Approval**, seconded by Commissioner Kennedy-Carrasco. Motion carried 5-0.

d. Z-38-04 Marion Township Rezoning - Section 6, Chestnut Development

Current Zoning: SR - Suburban Residential

Proposed Zoning: UR - Urban Residential

Proponents: Chestnut Development LLC/ Same

Consonant with Township Master Plan: According to the 1992 Marion Township Comprehensive Plan and its Future Land Use Map, the majority of the subject properties are Master Planned as "Open Space Residential" This category includes single-family homes and agricultural uses on lots with an average size of ten acres per dwelling unit. The southeastern corner of the site is planned for Conservation. This category is planned as having average development densities of one dwelling unit per 20 acres. Additionally, the Plan states that "whenever possible, alteration of the natural landscape and development of new roads and structures in these areas should be avoided." It is also noteworthy that the Township is in the process of revising their Comprehensive Plan. The proposed future land use map identifies the subject properties as being planned for MDR - Medium Density Residential; the proposed MDR district is intended to include residential uses with overall densities of not more than 1 dwelling unit per acre. Therefore, the proposed rezoning is inconsistent with the proposed Township Future Land Use map. The property immediate across Mason Road to the north in Howell Township is planned for residential land use at a density of 3.5 dwelling units per acre. However, this density is only planned for the area along Mason Road extending roughly 1,000 feet to the north; beyond that Howell Township is planning for residential uses at a density of 0.5 dwelling units per acre.

Consonant with County Comprehensive Plan: The Livingston County Comprehensive Plan and its Generalized Future Land Use Map designates the majority of the subject site as being a



"Transitional Residential" area. This category is described as "areas that have already experienced new suburban housing growth, but which retain some of their agricultural characteristics. These areas act as a buffer between more strictly agricultural lands and residential areas. Public sewer and water are already present in some Transitional Residential areas, but should not be extended further into them, in order to focus higher density development in more appropriate Residential, City/Village, Settlement, and Primary Growth areas." The southeastern corner of the site is identified as a "Natural and Recreation Corridor Planning Area." These areas are important areas for wildlife habitat, recreation, and the protection of water quality and rural character.

Township Action: Disapproval. There were approximately 15 comments from the public, nearly all were opposed to the rezoning.

LCPC Staff Recommendation: Disapproval. While Staff supports the use of a PUD on the site due to a PUD's ability to protect the site's natural areas, Staff does not support the changing of the underlying zoning district to UR. The proposed rezoning would conflict with: surrounding land uses, the intent of the Township's UR zoning district, and the Township's and the County's Comprehensive Plans. Additionally, the proposed rezoning could create a threat to the Township's drinking water wells due to the site's location within the Township's Wellhead Protection and Hazardous Substance Overlay Zone, and could impact the wetlands and high quality natural areas on the property.

Commission Discussion: Commissioner Sparks mentioned that the difference in the two zonings is 5,000 square feet and asked how many units could be built under each. Planner Tefertiller replied that the proposed zoning will allow for certain density bonuses, but was unsure of exactly how many units. However, around 160 dwelling units could be built with a PUD with the existing zoning. Commissioner Sparks asked if open space would be included. Commissioner Van Houten wondered if extending water and sewer lines to the property would be better for the wellhead protection area than individual septic systems.

Public Comments: Mary Ann Bahr - Wants to see responsible development happen. Moved from South Lyon to Marion Township. She asked the Livingston County Planning Commission to respect the Marion Township's Planning Commission's decision to disapprove. Mentioned that there are many questions, which include what the impact on wellhead protection will be and if "affordable" housing will even be built. She argued that the price of the units will not be affordable to many in the area. There are areas better suited to handle the need for affordable housing than this particular area. The Marion Township Planning Commission gave a list of several reasons for denial.

Commission Action: It was moved by Commissioner Kennedy-Carrasco to recommend **Disapproval**, seconded by Commissioner Van Houten. Motion carried 5-0.

e. Z-39-04 Howell Township - Text Amendment, Zoning Permits

The Howell Township Planning Commission proposes amendments to subsections of Article 21: Administration and Enforcement.

