

ANNUAL REPORT OF HARTLAND TOWNSHIP



PLANNING & ZONING DEPARTMENT

# Year in Review 2024

## I. MEMBERSHIP

Planning Commission Members		Term Expiration
Chair	Larry Fox	12/31/2027
Vice Chair	Michael Mitchell	12/31/2026
Secretary	Tom Murphy	12/31/2025
Commissioner	Sue Grissim	12/31/2025
Commissioner	Matthew Eckman	12/31/2025
Commissioner	Jim Mayer	12/31/2026
Twp Brd Rep	Summer McMullen	12/31/2028

Zoning Board of Appeals		Term Expiration
Chair	Bruce Douglas	12/31/2026
Vice Chair/PC Rep	Michael Mitchell	12/31/2026
Commissioner	Melanie Bartley	12/31/2027
Commissioner	Dennis Pate	12/31/2028
Twp Brd Rep	Denise O’Connell	12/31/2028

Planning Department Staff	
Planning Director	Troy Langer
Planner/Landscape Architect	Martha K. Wyatt
Planning Assistant	Carol Morganroth
Zoning Enforcement Officer	Dan Loftus

## II. MEETING SCHEDULE

### Planning Commission & Zoning Board of Appeals Meetings

PC	1/11	1/25	2/8	2/22	3/14	4/25	5/9	5/23	6/27	7/11	7/18	8/8	9/12	9/26	10/10	10/24	11/7	12/12
	WS	R	WS	R	WS	R	R	R	R	R	J	R	WS	WS	R	R	R	WS-J

R = Regular Scheduled Meeting ; WS = Work Session ; J = Joint Meeting with Township Board

ZBA\* = Did not meet in 2024

## III. WORK SESSION TOPICS DISCUSSED

- Renewable Energy Ordinance
- Accessory Dwelling Units
- Swimming Pools on Lakefront Properties Ordinance Amendment
- Traffic

## IV. ZONING ORDINANCE AMENDMENTS

Ordinance Description	Text	Date
Chapter 3 Permit Pharmacies under 2000 square feet in LC, NCS, and GC	<p>Section 3.1.12.B. Principal Permitted Uses (LC – Limited Commercial) This section lists the Principal Permitted Uses in LC (Limited Commercial). Pharmacies is to be added as a Principal Permitted Use, with a size limitation of 2,000 square feet.</p> <p>Section 3.1.13.B. Principal Permitted Uses (NSC – Neighborhood Service Commercial) This section lists the Principal Permitted Uses in NSC (Neighborhood Service Commercial). Pharmacies is to be added as a Principal Permitted Use, with a size limitation of 2,000 square feet.</p> <p>Section 3.1.14.B. Principal Permitted Uses (GC – General Commercial) This section lists the Principal Permitted Uses in GC (General Commercial). Pharmacies is to be added as a Principal Permitted Use.</p>	<p>Recommended Approval 1/25/24, Finally Approved by TB 3/5/24, Published/ Adopted 3/10/24</p>

## V. DEVELOPMENT APPLICATION REVIEWS

Case #	Name	Location	Description	Action	Date of Action	TB Approved
PD-P #24-001	3-Story Climate Controlled Self Storage Facility	M-59 / Behind Arby's	Planned Development Preliminary Review	Rec Approval w/Conditions	5/9/2024	6/4/2024
SP #24-002	BP Fuel Station Exterior Facade	10440 Highland	Amend Site Plan	Approved w/Conditions	2/22/2024	N/A
PD-P #24-003	Redwood Phase II	Redwood Rose Way	Planned Development Preliminary Review 130 Units 28 Bldgs	Rec Approval w/Conditions	6/27/2024	7/23/2024
SUP #24-004	Microbrewery at Spicer's Farm Market	10411 Clyde	Special Use Permit to add Microbrewery	Rec Approval w/Conditions	5/23/2024	6/4/2024
PD-P #24-005	Square One Mixed Use	SW Corner of M-59/Old US 23	Planned Development Preliminary Review	N/A	N/A	N/A
PD-F #24-006	Highland Reserve	M-59/Hartland Glen (East)	Final Planned Development Review 101 SF Houses, 35 of which are Rentals	Rec Approval w/Conditions	7/11/2024	7/23/2024
SP/SUP #24-007	DMG Horticulture/Dustin's Lawnmowing	5329 Fenton	Site Plan w/ Special Use Permit for Landscaping/Nursery Business	SP Approved, SUP Rec Approval w/Conditions	8/8/2024	8/21/2024
SP/SUP #24-008	Express Car Wash Concepts	10587 Highland (fmr Big Boy)	Site Plan w/ Special Use Permit for Car Wash	Withdrawn from Public Hearing	N/A	N/A
PD-C #24-009	Yaldo	M-59/Pleasant Valley	Planned Development Conceptual Review for 167 SF Residential Homes	No Action - Comments Only	11/7/2024 (Revised – No Apts) Comments Only	11/19/2024 Comments Only
PD-C #24-010	Chick-fil-A	10382 Highland (fmr Burger King)	Planned Development Conceptual Review for Restaurant with Drive-through	No Action - Comments Only	10/10/2024 Comments Only	11/6/2024 Comments Only

