

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES  
November 19, 2024 – 7:00 PM

**1. Call to Order**

The meeting was called to order by Supervisor Fountain at 7:00 p.m.

**2. Pledge of Allegiance**

**3. Roll Call**

PRESENT: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci  
ABSENT: None

Also present were Township Manager Mike Luce, Planning Director Troy Langer, and Public Works Director Scott Hable.

**4. Approval of the Agenda**

Treasurer Horning requested to add Item 7 (c) - Proclamation for Trustee Matt Germane to Pending and New Business of tonight's agenda.

**Move to approve the agenda for the November 19, 2024 Hartland Township Board meeting as amended.**

Motion made by Trustee O'Connell, Seconded by Trustee Petrucci.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci  
Voting Nay: None  
Absent: None

**5. Call to the Public**

No one came forward.

**6. Approval of the Consent Agenda**

**Move to approve the consent agenda for the November 19, 2024 Hartland Township Board meeting as presented.**

Motion made by Trustee Petrucci, Seconded by Trustee O'Connell.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci  
Voting Nay: None  
Absent: None

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 11-06-24 Hartland Township Board Regular Meeting Minutes
- d. Reschedule of the Hartland Township Board December 2024 Meetings
- e. Fire Loan Payoff

**7. Pending & New Business**

- a. Site Plan/PD Application #24-009, Planned Development (PD) Concept Plan for a residential community.

Supervisor Fountain invited the Applicant, Isam Yaldo to come forward and turned the meeting over to Planning Director Troy Langer. Director Langer gave a brief overview of the concept plan stating the Applicant is proposing a single-family residential subdivision at the corner of M-59 and Pleasant Valley Rd. He stated the property was about 71 acres and the Applicant is proposing 167 residential family houses. The layout of the subdivision connects to Highland Reserve to the west and has access to M-59, which he will need to get MDOT approval for, and Pleasant Valley Rd., which he will need County approval. Director Langer gave a brief overview of the Planned Development (PD), a three-step process, and stated we are at the very beginning with the concept phase. He stated the next step would be the more detailed Preliminary phase and then to the Final phase. This concept plan was before the Planning Commission (PC) in October 2024, as well as at the November 7, 2024, PC meeting, due to the elimination of the 56 proposed duplex homes in the northern portion of the site that were initially proposed. General comments from the PC were on wanting to maintain the same distance from M-59 as the Highland Reserve to the west, discussion on sidewalks on both sides of the street, driveways that were long enough to park a vehicle without blocking the sidewalk, and comments on the open space and common areas. He stated no formal decisions are made at the concept phase where comments are provided by the PC and now from the Board. Supervisor Fountain stated that he believes the first site plan for this area was proposed around 1998 and there have been many versions since then. He stated this area was always planned for residential housing and the plan being presented here tonight is less dense than any of earlier plans. Treasurer Horning stated that residents are appreciative of this area being single family homes. The Applicant stated that the density fell from about 5 per acres to 2.35 per acre in his plan and they attempted to mirror the project to the west. Mr Yaldo stated the homes will be built by MI Homes and their manager, David Straub, once worked for Mayberry Homes, and is familiar with the Board. The Applicant stated that the northeast corner 7.4 acres is owned by someone else, and he has no knowledge of what will be built there. Trustee O'Connell thanked the Applicant for making this project all single-family homes. Clerk Ciofu was somewhat disappointed with the both the Highland Reserve and this project eliminating some of the early proposed commercial areas along M-59, but stated he was very pleased at this concept plan desire to match what was approved for Highland Reserve but was concerned if there was enough room for a screening berm from M-59. The Applicant stated there was 110 feet from M-59 to the homes which would be adequate for screening. Clerk Ciofu was also concerned with the open space area for recreation abutting the 7.4 acre commercial area where we have no idea what may be built there. Trustee Germane stated he was in favor of what is being proposed, but as a PD, and while it is not necessary at this stage of the project, he felt it was important that the Applicant demonstrate to the Township the public benefit of the project. He stated in one of the previous versions there was property set aside for a future fire department and while he is not sure the fire department needs this at this time, this is an example of a public benefit. Mr. Yaldo stated he has had discussions with the fire department regarding land donation and having less flammable materials on the homes. Trustee Petrucci inquired as to the access to the recreation area and the Applicant stated there are sidewalks and trails that would lead to this area.

- b. Fire Authority Budget Amendment

Supervisor Fountain invited Hartland Deerfield Fire Authority Chief Adam Carroll to come forward and turned the meeting over to Manager Luce. Manager Luce stated this is an amendment for support of the Fire Authority for the remainder of this fiscal year. This amendment would

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transfer funds for operating and capital budget needs. Treasurer Horning stated this was discussed in detail in our last work session. She then stated the Township collects the fire millage funds and acts as custodian for the fire department. She stated the Board approves their budget and makes quarterly payments to the fire department to cover their budget needs from the 206 Fire Fund, which can only be used for the fire department. Supervisor Fountain stated the 206 Fire Fund also acts as a reserve fund for the fire department.