Township Action: Approval. There were no comments from the public.



LCPC Staff Recommendation: No Action - encourage further review. Because the proposed changes may be in conflict with existing state law, Staff recommends consulting with the township attorney before proceeding with this text amendment.

Commission Discussion: Director Wagoner explained the rationale behind Staff's recommendation. Commissioner Sparks questioned when a municipality would mow a private property.

Public Comments: None

Commission Action: It was moved by Commissioner Hoeft to recommend **No Action-encourage further review**, seconded by Commissioner Kennedy-Carrasco. Motion carried 5-0.

f. **Z-40-04 Unadilla Township Rezoning - Section 22, Carney/Hartsuff**

Current Zoning: A1 Farm Residential

Proposed Zoning: R3 High Density Residential

Proponents: Joseph Carney

Consonant with Township Master Plan: According to the 1997 Unadilla Township Master Plan; this site has a future land use of Suburban Residential. This designation covers much of the southeast quadrant of the Township, including all properties surrounding this site. The recommended maximum development density is one dwelling unit per 3/4 acre to 2 acres. Nearby, the Mixed-Use Gregory Village Area language states that the "...village area and mixed land use pattern is intended to be compact and not extend beyond 1/4 to 1/2 mile of the —36/ M-106 intersection during the ten to twenty year planning period of this Plan." A 1/4 mile radius circle drawn around Gregory would just touch the northwest corner of this site, and a 1/2 mile radius circle would just encompass all of it. The residential language for this area says that it "...should generally be limited to maximum development densities not exceeding the 1 dwelling unit per 1/4 acre to 3/4 acre density which currently typifies much of the village residential development, provided adequate measures exist for potable water and sewage disposal."

Consonant with County Comprehensive Plan: The 2002 Livingston County Comprehensive Plan designates this area as Primary Growth Area. The Plan says that "These areas ring the four cities and villages, as well as some settlements, including Gregory. They represent the logical expansion of these areas in keeping with patterns found in all cities and villages, which press outward from their core as they grow." The Plan goes on to state "Primary Growth Areas around settlements indicate future expansion areas. Development should be at a density that is consistent with the rest of the settlement, or higher, as the availability (or lack) of public sewer and water allows."

Township Action: No recommendation. Planning Commissioners voted 3-2 to make no recommendation. Several residents spoke in opposition to the rezoning, citing the number of homes proposed, depreciation of their home, the sewer system and the condition of Church Street as problems.



LCPC Staff Recommendation: Approval. The requested zoning is consistent with both the Unadilla Township Master Plan and the Livingston County Comprehensive Plan, and is appropriate given its proximity to Gregory Village.

Commission Discussion: Director Wagoner mentioned a particular Michigan Attorney General opinion that stated that not making a recommendation at the local level because of fear of the public is considered a breach of duty. While this might not apply to this particular case, that opinion is significant. Commission Chair Krinock asked Mr. Carney where the growth is happening in the Township. Mr. Carney mentioned that many people in the Gregory area work in Lansing and Jackson. Commission Chair Krinock said that one of the aims of local planning is to concentrate development in areas like this that are already developed. Carney agreed.

Public Comments: Pat Carney, of Putnam Township, was surprised by the "no recommendation" vote by the Unadilla Township Planning Commission. There are many concerns of the neighbors, but most are site plan-related issues. One issue was neighbors stating "I don't want a house in my back yard."