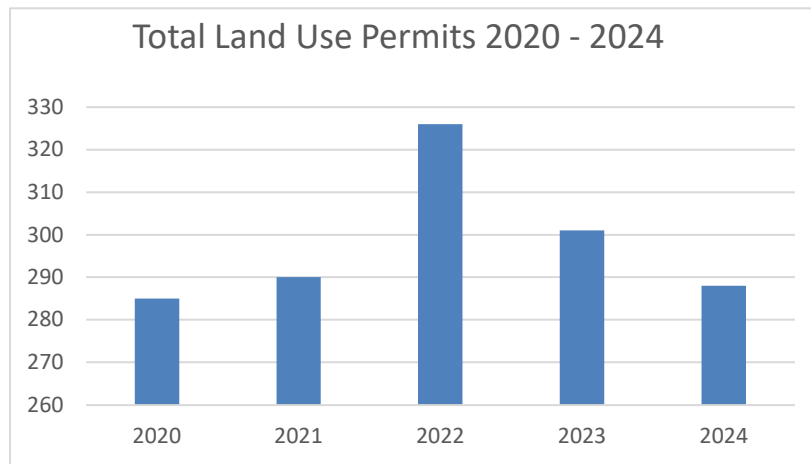
## VI. ZONING MAP

- The Zoning Map is currently being updated with any changes or corrections that have occurred over the last several years. This is now scheduled to do yearly to keep the districts updated. The Zoning Map is available to view in the Planning & Zoning Department as well as online at:  
<https://www.hartlandtwp.com/planning/page/maps>
- As previously mentioned, the Future Land Use Map will be reviewed in the Master Plan to keep on the pro-active end of potential development opportunities.

