Hartland Township

2015 Comprehensive Plan Amendment

Adopted: September 1, 2015

HARTLAND TOWNSHIP

2015 Comprehensive Plan Amendment

Adopted by the Hartland Township Board on September 1, 2015
Approved by the Planning Commission on July 30, 2015

This document replaces the
2011 Comprehensive Plan Amendment
pages 74 through 88 of the

2004 HARTLAND TOWNSHIP COMPREHENSIVE PLAN

Adopted: September 1, 2015

Amendment Prepared by:

Hartland Township Planning Commission
Hartland Township Planning Department

utilizing technical information provided by:

Zimmerman/Volk Associates, Inc.

ACKNOWLEDGEMENTS

HARTLAND TOWNSHIP BOARD OF TRUSTEES

William Fountain, Supervisor

Larry Ciofu, Clerk

Kathleen Horning, Treasurer

Joseph Colaianne

Matthew Germane

Glenn Harper

Joseph Petrucci

James Wickman – Township Manager

HARTLAND TOWNSHIP PLANNING COMMISSION

Larry Fox, Chair

Jeff Newson, Vice Chair

Keith Voight, Secretary

Joe Colaianne, Township Board Liaison

Sue Grissim

Mike Mitchell

Tom Murphy

David Campbell – Planning Director

The Hartland Township Board, Planning Commission and Staff recognize the efforts and dedication of the late Larry J. Hopkins (Township Clerk, Planning Commission Secretary, husband, father, colleague and friend)

TABLE OF CONTENTS

1. Introduction……7

2. Overview of Hartland Township……7

3. Summary of Findings……11

4. Residential Development Policies……13

5. Nonresidential Development Policies……14

6. Settlement Area Development Policies……..15

7. Agricultural Preservation & Alternative Development Policies……16

8. Future Land Use Designations……..17

Single Family Residential
- ***Rural Residential***
- ***Estate Residential***
- ***Low Suburban Density Residential***
- ***Medium Suburban Density Residential***
- ***Medium Urban Density Residential***
- ***High Density Residential***

Multiple Family Residential
Settlement Areas
- ***Hartland Settlement Area***
- ***Parshallville Settlement Area***

Commercial
Office
Planned Industrial Research and Development
Residential Recreation
Public/Quasi-Public
M-59/Pleasant Valley/Fenton Road Special Planning Area

9. Natural Resource/Conservation Recreation Description……26

10. Future Land Use Map……28

FUTURE LAND USE PLAN

INTRODUCTION

The Future Land Use Plan is the central element of a Comprehensive Plan. It represents an integration of all plan components and analysis by translating them into a future land use program that communicates the goals for various uses and purposes, and graphically portrays their future locations and interrelationships. The Future Land Use Map, the graphic representation, should ultimately reflect the community's vision for the future and illustrate how residents would like their community to function over the ensuing years.

In the case of an amendment to an existing Comprehensive Plan such as this, the base information contained in the document is generally accepted as still largely valid, with a determination that review of only certain components is warranted. Factors that are typically considered when amending a Future Land Use Plan include: 1) a review of existing land use patterns, 2) an evaluation of infrastructure availability, 3) consideration of population projections or specific characteristics of the regional market, 4) pending development projects, 5) land use goals and economic development objectives, and 5) an evaluation of the physical characteristics in terms of opportunities and constraints.

The leadership of Hartland Township, in an effort to encourage new residential growth and the corresponding economic development after enduring several years of recession, determined that it was in the Township's best interest to undertake a targeted analysis of the Township's residential market. This was done with the ultimate purpose of positioning itself to capture new residential construction as the regional housing development begins to expand. The results of the market study would then be used as a basis for reevaluating the Comprehensive Plan, specifically the adequacy of the various residential land use categories. Although this was recognized as a unique approach to a Comprehensive Plan amendment, it was deemed an effective interim measure considering that a full update was on the horizon.

At the request of the Township, the firm of Zimmerman/Volk Associates, Inc. conducted a target market analysis resulting in the document entitled: ***An Analysis of Residential Market Potential for Hartland Township*** and dated August, 2014. This document was used, as intended, as a key resource in the 2015 Comprehensive Plan amendment, and is hereby incorporated by reference.

OVERVIEW OF HARTLAND TOWNSHIP

The summary that follows is an excerpt from ***An Analysis of Residential Market Potential for Hartland Township*** as contained within the ***Overview of Hartland Township***.

> *Hartland Township is situated on the eastern edge of Livingston County, encompassing approximately 37.7 square miles, and bordered by Tyrone Township to the north, Highland Township in Oakland County to the east, Brighton Township to the south, and Oceola Township to the west. The Township was established at the same time as the County, in 1836, and much of its growth is attributable to the Crouse family, with the arrival of the Crouse brothers, Robert and Chauncey, in 1842.*

Hartland Township is located approximately 10 miles north of the City of Brighton and approximately 10 miles east of the City of Howell. The City of Ann Arbor lies 26 miles south of the Township via U.S. 23 South and Detroit is 51 miles southeast of Hartland Township via U.S. 23 South, Interstates 96 and 696, and the John C. Lodge Freeway. Lansing, the State capitol, is reached via West Highland Road (M-59), Interstate 96 and Interstate 496.

Two major thoroughfares intersect in Hartland Township: M-59, which crosses the Township in an east-west direction, linking Interstate 96 in Howell and Interstate 94 in the east; and U.S. 23 which, on its way from Jacksonville, Florida to Mackinaw City, crosses the Township in a north-south direction. One other road, Clyde Road, traverses the entire Township from east to west, and it is a gravel road west of U.S. 23. Only one other road, Fenton Road/North Pleasant Valley Road, runs from beyond the Township's northern border to beyond the Township's southern border and it turns to gravel north of Lone Tree road. Livingston County has jurisdiction over 94 of the 106 miles of public roads in the Township and 37 of those 94 miles are unpaved.

The nearest airport is Bishop International Airport, located in Flint, 24 miles from Hartland Township, accommodating domestic flights and some flights to Canada. Offering similar service is the Capital Regional International Airport in Lansing, 54 miles away. The largest airport, approximately 51 miles from Hartland, is Detroit Metropolitan Wayne County Airport, a Delta Airlines hub, with domestic and international service provided by a variety of airlines.