Commission Action: It was moved by Commissioner Hoefft to recommend **Approval**, seconded by Commissioner Van Houten. Motion carried 5-0

V. REPORTS

A. Communications and Staff Reports

Director Wagoner reviewed the following reports and communications with members of the County Planning Commission:

1. Director Wagoner mentioned that he will be in Washington, DC for the next week for the American Planning Association national conference. He will also be speaking at the Woodrow Wilson International Institute of Scholars.
2. Director Wagoner was asked to serve on an interview team at MSU for a land use planner. We will be doing more work in the next year with the MSU Extension.
3. An update of the continuing education, Principal Planner Thacher and Assistant Director Kline-Hudson attended Severe Weather Workshop through Michigan State Police.
4. Letter from American Planning Association regarding the Washington, DC conference, and that many planners will be recognized for 25 years of membership in the association/society.
5. Article from January 30, 2004, The Detroit News, entitled *SEMCOG has representative voting process*, a letter from Maryann Mahaffey, Chairperson of SEMCOG and President of the Detroit City Council.
6. Article from January 29-February 4, 2004, Business Direct Weekly, entitled *Joint planning commission bills win legislative approval*, by Deanne Molinari.
7. Letter from IAEM regarding Director Wagoner's CEM re-certification.
8. Letter from the State of Michigan, Department of State Police regarding Director Wagoner's PEM re-certification.
9. Article from April 14, 2004, The Ann Arbor News, entitled *Putnam Twp. Sued over zoning rules*, by Leanne Smith.



VI. Commissioners Heard and Call to the Public

None.

VII. Adjournment

It was moved by Commissioner Sparks, seconded by Commissioner Van Houten to adjourn the meeting at 8:35p.m. Motion carried 5-0.

CC HTB
Rally



Deerfield Township
Livingston County

4492 Center Road
Linden, Michigan 48451
(517) 546-8760
Fax (517) 546-0054

March 29, 2004

Hartland Township
3191 Hartland Road
Hartland, MI 48353

Re: Hartland Township Comprehensive Plan Review

Hartland Township Planning Commissioners:

Thank you for the opportunity to review your updated Comprehensive Plan. The Future Land Use Strategy in the Deerfield Township Comprehensive Plan proposes comparatively low to very low density residential and /or conservation (open space) uses along the periphery of the Township. This pattern of land use is generally compatible with those existing and proposed patterns in your community.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Secosky". The signature is fluid and cursive, with a long horizontal stroke at the end.

Richard Secosky, Chairman
Deerfield Township Planning Commission



CHARTER TOWNSHIP OF MILFORD

Oakland County

March 24, 2004


Hartland Township
David Kalenauskas
3191 Hartland Road
Hartland, MI 48353

Re: Master Plan

Dear Hartland Township Planning Commission,

Thank you for providing Milford Township with a draft copy of your Master Plan to review. We appreciate the opportunity to review what neighboring communities are planning as we attempt to have a smooth transition from one Township to another.

Sincerely,


Donald D. Green
Supervisor

Cc: Milford Township Planning Commission

Donald D. Green, Supervisor
Colleen Schwartz, Clerk
Cynthia Dagenhardt, Treasurer

Randal K. Busick, Trustee
Brien R. Worrell, Trustee
William E. Mazzara, Trustee
Dale R. Wiltse, Trustee

Genoa Township

2911 Dorr Road • Brighton, Michigan 48116 • (810) 227-5225 • Fax (810) 227-3420 • Email: www.genoa.org

RECEIVED

MAY 06 2004

HARTLAND TOWNSHIP

February 27, 2004

Hartland Township Planning Commission
Attn. David Kalenauskas
3191 Hartland Road
Hartland, MI 48353

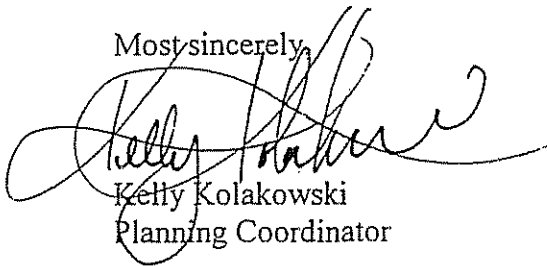
Re: Comprehensive Plan Update

Dear Mr. Kalenauskas,

Genoa Township has reviewed the proposed Hartland Township Comprehensive Plan update and has no objection to the proposed updates. The Township would like to thank you for the opportunity to review the proposed Comprehensive Plan update.

Please feel free to call me at (810) 227-5225 if you have any questions.