## VII. ACCOMPLISHMENTS

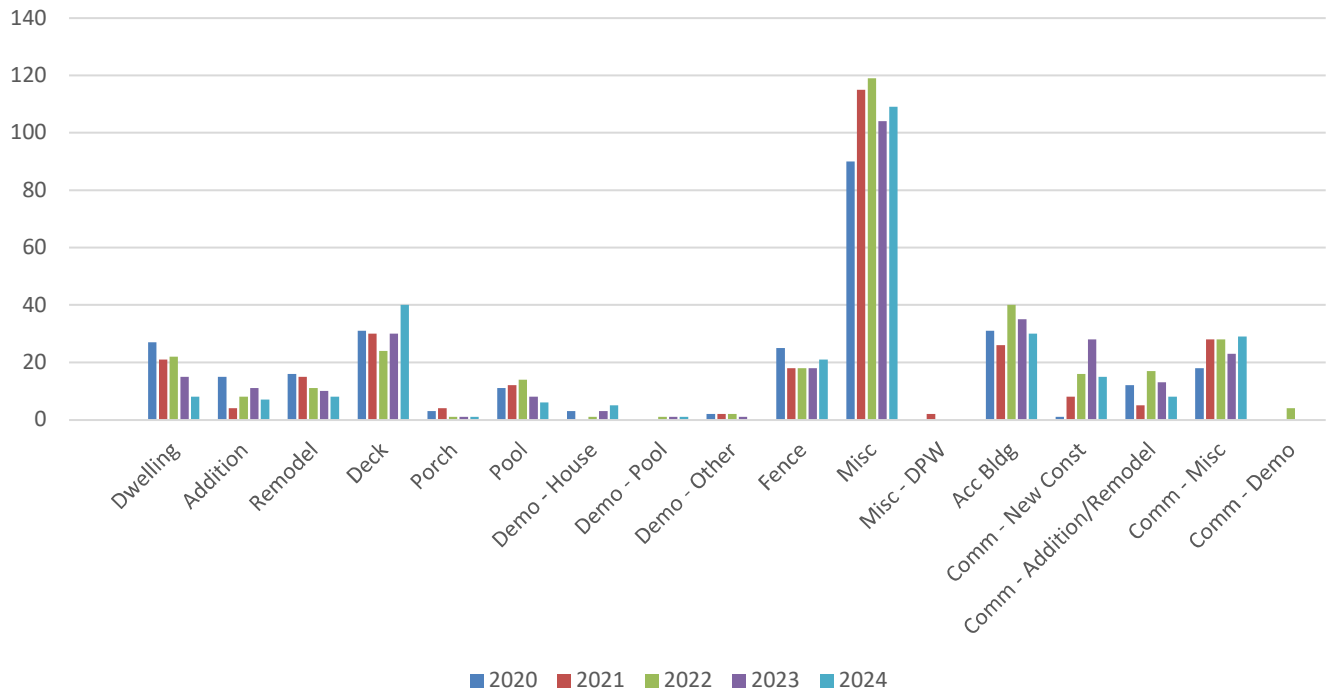
### PERMITS

- Processed 367 total permit applications, 288 of which are Land Use Permits, down from 2023. New house starts were down 47% from 2023.
- Processed 23 Special Event Permit applications as events and group gatherings continue.
- Processed 9 Land Division/Combination/Boundary Line Adjustment applications.
- Processed 8 new single-family construction Land Use Permit Applications.
- Processed 10 Zoning Compliance Certificates for new/relocated/sold businesses.



2020	2021	2022	2023	2024
285	290	326	301	288

### Land Use Permit By Category 2020 - 2024



	2020	2021	2022	2023	2024
Dwelling	27	21	22	15	8
Addition	15	4	8	11	7
Remodel	16	15	11	10	8
Deck	31	30	24	30	40
Porch	3	4	1	1	1
Pool	11	12	14	8	6
Demo - House	3	0	1	3	5
Demo - Pool	0	0	1	1	1
Demo - Other	2	2	2	1	0
Fence	25	18	18	18	21
Misc	90	115	119	104	109
Misc - DPW	0	2	0	0	0
Acc Bldg	31	26	40	35	30
Comm - New Const	1	8	16	28	15
Comm - Addition/Remodel	12	5	17	13	8
Comm - Misc	18	28	28	23	29
Comm - Demo	0	0	4	0	0
<b>Total</b>	<b>285</b>	<b>290</b>	<b>326</b>	<b>301</b>	<b>288</b>

**ZONING ENFORCEMENT**

The Township continued to work through Zoning Enforcement matters with Zoning Officer Dan Loftus. Dan has established an excellent pattern of follow-through with habitual code violation properties. Abigail Carrigan joined our team briefly last summer to accomplish Zoning Enforcement of some dead or missing landscaping items on our commercial properties. She performed site visits, research and sent letters and Landscape Plans to the occupants and owners of those properties.

- Code Enforcement processed 102 new complaints in 2024, compared to 72 new complaints in 2023. Currently there are 10 being investigated, 44 resolved, 5 determined unfounded, 24 Notices of Violation sent, 543 inspections, 343 signs collected, and fielded over 251 phone calls.

**2024 Code Enforcement Cases by Category**

Category	Complaints
Landscaping	26
Blight	21
Signs	18
Zoning	5
Noise	5
Site Plan Violation	5
Permit Required	4
Dom Animals	3
Grass/Weed Control	2
Outdoor Storage	2
Parking on grass	2
Misc	2
Lighting	2
Home Occupation	1
Comm vehicle	1
Dangerous Building	1
Junk Car/Parts	1
Nuisance	1
Grading	0
Drainage	0
Inoperable Vehicle	0
<b>Total</b>	<b>102</b>