The principal settlement in Hartland Township is the Township's historic downtown, Hartland Village, which flanks Avon Road/Hartland Road north of Crouse Road. The Village is home to several important Township institutions: the Florence B. Dearing Museum, the Hartland Music Hall, the United States Post Office, the Cromaine Village Library, the Hartland Village Cemetery, as well as historic churches, residences, shops, eateries, and small businesses, and the Hartland Village Elementary School on Hibner Road. The Hartland Township Fire Hall, Hartland High School, Hartland Middle School, and the Creekside Elementary School are all located off Hartland Road south of the Village.

Hartland Township Hall and the 100-acre Hartland Settlers Park are located on Clark Road; Hartland Heritage Park, which includes 10 sports fields for football, lacrosse, and soccer, is found on Highland Road west of Fenton Road. Multiple lakes and waterways are situated throughout the Township; Lake Walden is site of the Waldenwoods Family Recreation Resort and the 27-hole Majestic at Lake Walden Golf Course and Jerry Matthews driving range. The Township is also home to the 36-hole Hartland Glen Golf Course and driving range located south of Highland Road and to the Dunham Hills golf club on Dunham Road.

Parshallville is a smaller settlement only partially located in Hartland Township and is the site of the Parshallville Cider Mill (formerly Tom Walker's Grist Mill), a 136-year-old water-powered mill, which during the autumn produces and sells cider, apples and related foodstuffs.

The central business district in Hartland Township is now found in and around the intersections of M-59 (Highland Road) with Old U.S. Highway 23, U.S. 23, and Hartland Road. This area includes two major grocery stores, Meijer and Kroger, a Walmart

Supercenter, and a Target store, which anchor shopping centers featuring national, local and regional tenants, ranging from restaurants, coffee shops, beauty parlors, a Best Western, to multiple other purveyors of goods and services.

Based on past demographic trends, the Nielsen Company, a respected provider of Census-based demographic data, estimates that the Township's population reached 15,055 persons in 2014, up from 14,663 persons as of the 2010 Census, an increase of almost 2.7%. That growth was in addition to the gain of more than 3,360 persons between the 2000 Census and the 2010 Census. Nielsen projects that the Township's population will climb o 15,450 persons by 2019, an increase of over 2.6% over the next five years.

There were 3,698 households in Hartland Township as of the 2000 Census, rising to 5,154 households by the 2010 Census. Between 2014 and 2019, the number of households is projected to increase from 5,286 to 5,426 households. The 2019 projection represents household growth of more than 46% since the year 2000.

The number of persons per household has a significant impact on the type of housing required by households living in the Township.

- *Just under 51% of all households currently living in Hartland Township contain just one or two persons (almost nine percentage points below the national share of 59.5%).*
- *17.9% contain three persons (compared to the national share of 16.2%).*
- *The remaining 31.4% contain four or more persons (24.3% nationally).*

The composition of those households can also affect the type of housing required and influence housing preferences.

- *Approximately a third of the Township's households can be characterized as traditional families, e.g. married couples with children under age 18 (21.8% nationally).*
- *Non-traditional families with children, e.g. single persons with children under 18, represent less than 8% of the Township's households (11.7% nationally).*
- *The remaining 58.4% of Hartland Township households do not have children under 18 and include married couples (33.8%), other non-traditional family households (4.3%, related adults living in the same households), and 20.3% non-family households (unrelated or single adults living in the same household).*

Median household income in the Township is estimated at $78,122, almost 17% higher than the Livingston County median of $66,938. More than a third of Hartland Township's households have incomes above $100,000 per year.

The Township's population is less diverse than the national as a whole.

- *Nearly 96 % of the Township's current residents are white (71.3% nationally).*

- *Less than 1% are African American (12.7% nationally).*
- *1.2% are Asian (over 5% nationally).*
- *The remaining 2.3% are native Hawaiian, some other race, or a mix of two or more races (16% nationally).*

Less than 3% of the population is Hispanic/Latino by origin, predominantly Mexican, Puerto Rican, and Cuban (17.6% nationally).

Hartland Township residents are significantly better educated than the nation as a whole. Over 34% of all Township residents aged 25 or older have a college or advanced degree, well above the national share of 28.4%.

Single-family detached houses are the predominant housing type in Hartland Township.

- *Nearly 81% of the Township's 5,574 housing units are single-family detached houses (61.6% in the U.S.).*
- *3% are single-family attached units (5.8% nationally).*
- *1.2% are units in two-unit buildings (3.8% nationally).*
- *5.4% are located in buildings of three to 19 units (just under 14% nationally).*
- *Less than 1% are in buildings of 20 or more units (8.5% nationally).*
- *Nearly 8.7% of Township units are mobile homes, trailers, boats, RVs, or vans (6.7% nationally).*

Approximately 5% of all Township housing units are currently estimated to be vacant. Of the 5,286 occupied units, 12.6% are rented and 87.4% are owner-occupied, a very high homeownership rate – the national homeownership rate is 65%.

The median year built of the Township's housing stock is 1992. Over 27% of all housing units were built during the 1990's, with over 20% constructed during the 1970's, and just under 20% between 2000 and 2004. The median value of owner-occupied dwelling units in the Township is estimated at $200,142, almost 10% higher than the national median of $182,100.

Residents of Hartland Township also have higher rates of automobile ownership than the nation as a whole, in part because there is very limited public transportation in the Township.

- *2.3% of the Township's households do not own an automobile (just under 10% nationally).*
- *Less than 20% own only one vehicle (34% nationally).*
- *Nearly 78% own two or more vehicles (nearly 57% nationally).*

The primary transportation to work for Hartland Township employees aged 16 and older is the automobile, again because there are few transportation alternatives in the Township.

- *Nearly 88% drive alone to work (76.4% nationally).*
- *Just under 7% car-pool (9.8% nationally).*
- *Only 0.15% take public transportation (5% nationally).*
- *Just 1.7% walk to work (less than 3% nationally).*
- *The remaining 3.5% either work at home (2.6%) or have other means of getting to work(0.9%). (Nationally, 4.3% work at home, and over 1.7% have other means.)*

Approximately 66% of the Township's residents over age 16 are employed in white-collar occupations, 20.8% blue-collar, and 13.2% service and farm occupations. Nationally, white-collar jobs make up more than 60% of all employment, blue-collar 20.4%, and service and farm occupations 18.9%.