Most sincerely,



Kelly Kolakowski
Planning Coordinator

Supervisor
Gary T. McCrie

Clerk
Paulette A. Skolarus

Treasurer
Robin L. Hunt

Manager
Michael C. Archinal

Trustees

H. James Mortensen • Anthony W. Combs • Jean W. Ledford • Todd W. Smith

HARTLAND CONSOLIDATED SCHOOLS

Scott Bacon, Assistant Superintendent for Business and Operations

DISTRIBUTED

TO PC
4/6/04

3642 Washington Street • P.O. Box 900
Hartland, Michigan 48353 - 0900



Telephone (810) 632-7481
Fax (810) 632-7704

April 1, 2004

David Kalenauskas, Secretary
Hartland Township Planning Commission
3191 Hartland Road
Hartland, MI 48353

Re: Hartland Township
Comprehensive Plan

Dear Mr. Kalenauskas,

I recently asked our school district's attorney to review the proposed Hartland Township Comprehensive Plan update. Attached are his comments. Rather than rewriting them, I wish to submit his comments for consideration on behalf of Hartland Consolidated Schools.

If you wish to discuss his comments or need me to provide any of the information suggested in item #1, please let me know. Thank you for considering the comments and suggestions we have provided.

Sincerely,

Scott Bacon
Assistant Superintendent
for Business and Operations

SB/ps

C: Peter Caroselli, Superintendent

Lansing Office		Bloomfield Hills Office	
ROBERT M. THRUN PATRICK J. BERARDO JOE D. MOSIER DONALD J. BONATO KEVIN S. HARTY MICHAEL B. FARRELL GORDON W. VAN WIEREN, JR. BEVERLY J. BONNING	MARTHA J. MARCERO C. GEORGE JOHNSON LISA L. SWEM JEFFREY J. SOLES ROY H. HENLEY ROBERT G. HUBER MICHAEL D. GRESENS CHRISTOPHER J. IAMARINO	RAYMOND M. DAVIS MICHELE R. EADDY KIRK C. HERALD DANIEL J. ZARIMBA OF COUNSEL DAVID OLMSTEAD	DENNIS R. POLLARD WILLIAM G. ALBERTSON RICHARD E. KROOPNICK ANN L. VANDERLAAN KARI S. COSTANZA 38505 Woodward Avenue, Suite 2300 Bloomfield Hills, MI 48304-5096
PHONE: (517) 484-8000 FAX: (517) 484-0041 FAX: (517) 484-0081 FAX: (517) 484-0019	U.S. MAIL ADDRESS P.O. Box 40699 Lansing, MI 48901-7899	ALL OTHER SHIPPING 501 South Capitol Avenue, Suite 500 Lansing, MI 48933	PHONE: (248) 258-2850 FAX: (248) 258-2851

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

MEMORANDUM

TO: Scott Bacon, Hartland Consolidated Schools

FROM: Patrick J. Berardo

RE: Hartland Township Comprehensive Plan Document

DATE: March 31, 2004

The following comments are pertinent to the School District in the context of the Comprehensive Master Plan proposed for Hartland Township:

1. Beginning on Page 11 the document discusses school enrollment utilizing historical figures. The document then discusses Township population projections without extrapolating the projections to the need for additional school facilities although the need is recognized in general terms in the document.

Our recommendation would be that you provide the Township with student population projections that you are using for current planning purposes. The Township should also be advised of the current capacity of the buildings in your inventory and any existing projections of when new facilities will be required.

2. While the document acknowledges the potential for additional school facilities to meet population requirements and while it addresses existing land uses for public purposes, there is no allocation of land area for future public purposes, including school uses. Additionally, the document does not anticipate that school uses are appropriate uses within either residential, agricultural districts as a matter of right.

3. The discussion of community facilities beginning on Page 46 catalogs and identifies the uses of school facilities as community facilities, including senior citizen functions and public facilities for community recreation and athletic facilities stating that school facilities should be discounted in comparing the township's recreational facilities to the national standards since they are not available except after school hours and in the summer (Page 53). The statement fails to recognize that the use of the school facilities after school hours continues to be the predominant use by any population segment in addition to families with school age children. But for the school facilities, the Township would require a huge investment in additional public facilities for public recreation. The Township should make a greater effort to allocate property for public uses and coordinate Township public facilities with school public facilities for the overall benefit of the community.

