



FACT SHEET:

Hartland's Business-Friendly Balance

Can't we 'just say no' to development we don't want in Hartland?

Regulating land use is not easy! Hartland Township values the rights of private property owners. This includes the rights of *neighboring* property owners to peacefully enjoy their land and be protected from disruptive uses nearby. As Hartland attracts more residents and development, the Township legally **cannot** tell vacant property owners they are unable to build on their own property. The community **can** protect its values through **zoning regulations** that lead to quality developments we can all be proud of for decades to come. We call this balanced approach **smart growth**.

Who makes the rules?

Being business-friendly is really about striking a fair outcome between the desires of local developers, builders and business owners, and the wishes of our residents. The Hartland Township Board of Trustees and members of the Planning Commission are your neighbors. They listen to your community values and differing opinions. Some residents embrace new developments, while others want to keep Hartland as it is or once was. Those conversations help guide **policy decisions** on what to regulate and how.

Is anyone listening to what residents want?

Hartland Township conducts regular **citizen surveys** to help guide our policies. We received 540 responses to the last citizen survey, which provided a scientifically valid sample with a low margin of error.

- Residents were asked how they would like the township to regulate developments on quality of building materials, building appearance/appeal (architecture), landscaping, screening/buffers between properties, signs, outdoor sales and displays, and other planning issues (parking, lighting, traffic, etc.).
- In every one of the categories, between 89% and 96% of residents surveyed thought we should *maintain* current regulations or *increase* restrictions. Most felt that current regulations should be kept in all areas.

Are businesses feeling over-regulated?

We have also conducted **business surveys** and asked business owners the same regulation questions.

- From the 79 responses we received, more than half (ranging from 54% to 79%) of the businesses also support existing or stricter regulations in every area *except* signs, where 52% thought restrictions should be reduced.

Hartland Township overhauled its entire zoning ordinance in 2012 to a more user-friendly format called **clearzoning**. The changes made the approval process easier for developers while still maintaining quality control on every proposed development. The township has eased the zoning ordinance **35** times since then, and the Planning Commission is reviewing another **15** sections to ensure Hartland is a welcoming place to do business.

We're listening!

Hartland Township believes that we can balance the clear **community values** of its residents and the **commercial interests** of our local businesses by continually improving our communication and streamlining our processes.

We want to hear from you. Send us an email or leave a message at Township Hall with a question or comment (include your name and phone number) and we will contact you personally to discuss your concern.

>> **EMAIL** us at Board@hartlandtwp.com

>> **CALL** Township Manager James Wickman or Planning Director Troy Langer at 810.632.7498