Nearly three-quarters of the Township's residents over age 16 are employed by private businesses, 6% work for non-profit private companies, and 12.3% are local, State, or federal government employees. Just 6.8% are self-employed, and 0.17% are unpaid family workers.

By occupation, sales and related jobs account for the largest percentage of civilian employees, at 12.1%, followed by office and administrative support at 11.7%, and management positions at 10.7%. These are roughly comparable to the national numbers; nationally, sales and related occupations represent just under 11%; office and administrative support 13.7%; and management 10.7% of national civilian employment.

Sources: U.S. Bureau of the Census; The Nielson Company; Zimmerman/Volk Associates, Inc.

SUMMARY OF FINDINGS

The Planning Commission began its evaluation of the 2011 Comprehensive Plan following a thorough review of the document entitled, ***An Analysis of Residential Market Potential for Hartland Township.*** As indicated previously, this document was contracted by the Township for the purpose of serving as a resource in the update of the Comprehensive Plan, and the Planning Commission utilized this document throughout the process. Many other important factors relating to residential growth were considered, including improvements contained in the Capital Improvements Program, current and future water and sewer service needs, the status of the Safer Roads Plan, School District and other public facility locations, and the status of known development projects.

For purposes of this 2015 Comprehensive Plan amendment, the Planning Commission maintained a focus on the residential elements of the 2011 Comprehensive Plan, with the knowledge that a full update would likely occur in the near future. Prior to beginning analysis of the individual designations however, the Residential Development policies were re-evaluated. Since the Residential Development policies provide important context, it was necessary to ensure that these Policies still reflected community views on neighborhood characteristics.

The Planning Commission then proceeded to evaluate each residential future land use designation individually, assessing the adequacy of each relative to the target markets described in the Zimmerman/Volk Analysis along with other related factors. Each residential designation was reviewed and updated, and the locations analyzed. The Future Land Use Map was updated to reflect the findings.

A Public Workshop was held to gain input on proposed changes prior to the required Public Hearing. The purpose was to provide ample opportunity for any issues or concerns to be heard before the draft document was finalized. Once the Planning Commission approved the draft 2015 Comprehensive Plan amendment, it was conveyed to the Township Board of Trustees for review and comment. The adoption of the 2015 Hartland Township Comprehensive Plan amendment was undertaken in accordance with all relevant provisions of Public Act 33 of 2008, the Michigan Planning Enabling Act.

RESIDENTIAL DEVELOPMENT POLICIES

Hartland Township is expected to continue to be a desirable community in which to live and raise a family. The Township offers a unique blend of rural and suburban characteristics, and it should strive to preserve these existing qualities while at the same time encourage new residential development that will meet the needs of a future population. A variety of housing types, forms, sizes and costs are all necessary to accommodate a diverse and growing residential population and provide for the changes in lifestyles that such growth brings.

The following residential development policies should be followed when evaluating future residential proposals to ensure that such new development is compatible with the existing character of the Township, to provide housing opportunities for all lifestyles, and to offer the amenities typical of a healthy, active community.

1. Maintain large, landscaped buffer areas along major roadways to protect natural viewsheds and ensure the preservation of the rural character. This is especially important where a transition in land use intensity is separated by a roadway.

2. Preserve existing vegetation as much as possible. When vegetation must be removed or where a site has been previously cleared, new plantings should be installed to ensure that the development has a lush, pleasing appearance that adds value to the future residents of the development, as well as to the Township as a whole.

3. Provide pedestrian amenities including sidewalks, pathways, and trail systems to encourage safe, convenient access to adjacent pedestrian networks, and facilitate walking, biking, and similar active, outdoor pursuits within the neighborhood itself. This is particularly important in medium and higher density neighborhoods.

4. Encourage varied housing types, forms, sizes and costs that complement the existing, surrounding development patterns and integrate with the natural environment.

5. Provide a landscape plan that includes street trees and plantings in all open and common areas within residential developments.

6. Where appropriate, encourage a mix of residential, retail and office uses that residents can safely walk to and from.

7. All internal streets and vehicular access routes should be paved and necessary infrastructure should be designed and installed in a way that minimizes negative visual impacts and protects community property values.

8. Where feasible, encourage clustering of homes in order to preserve natural features that add interest, environmental value, and wildlife habitat.

9. Encourage open space within all new residential developments in order to accommodate future infrastructure requirements, provide common areas, allow for recreational opportunities, and preserve unique natural features.

10. Design developments to provide road connections to adjacent developments.

11. Continue to promote high maintenance standards and encourage improvements within existing neighborhoods, as well as new residential developments, in an overall effort to ensure a quality living environment for all residents.

NONRESIDENTIAL DEVELOPMENT POLICIES

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

1. Provide green open spaces that are visible from the adjacent road right-of-way serving the development site and from adjacent lower intensity use sites.

2. When possible, group buildings into campus settings with lawns, open spaces, and walkways encouraging pedestrian connectivity between buildings.

3. Provide pedestrian access throughout developments. Create sidewalks and pedestrian paths to carry pedestrians from automobile parking lots to buildings. Routes should be planned and provided to move pedestrians and non-motorized vehicles between adjacent buildings and sites.

4. Preserve natural vegetation as much as possible. When vegetation must be removed or where a site has been previously cleared, plantings should be provided to assure that the site will be an attractive amenity to the community and present a pleasing appearance from nearby sites and roads. The end results should be lush vegetation to complement the proposed structures on the site and exiting sites in the vicinity.

5. Utilize building materials that include brick, stone, and wood in combination with other customary building materials. The structures should be constructed so as to become a source of pride for the community. It is intended that new development establish a consistent theme or adhere to a theme previously approved by the Township.

6. Encourage development that is of a size and scale appropriate for its location in the community. It should also blend harmoniously with other development in the Township. The Township may consider increases in the scale and size of a development, including increases in building height, when exemplary architectural and site design features are provided and landscaping and/or decorative screening measures ensure compatibility with nearby lower intensity uses.

7. Provide parking areas that are carefully incorporated into the plans so as to avoid a wide expanse of parking lot separating commercial structures from the fronting roads. Landscaped yard spaces and islands should be placed so as to break up the expanse of large parking lots. Encourage, wherever practical, joint use and reciprocal parking areas to reduce the amount of hard surface materials and allow for full utilizationof the existing parking areas.