4. The document does not seem to make a connection between the choice of Hartland Township as an area for residential living as it relates to the selection of the School District as a primary motivating factor for location in the Township. There is a great deal of academic evidence that the No. 1 infrastructure motivator for selecting a place of residence is the school district and school facilities and further that the quality of the school district bears a direct relation to property values. This should be recognized more distinctly in the discussion of residential policies beginning on Page 76. It is again disconcerting to see on Page 83 that the Township desires to stifle school development by using the "special land use" control device found in the Township Ordinance. It is essential that the Township recognize that a school use is entitled to at least the consideration given to a manufactured home park and that it must be considered a use of right in some zones within the Township so that schools can be developed in proximity to the populations that are required to be served. You should question whether this bias is introduced by the consultant or is in fact the policy of the Township. The apparent policies of the Township with respect to development of school sites will lead to further costs and inefficiencies in the planning process that will affect the taxpayers of the Township for the long term.

APPENDIX C

**PUBLIC HEARING MINUTES,
ANNUAL REVIEW WORKSHEET**

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain.

2. PLEDGE OF ALLEGIANCE

3. **ROLL CALL** – Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Colaianne, Commissioner Phillips, Commissioner Germane and Commissioner Petrucci. Vice Chairman Douglass arrived at 7:35 p.m. Also present: Sally Hodges and Alexis Marcarello of McKenna Associates and Deputy Planner Scott Barb.

4. **APPROVAL OF AUGUST 5, 2004 SPECIAL PLANNING COMMISSION MEETING AGENDA** – Move to approve the August 5, 2004 Planning Commission Special Meeting Agenda as amended. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1

The next meeting is August 6, 2004 at 5:00 p.m. and should be added to the agenda.

5. **APPROVAL OF JULY 19, 2004 SPECIAL PLANNING COMMISSION MINUTES** – Move to table the July 19, 2004 Planning Commission Special Meeting minutes to August 8, 2004. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

6. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

PUBLIC HEARING

7. **APPLICATION: HARTLANG TOWNSHIP ZONING AMENDMENT APPLICATION #299 HARTLAND TOWNSHIP COMPREHENSIVE / MASTER PLAN AND FUTURE LAND USE MAP** – Ms. Hodges reviewed the Plan and noted changes that had been made. It is a master plan – not a zoning ordinance. It is a plan for the future, a reference document. It is a guide, not a law. It is not zoning, does not change zoning.

The Planning Commission plans to review the plan in the first quarter of each year. The next review will be in early 2005.

Between 1990 and 2000 there were 1600 homes built in Hartland.

There various natural features such as streams, wetlands and slopes in the Township.

There were visioning sessions, meetings and public hearings.

The boundaries of the settlement district in Parshallville were reduced to the 1994 area.

Changes made from Board comments were addressed by the commission at the last PC meeting.

Chairman Fountain commended McKenna on the presentation of the Plan in the short time they had to do it.

There were 2 letters to the Township concerning designations that will be received and filed.

Sam Yaldo – Is seeking to have the 70 acres south of his Hartland Glens development (374 acres) designated the same as the golf course area. He would like to plan MS DR (Medium Suburban Density Residential) for his golf community.

Jaqueline Cwik – 1560 Shoreline Drive – Distributed several newspaper articles concerning master plans. She questioned if the infrastructure would support future development.

Also, storm runoff is an important issue. Older developments are being inundated with runoff from new developments. This impacts lakes and groundwater. Consideration should be given to geological situations. Water quality is fragile and must be protected.
Can the Township survive legal challenges in the future?

Katie Olney – The County plans to have GIS for drainage in the future. Could a drainage map be added to the plan? *Commissioner Colaianne* – There has been discussion about this. GIS is trying to incorporate this but funding is an issue. Livingston uses a 100 year storm as their standard. *Ms. Olney* – The wetlands are crucial. Will current drainage support the master plan and a build out of the Plan?