8. Manage automobile traffic associated with the site so that only necessary vehicle drives and streets are constructed. Wherever practical, encourage joint access drives and streets in order to avoid unnecessary disruption of the natural environment, avoid

excessive storm drainage runoff, minimize disruption of the existing traffic flow, promote best access management practices, and provide economical access solutions.

9. Promote clustering of sites to encourage preservation of natural features within a development.

10. Encourage the development of alternative energy and green industries within the community.

SETTLEMENT AREA DEVELOPMENT POLICIES

Much of the Township's rural, historic character derives from the Hartland Village and the Parshallville Settlement. Maintaining a balance between preserving these communities, while sustaining their continued viability, is imperative to protecting the heritage of Hartland Township. Every effort should be made to ensure that the unique qualities of these settlements continue to be preserved, and that new development proposed respects the size, scale, use and design of the existing land use and development patterns.

1. Encourage a viable mix of complementary retail, office, and residential uses. Create a retail-oriented mix of businesses that encourages an active pedestrian environment and promotes both convenience and destination shopping

2. Encourage designs that are compatible in terms of materials, style, and scale, with the varied and interesting historic architecture in the Village.

3. Encourage one and two story buildings that allow a mix of uses by incorporating residential, commercial, and office uses. Locate and design buildings that are conducive to pedestrian activity. Promote a mix of uses by supporting retail on the first floor, and allowing office and/or residential use on the second floor.

4. Maintain safe and attractive pedestrian connections between parking areas and the Village by providing designated sidewalks, landscaping, and pedestrian scale lighting.

5. Promote the Village as a Township-wide asset that enhances property values, community identity, and helps create a sense of place.

6. Promote development that reinforces the consistent use of traditional urban design and architectural design elements. Encourage development patterns that visually tie the area together. Require sidewalks and public spaces in the front of proposed development in order to allow for outdoor seating or other public congregation.

7. Encourage uses that avoid objectionable noise, glare or odors, and those that result in vibrant outdoor spaces and associated uses such as outdoor seating and street cafes.

8. Encourage reinvestment and redevelopment by providing incentives (density bonuses, parking waivers) for the creation of mixed use development.

9. Strive to maintain the existing development pattern by establishing "build-to" lines, allowing alley vehicular access, and encouraging street/sidewalk orientation.

10. Locate off-street parking to the rear of the buildings. Avoid requiring parking in excess of that necessary to support a successful mixed use business district by allowing shared parking. Carefully manage the relationship between parking and loading activities; maintain separations between pedestrian and vehicular traffic.

11. Continue to encourage activities such as street fairs, farmers markets, music on the plaza, and similar events that bring people into the Village and promote it as a Township-wide gathering area.

12. Maintain and encourage public and quasi-public land uses that enhance the framework of the Village.

AGRICULTURAL PRESERVATION AND ALTERNATIVE ENERGY RESOURCE DEVELOPMENT POLICIES

The existing land use map identifies areas of the Township known for agricultural use. With large tracts of land and a demand for alternative energy resources, there is an opportunity to preserve the agricultural land that helps define Hartland's heritage, while creating an innovative economic development resource for the community. A map should be developed that delineates the areas of the Township that are considered "prime" for agricultural preservation.

1. Adopt ordinances and policies that promote continued use of farmland and discourage unplanned land divisions that hinder continued farming on prime agricultural sites.

2. Adopt ordinances and policies that promote alternative energy use in conjunction with the preservation of agricultural sites.

3. Minimize adverse impacts on agricultural lands adjacent to development areas by using appropriate buffer zones and site planning.

4. Provide and support local enterprises for economic viability and community networking, such as farm markets and on-site farm stands.

5. Adopt ordinances and policies that promote alternative energy that is consistent with the site and architectural standards of the community.

FUTURE LAND USE DESIGNATIONS

The Future Land Use Map graphically portrays Hartland Township's plan for development. Sixteen land use designations are included in the categories for assignment in the Future Land Use Plan. The land area comprised of designations are summarized in the table below. 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 to help the reader visualize what an estate might look like with substantial yard areas surrounding a home in a rural setting. Those descriptions assist in the formation of Zoning Ordinance provisions and planned development agreements, and the translation of the established vision into land use regulations.

Category	Acres	Percent
Rural Residential *(1 unit per 3 acres)*	869.10	3.65%
Estate Residential *(1 unit per 2 acres)*	12,046.50	50.55%
Low Suburban Density Residential *(1 unit per 1- 2 acres)*	1,677.60	7.04%
Medium Suburban Density Residential *(1 unit per 1/2-1 acres)*	2,931.00	12.30%
Medium Urban Density Residential *(1 unit per 1/3-1/2 acres)*	911.80	3.83%
High Density Residential *(MFH Parks)*	166.40	0.70%
Multiple Family Residential *(1 unit per 1/8 acres)*	574.80	2.41%
Village Residential	179.60	0.75%
Village Commercial	17.50	0.07%
Special Planning Area	149.50	0.63%
Commercial	417.10	1.75%
Office	161.70	0.68%
Planned Industrial Research and Development	627.30	2.63%
Residential Recreation	1,281.20	5.38%
Public/Quasi Public	752.90	3.16%
Surface area of lakes and road right-of-way	1,066.00	4.47%
Total	23,830.00	100%

Single Family Residential

Single family residential land use has been and will continue to be the predominant land use within the Township. Approximately 18,600 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 areas. For example, public and private schools, and churches can be successfully integrated under certain conditions. If future nonresidential uses are permitted, they should be controlled as special land uses and developed in accordance with existing zoning provisions, assuring that the site is adequately sized and designed to reduce any adverse impacts. In particular, such uses should be screened and buffered from adjacent residential areas. It should be noted that existing schools and parks are designated as Public/Quasi-Public.

New development adjacent to watercourses must be sensitive to the waterfront, and disturbance to existing natural features should be minimized. Adequate buffers and setbacks should be provided from the waterfront. New development, to the extent possible, should maintain the general scale and character of adjacent residential properties.

The densities indicated for the six intensities of single family residential uses described below largely include area required for right-of-ways, utilities, and other public improvements.

Rural Residential.

General Location. Several areas in Hartland continue to enjoy a rural lifestyle and coexist with agricultural uses. These areas have been planned for parts of the Township where large parcels of land have been preserved. All of the 869 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.

Intended land Uses. The Rural Residential designation is planned to accommodate agricultural uses in combination with large lot residences. Agricultural uses are encouraged in the Rural Residential designation including crop production, the raising and keeping of domestic and farm animals, and similar agriculture-oriented uses. Also, based on the desire expressed by the Township to manage residential growth in a manner that maintains the predominantly rural character of the Township, the Rural Residential designation is intended to permit new residential development on larger pastoral lots.

Characteristics. To preserve the rural character of the Township, new development within the Rural Residential areas should be designed to protect existing natural and environmental features and compliment to the existing qualities. The Rural Residential designation is intended for residential development with an average density of three (3) or more acres per dwelling unit.

Estate Residential.

General Location. This designation has been planned for 12,046 acres, and is the predominate type of residential land use intended for the Township. It encompasses

nearly half of the land in the Township at approximately 50%. In many respects, these areas are intended to be transitional in nature, accommodating both agricultural as well as large-lot residential uses.

Intended land Uses. The Estate Residential areas are intended to provide for very low density residential development. Where appropriate, agricultural uses are also anticipated within this designation.

Characteristics. The Estate Residential designation is intended to permit new residential development on lots with an average density of two (2) or more acres per dwelling unit. Development within the Estate Residential designation should be considered as a transition area between the Rural Residential areas and the more intense single family residential and nonresidential areas of the Township. The residential development within this designation should be designed to protect view sheds from adjacent roadways. It should also be buffered from adjacent lower intensity land uses, as well as from higher intensity uses. New Estate Residential development should have access to paved streets, interior sidewalks or other pedestrian amenities, and feature ample landscaping with open space and park areas.

Low Suburban Density

General Location. Approximately 1,677 acres of land have been planned for future Low Suburban Density residential land use. The Low Suburban Density Residential designation is one of the larger designations in terms of land area in the Township. The two principal areas with this designation include land on the north side of M-59 on the eastern side of the Township, stretching from Clark Road to the eastern boundary, and around the perimeter of Long Lake.

Intended land Uses. This land use designation has been planned to accommodate a low density, traditional, neighborhood form of residential use, and to function 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 Low Suburban Density Residential areas though a continuation of some uses is expected.

Characteristics. New development within these areas should be compatible with the established large lot building pattern. New development should be encouraged to provide through streets, ample landscaping, open space, park areas, and pedestrian amenities. Landscaped buffers should be provided between such development and M-59 and other major thoroughfares.

The Low Suburban Density Residential land use designation is intended for new residential development on lots with an average density of one (1) to two (2) acres per dwelling unit.

Medium Suburban Density Residential.

General Location. This designation is also one of the larger land use categories; it has been planned for approximately 2,931 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 Medium Suburban Density Residential areas. This land use designation has been assigned to the areas adjacent to Tyrone Lake and Dunham Lake, as well as the areas adjacent to the Township waste water treatment plant. Other areas include the Clark and Dunham Road vicinities, where opportunities exist for somewhat higher densities.

Intended land Uses. The Medium Suburban Density Residential areas are intended to provide for slightly denser neighborhoods with larger lot homesites. As indicated by the name, these neighborhoods tend to be more suburban, than rural, in character.

Characteristics. The Medium Suburban Density Residential designation will permit new housing development on lots with an average density of ½ to 1 acre in area per dwelling unit.

Medium Urban Density Residential.

General Location. The areas adjacent to Round, Handy and Maxfield Lakes, Millpointe subdivision, and Cobblestone Reserve site condominiums, are all included in the Medium Urban Density Residential designation. The undeveloped land northeast of the Clark and Dunham Road intersection, as well as southwest of the Old US-23 and Bergin Road interchange, is part of this designation which when combined totals approximately 911 acres.

Intended land Uses. The Medium Urban Density Residential designation is intended to reflect the existing densities and character of the identified areas and to provide opportunities for new development that is consistent with the referenced neighborhood patterns.

Characteristics. In the Medium Urban Density Residential areas, land can be developed at a density of approximately two (2) or three (3) dwelling units per acre. Lot sizes are anticipated to be 8,000 to 20,000 square feet per dwelling.

High Density Residential

General Location. This land use designation has been planned for 166 acres of the Township. The identified area currently supports a single high density residential development and no other such uses are anticipated.

Intended land Uses. Uses intended for the High Density Residential designation are manufactured home parks.

Characteristics. Development within this designation provides an important housing alternative. Similar to other neighborhoods, such uses should include adequate buffers and landscaping both to create an attractive environment, as well as to provide screening from differing uses. Manufactured home parks, due to the densities, should have access to public sewer and water service, and related infrastructure such as a developed road system. In the High Density Residential designation, land can be developed with a minimum lot area of 4,000 square feet.

Multiple Family Residential

General Location. Multiple Family Residential land uses are planned for approximately 574 acres within the Township. Attached condominium complexes and the existing apartment complex are found in this designation. It specifically includes the condominiums east of Hartland Road and south of Dunham Road, and the Oakbrook Apartment complex south of M-59 and west of Old US-23. Undeveloped areas for Multiple Family Residential include lands north of M-59 and east of Clark Road, significant areas within the Waldenwoods Resort complex, and areas adjacent to the Planned Industrial R&D designation at the Clyde Road interchange.

Intended Land Uses. The Multiple Family Residential designation is considered appropriate for land that is bordered on one or more sides by nonresidential uses and on the other sides by lower intensity single family designations. The Multiple Family Residential designation can serve as a buffer between higher intensity uses and single family uses.

Characteristics. 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 paved primary road and have paved internal streets, along with amenities including open space and park areas, sidewalks, and infrastructure built to an adequate capacity. Landscaped buffer areas should be provided between the multiple family use and adjacent single family residential uses. Multiple Family Residential areas are intended to permit developments with a maximum density of eight (8) units per acre.

Settlement Areas

There are two distinct historic settlement areas in Hartland Township, the Hartland and the Parshallville settlements. While both of these areas have similar characteristics and historic significance within the Township, their development patterns differ. Future land use designations for these areas are described as follows:

Hartland Settlement Area Within the Hartland Settlement Area, two types of land use patterns are envisioned: Village Residential and Village Commercial. Both designations are intended to facilitate preservation of the traditional development patterns and existing buildings within the area:

Village Residential

General Location. The Village Residential category is generally located between Crouse Road and School Street outside of Avon Road throughout the Settlement Area.