Is open space protected in a cluster development? *Ms. Hodges* – In a cluster condo development there is a master deed that defines and protects the common areas.

Commissioner Germane – The Planning Commission did a great job and worked hard to produce a good product.

Copies of the plan are available for review. After final approval, they will be for sale.

Move to close the public hearing. Motion Germane. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

The Public Hearing closed at 8:05 p.m.

8. CALL TO THE PUBLIC – There being no response, the call to the public was closed.

9. COMMITTEE REPORTS

Fountain – The Board must receive a complete, final document. They should have comments, tonight's meeting minutes and any other documents incorporated in their complete, official document.

Colaianne – Each Board and PC member should receive a packet of documents that need to be inserted in their notebook and each member should insert those documents into their copy of the Plan.

Germane – The Commission should choose a date to discuss the sign subcommittee results with the Commission.

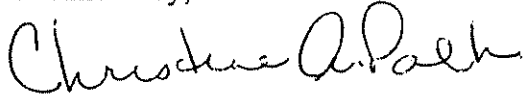
Colaianne – Work on the Private Road and Driveway Ordinance has been submitted to McKenna for review. It could be discussed at the August 12, 2004 Commission meeting even though Commissioner Colaianne will not be present.

10. ADJOURNMENT – Move to adjourn. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

The meeting was adjourned at 8:11 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary

D. Kalenauskas
Planning Commission Secretary

Next meeting – August 6, 2004 @ 5:00 p.m.
August 12, 2004 @ 7:30 p.m.

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Colaianne, Commissioner Petrucci and Commissioner Phillips. Also present : Sally Hodges and Alexis Marcarello of McKenna Associates.
4. **APPROVAL OF AUGUST 6, 2004 PLANNING COMMISSION SPECIAL MEETING AGENDA** - Move to approve the August 6, 2004 Planning Commission Special Meeting agenda as presented. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.
5. **APPROVAL OF AUGUST 5, 2004 PLANNING COMMISSION SPECIAL MEETING MINTUES** – Move to approve the August 5, 2004 Planning Commission Special Meeting minutes as presented. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1.
6. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

PUBLIC HEARING

OLD AND NEW BUSINESS

**7. APPLICATION: HARTLAND TOWNSHIP ZONING AMENDMENT
APPLICATION #299 HARTLAND TOWNSHIP COMPREHENSIVE / MASTER PLAN
AND FUTURE LAND USE MAP –**

Move Resolution PC 04-08-01 A Resolution to Approve and Recommend Approval of
Comprehensive Plan. Moved by Phillips. Second by Colaianne. Roll Call Vote.

Petrucci – yes

Kalenauskas – yes

Douglass – yes

Colaianne – yes

Phillips – yes

Fountain – yes

Germane – absent

Resolution Carried. 6-0-1.

Move to continue the table of the July 29, 2004 minutes to the August 12, 2004 meeting.
Motion Colaianne. Second Phillips. Voice Vote. 6-0-1.

8. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.
9. **COMMITTEE REPORTS** – Nothing.

AUG 11 2004

10. ADJOURNMENT – Move to adjourn. Motion Petrucci. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

The meeting adjourned at 5:08 p.m.

These minutes are a preliminary draft until final approval.

Original Submission by,

Christine A. Polk
Recording Secretary

D. Kalenauskas
Planning Commission Secretary

COMMUNITY PLANNING CONSULTANT

MCKENNA ASSOCIATES, INCORPORATED

Community Planning ■ Urban Design

205 East Main Street, Suite 105

Northville, Michigan 48167

Phillip C. McKenna, PCP, AICP President
David A. Nicholson, AICP Community Manager and Project Manager
Amy T. Neary Project Planner and Assistant Project Manager
Mario Ortega GIS Mapping Manager
Julie Ryszka GIS Mapping Specialist
John Otwell Graphic Support and Cover Design