Intended Land Uses. The Village Residential category within the Hartland Settlement is intended to recognize the established residential grid pattern that has evolved over the years, as well as encourage new residential uses with the same types of characteristics.

Characteristics. Buildings within this category should be designed to complement the historic character of the settlement. Sidewalks, street trees, and other traditional neighborhood amenities should be required. In addition to allowing new residential construction, the Township should continue to encourage the preservation and rehabilitation of the existing housing stock.

New residential development within the Hartland settlement area should be at a density compatible with the surrounding uses.

Village Commercial

General Location. The Village Commercial designation is located along both sides of Avon Road through the Settlement area.

Intended Land Uses. This designation is intended to recognize the mixture of retail, office, and residential use along Avon within the Hartland Settlement.

Characteristics. New land uses should be designed to complement the existing architecture and established development pattern of the Hartland Settlement. Nonresidential uses should have a low impact on the surrounding residential area and generate low traffic volumes. New development should provide traditional village amenities such as sidewalks, street trees, and other streetscape improvements. The preservation, rehabilitation, or adaptive reuse of existing structures should be encouraged.

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

Village Residential

General Location. This designation encompasses the majority of the Parshallville Settlement.

Intended Land Uses. This designation is intended to permit new residential development.

Characteristics. 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

General Location. 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 include only those areas that have historically been utilized as such.

Intended Land Uses. This land use designation is intended to permit limited commercial land uses within the Parshallville Settlement area.

Characteristics. Commercial land uses permitted within this designation should have a minimum impact on traffic volume.

Commercial

General Location. With the projected increase in population within the Township, and the retail and service demands that will be created by the increase, approximately 417 acres have been planned to accommodate future commercial land uses. The majority of commercial land uses within the Township are 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 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.

Intended Land Uses. 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 region continues to grow, there will be additional demand for commercial uses within the Township.

Characteristics. Commercial development should be of a high quality architectural design with 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.

Office

General Location. Future office land uses have been planned for approximately 161 acres of the Township. Office land uses have been located in areas that contain existing office development as well as in areas that have high visibility along M-59, between Clark Road and Bullard Road.

Intended Land Uses. 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).

Characteristics. 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

The word “Planned” in this designation’s name is intended to convey the Township’s intentions to partner with private developers or public entities in the creation of planned developments consistent with the provisions of the Michigan Zoning Act and the Township’s Zoning Ordinance. In anticipation of population growth and the resulting demand such growth will place upon Township services, additional nonresidential land use areas will be required. These uses will help stimulate the local economy, provide jobs, and contribute to a diverse tax base in order to

facilitate Township growth and allow it to continue to provide the quality of service its residents have grown to expect.

General Location. On the Future Land Use Map, PIRD has been planned for approximately 627 acres of the Township. Two distinct areas have been designated for future Planned Industrial Research and Development. These areas are the Clyde Road and US-23 interchange and the Old US-23 corridor, south of M-59.

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

Characteristics. Planned industrial research and development facilities should be located in areas where an adequate level of infrastructure exists, thus providing for access to water and/or sewer services, paved roads, and highway interchanges. When necessary, the design of such facilities should incorporate buffering from lower intensity uses.

Clyde Road and US-23 Interchange Area. New facilities at this interchange should be developed as a planned development within a campus-like setting with generous landscaping and attractive buildings. Such development should not contain uses that create heavy truck traffic, noise, glare, or emissions that are typical of most industrial areas. In particular, the Township should encourage adequate landscaped areas, and open space or natural buffers between planned industrial areas and adjacent residences.

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

Residential Recreation

General Location. This land use designation encompasses 1,281 acres in area and has been planned for the Waldenwoods Resort and Majestic Golf Course located north of M-59 and west of US-23.

Intended Land Uses. Land uses in this category include single family residences, multiple family residences, campgrounds, golf courses, banquet facilities, outdoor driving ranges, clubhouses, hotels, bike paths, pedestrian trails, and athletic fields

designed and operated in a planned and unified manner. Integrated design and preservation of the natural landscape is crucial to successful development within this designation.

Characteristics. The location specified includes many interesting natural features including woodlands, wetlands, lakes, ponds, all situated within a picturesque rolling topography. Lake Walden, one of the most scenic lakes in the Township, is the dominant natural feature in this area. Any new development proposed should be designed to be sensitive to existing uses and respect the environmental context.

Public / Quasi-Public

General Location. Approximately 752 acres of land within the Township have been designated for public and quasi-public land uses. Government offices, fire stations, schools, churches, cemeteries, parks, and Township or municipal property such as the water and waste water treatment plant are included in this designation. Such uses, by nature, are not usually limited to a specific zoning district or development area since flexibility in siting public facilities is essential. Moreover, these uses are generally considered to be compatible with most land uses within the Township.

Intended land Uses. This designation includes the varied forms of public and quasi-public uses referenced previously that are critical to healthy, functioning communities. Such uses generally are determined to be complementary in nature and do not necessarily conflict with residential land uses.

Characteristics. The design of new public and quasi-public uses should be consistent with the established building pattern, of quality design, and include generous landscaping and pedestrian amenities. Public and quasi-public uses under the jurisdiction of the County, State, or Federal government, or other public entities, should be developed only in close consultation with the Township.

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 149 acres are included in the SPA.

The Planning 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 for the SPA:

1. Development within the Special Planning Area shall provide for a variety of housing forms (for example, single-family, townhouses, condominiums, apartments and senior housing), along with retail, office recreation and entertainment space.

2. Development within the Special Planning Area shall provide for public facilities and other neighborhood amenities.

3. Development within the Special Planning Area shall provide pedestrian and vehicular links between internal land uses and adjacent property not necessarily located within the SPA .

4. Development within the Special Planning Area shall comply with the Township's goal of to creating walkable pathways to the Township settlement areas and other public and private facilities.

5. New development shall be designed to harmoniously coexist with pre-existing historical and natural features within the Township.

6. New development proposed for the Special Planning Area must include landscape, streetscape, traffic and architectural solutions that are superior in design and visually enhance the community. Design that respects the existing historic features is essential.

Natural Resource / Conservation Recreation.

Along with the many ponds, lakes, and wetlands found through Hartland Township, the landscape is traversed with watercourses of various types. These water resources contribute significantly to the character of the community and enhance its reputation as a desirable place to live. Providing for residential development in proximity to water resources, however, comes the potential for degradation of that very resource, and the unfortunate consequences can include environmental contamination, a diminishment in aesthetic appeal, and a corresponding loss of property value. Specific examples of damage that can occur include soil erosion from storm water runoff, well contamination from improperly operating septic systems, and lake contamination from excessive sedimentation. In order to reduce the potential for such loss, development proposed in proximity to sensitive water resources must be undertaken in an environmentally sound manner, in a way designed to reduce the potential for contamination.

The environmentally sensitive areas in the Township are identified on the Opportunities and Constraints Map contained in the Comprehensive Plan. This Map identifies the larger lakes and significant watercourses, however, it is not the purpose of a Future Land Use Plan to document all such constraints on individual parcels. This Future Land Use Plan, instead, sets forth a Natural Resource/Conservation Recreation designation that is intended to apply to those areas containing water resources such as the land around ponds and lakes, adjacent to streams, and in proximity to wetlands. Its purpose is to specify that development taking place in these sensitive areas, regardless of the designation shown on the Future Land Use Map, is undertaken in an environmentally safe and sustainable manner.

Considering that many units have been constructed on the numerous lakes in Hartland Township, and that many have chosen to live in Hartland specifically for this particular amenity, it is important to balance the live-ability of these areas with protection of the resource. Though other governmental entities, including the Michigan Department of Environmental Quality, the Livingston County Drain Commission, and the Livingston County Health Department, have the larger responsibility for protecting water resources, the Township can consider both policy and regulatory measures that allow for development while also protecting important resources. These include minimizing construction that negatively impacts water resources, requiring municipal water and sewer for new residential development adjacent to lakes, and requiring conservation easements over recharge areas. For the purpose of the Comprehensive Plan in general, the following descriptions are provided:

Conservation Recreation. The areas adjacent to the fragile watercourses within the Township are designated Conservation Recreation. These areas are intended to serve as a buffer that minimizes the adverse impact of new or existing development along these watercourses. The areas considered Conservation Recreation are an underlying land use and is not part of the Future Land Use Categories.

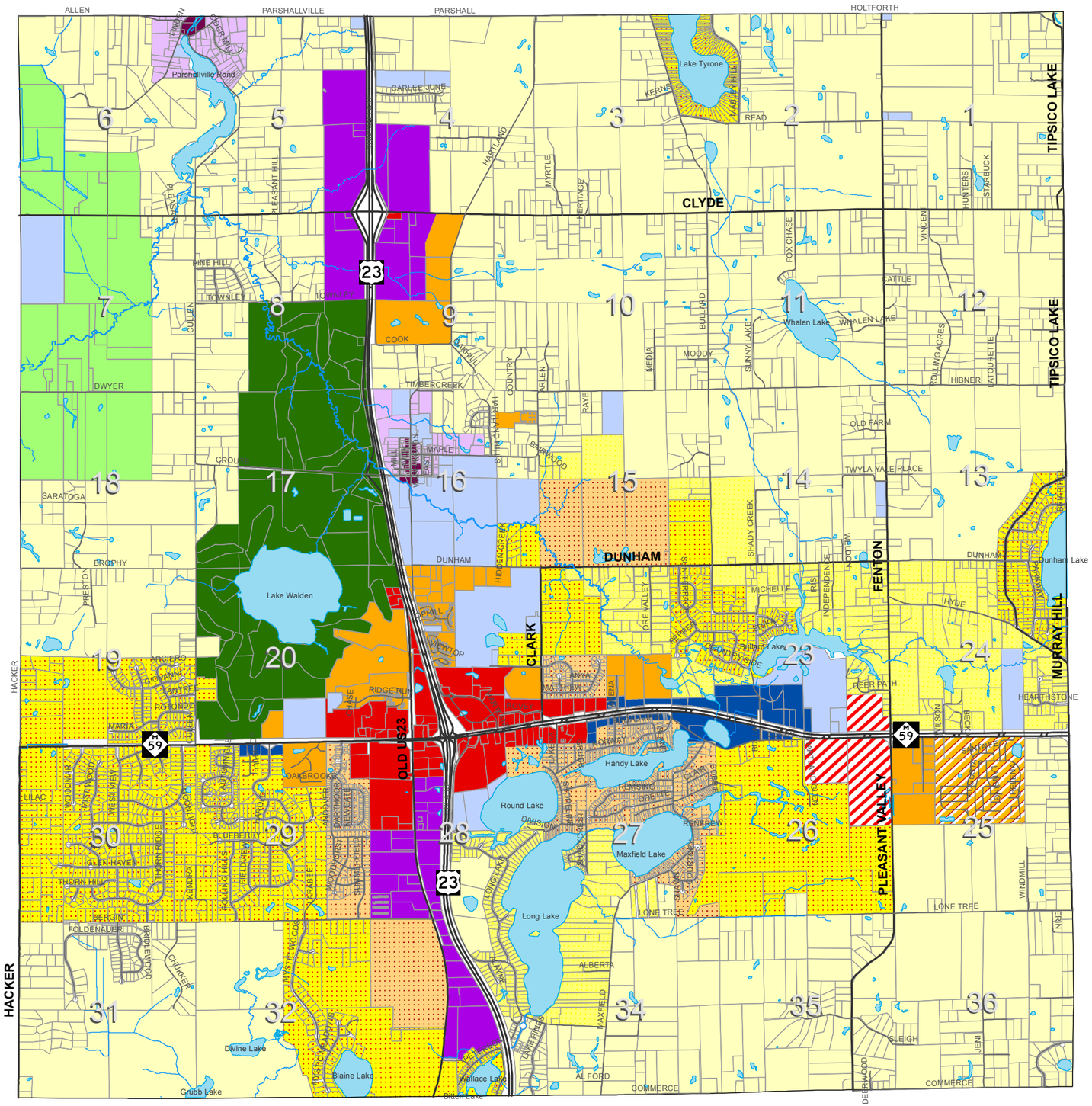
Lakes / Streams. The Township has thirteen (13) significant water bodies that are connected through an extensive watercourse network. The Lakes and Streams are considered an underlying land use and are not part of the Future Land Use Categories.

Hartland Township
Livingston County, MI

FUTURE LAND USE MAP
Adopted September 1, 2015

Future Land Use Categories

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



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

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

PLANNING COMMISSION RESOLUTION NO. PC15-01
RECOMMENDING APPROVAL OF APPLICATION NO. 359 -
AN AMENDMENT TO THE
HARTLAND TOWNSHIP COMPREHENSIVE PLAN

At a regular meeting of the Hartland Township Planning Commission, Hartland Township, Livingston County, Michigan, held at the Hartland Township Hall, 2655 Clark Road, Hartland, MI 48353, held on this 30th day of July, 2015.

Present: Commissioners Fox, Colaianne, Grissim, Voight
Absent: Commissioners Mitchell, Murphy, Newsom

The following resolution was offered by Commissioner Colaianne and supported by Commissioner Voight;

WHEREAS, the Township of Hartland adopted a Comprehensive Plan on August 11, 2004, and an Amendment to that Comprehensive Plan on April 19, 2011; and

WHEREAS, the 2011 Amendment to the Comprehensive Plan included a new Future Land Use Plan and Future Land Use Map; and

WHEREAS, the Planning Commission and Township Board collectively determined at a Joint Meeting on April 10, 2014 that an update to the Comprehensive Plan was necessary in order to support the growth objectives of the Township and to comply with the standards of Section 45 of the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission made the determination to develop an updated Future Land Use Plan and Future Land Use Map that would replace the 2011 Amendment to the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public workshop on April 16, 2015 to receive preliminary comments on the proposed Amendment to the Comprehensive Plan; and

WHEREAS, the Planning Commission notified each municipality located contiguous to the Township, the Livingston County Planning Commission, each public utility company and railroad company owning or operating a public utility company and railroad company owning or operating a public utility or railroad within the Township, and every governmental entity that had registered its name and mailing address with the Township for purposes of notification, for review and comment; and

WHEREAS, the Planning Commission received and considered comments in reference to the proposed 2015 Amendment to the Comprehensive Plan; and

WHEREAS, on July 15, 2015 the Livingston County Planning Commission voted to endorse the proposed Amendment to the Township's Comprehensive Plan with a finding that these proposed changes will establish and maintain sound land use policies for years to come; and

WHEREAS, on July 16, 2015 following proper public notice, the Hartland Township Planning Commission held a public hearing on the proposed Amendment to the Comprehensive Plan, during which members of the public were given the opportunity to comment on the proposed amendments; and

WHEREAS, the Township Planning Commission has determined that the proposed 2015 Amendment to the Township's Comprehensive Plan, comprised of an update to the Future Land Use Plan and Future Land Use Map, accurately reflects the Planning Commission's recommendation for the future development of Hartland Township.

NOW THEREFORE, BE IT RESOLVED that the Hartland Township Planning Commission hereby recommends the Hartland Township Board of Trustees approve the 2015 Amendment to the Hartland Township Comprehensive Plan.

A vote on the foregoing resolution was taken and was as follows:

ADOPTED:

YEAS: 4

NAYS: 0

ABSENT: 3

Larry Fox Date 08-20-2015

Larry Fox, Chair
Hartland Township Planning Commission

Keith L. Voight Date 8/20/2015

Keith Voight, Secretary
Hartland Township Planning Commission

BOARD OF TRUSTEES

2655 Clark Road
Hartland, Michigan 48353

(810) 632-7498 Office

(810) 632-6950 Fax

SUPERVISOR
William J. Fountain

CLERK
Larry N. Ciofu

Treasurer
Kathleen A. Horning

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

RESOLUTION NO. 15-R025

ADOPTION OF AN AMENDMENT TO THE HARTLAND TOWNSHIP COMPREHENSIVE PLAN

At a meeting of the Board of Trustees, Hartland Township, Livingston County, Michigan, held at the Hartland Township Hall, 2655 Clark Road, Hartland, MI 48353, held on this 1st day of September, 2015.

PRESENT: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Colaianne, Trustee Germane, Trustee Harper, Trustee Petrucci

ABSENT:

The following preamble and resolution were offered by **Clerk Ciofu** and seconded by **Treasurer Horning**.

WHEREAS, as provided by the Michigan Planning Enabling Act, P.A. 33, as amended, the Hartland Township Board of Trustees, by resolution, has asserted the right to approve or reject an amendment to the Comprehensive Plan prepared pursuant to that Act; and

WHEREAS, the Hartland Township Planning Commission has prepared an amendment to the Comprehensive Plan, including maps, charts and descriptive matter; and

WHEREAS, the Hartland Township Planning Commission notified each municipality located within or contiguous to the Township, the County Planning Commission, each public utility company and railroad company owning or operating a public utility company and railroad company owning or operating a public utility or railroad within the Township, and every governmental entity that had registered its name and mailing address with the Township for purposes of notification, for review and comment; and

WHEREAS, the Hartland Township Planning Commission received and considered comments in reference to the proposed 2015 Amendment to the Comprehensive Plan; and

WHEREAS, on July 16, 2015 following proper public notice, the Hartland Township Planning Commission held a public hearing on the proposed 2015 Amendment to the Comprehensive Plan and Future Land Use Map, during which members of the public were given the opportunity to comment on the proposed amendments; and

WHEREAS, the Hartland Township Planning Commission, recommended approval of the proposed 2015 Amendment to the Comprehensive Plan by resolution on July 30, 2015 and submitted the plan to the Township Board of Trustees requesting its approval of the same;

THEREFORE, be it resolved that the Hartland Township Board of Trustees, Livingston County, Michigan, hereby adopts the 2015 Amendment to the Comprehensive Plan as recommended by the Hartland Township Planning Commission on July 30, 2015, in its entirety, and directs staff to provide copies of the final adopted amendments as required by the Michigan Planning Enabling Act, P.A. 33, as amended.

A vote on the foregoing resolution was taken on September 1, 2015 and was as follows:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Larry N. Ciofu, Clerk
SECONDER:	Kathie Horning, Treasurer
AYES:	Ciofu, Fountain, Horning, Colaianne, Germane, Harper, Petrucci

STATE OF MICHIGAN)

)

COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Township Clerk of the Township of Hartland, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a regular meeting held on September 1st, 2015.

Larry N. Ciofu, Hartland Township Clerk