**Move to approve the Hartland Deerfield Fire Authority amended 2024-2025 budget as presented. The Township will pay the additional township share owed for capital expenditures in the amount of \$91,927, as soon as reasonably possible.**

Motion made by Treasurer Horning, Seconded by Trustee O'Connell.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Absent: None

c. Proclamation for Trustee Matt Germane

Trustee Germane requested to say a few words stating he has been involved in the Township for 32 years in basically four phases, as a Volunteer, as a Consultant, as a Planning Commissioner, and as a Township Board member for the last 14 years. He stated he got involved in working with the Township because of his family history. His grandfather purchased a farm at Bullard and Dunham roads in 1946 and served on the Hartland School Board and was a Hartland Schools bus driver. His grandfather's name is on the placard at the Village building currently being used for pre-school. Trustee Germane also stated that his father was the Township Treasurer for many years and if his memory served him correctly, he was the last Treasurer before current Treasurer, Kathie Horning was elected. He stated that in 1992, a development was coming into the Township, Wolverine Gas and Oil, where they wanted to install two natural gas wells in the southeast area of the Township and the Township Board created the Hartland Environment Advisory Committee (HEAC) and he was recommended by the Township Engineer, and selected by the Supervisor, to serve on this committee. Some of the main things they worked on was gas sweetening plant on one of the local farms and the updates to the 1994 Hartland Comprehensive Plan. He stated during his years of service he worked with four Township Supervisors, three Township Managers and two Township Attorneys. In the early 2000's the Township decided to build a water distribution system and a new sewer system, along with purchasing property for potential parks. As a consultant for MPS he did the environmental site assessments for the two parks currently in the Township. He stated that because of his involvement as a volunteer, and as a consultant, it provided him with exposure to the Township and the Supervisor, and when an opening came up on the Planning Commission (PC) he was asked to serve, and he accepted. During his time on the PC they built the Shops at Waldenwoods and the current Hartland High School. He stated he worked with many smart people on the Planning Commission, and he felt it important to recognize the value they provide to the Township. Many of the Planning Commissioners went on to serve on the Township Board. He stated he is a graduate of the MSU Citizen Planner Program and he would highly recommend that any Township official attend this program. He served on the Road Commission Committee during the discussions of the M-59 widening project and that all projects along the M-59 corridor through Hartland, Genoa and Howell townships had to be verified by this Committee. He also served on the Livingston County Solid Waste Management Committee whose purpose was to verify that the County had enough landfill space for the solid waste that we generate. He felt his knowledge and experience as an Environmental Engineer was very helpful to this Committee. He stated he was appointed to the Board initially, where he was selected from a group of around ten other applicants, when one of the Trustees was appointed Clerk, He has since run for Trustee three times serving for

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an additional 12 years and also ran once as a County Commissioner. He stated he enjoyed the campaigning aspect as it gave him the opportunity to meet with neighbors, many of which he had never met. He stated one of the highlights of his tenure on the Board was being appointed by Governor Snyder to be a founding member of the legislative mandated Environmental Permit Review Committee where they heard grievances from permit applicants on decisions of the Department of Environmental Great Lakes and Energy (EGLE) and had the authority to uphold, overturn, or refer complaints back to EGLE. He was chosen as Chair of this Committee by his peers, and was one of only 2 of the 15 members who were reappointed by Governor Whitmer. He stated he will miss all of the Board, but he will be keeping very busy as he is currently serving on the Board of Directors for the Michigan Cattlemen's Association, and the Michigan Meat Association, with other farmers and ranchers. He has also served for the last 12 years on the national environmental committee for the National Cattlemen's Beef Association. He stated that most importantly he is currently servicing as the Vice President for the Hartland Enrichment and Recreation Association, know as HERO. HERO is a non-profit organization that operates an afterschool program on Hartland Road commonly know as the Teen Center and stated donations are always welcome, as they serve over 50 students on a daily basis. In conclusion, he thanked the public for the opportunity to serve and stated he gets a kick from seeing the Bullard family farm image on the Township web page from time to time, as it is the same farm that was purchased by his grandfather from the Lloyd Bullard, the namesake of Bullard Road and Bullard Lake. He stated that before the new Board gets sworn in tonight, and begins next month, he knows that the Hartland Township government will remain in capable hands, and he looks forward to Hartland remaining a great place for people to call home.

Supervisor Fountain stated the the Township has a Proclamation to present to Trustee Germane and asked Clerk Ciofu to read the Proclamation into the record. Clerk Ciofu then read the Proclamation.

## 8. Board Reports

Trustee O'Connell - Thanked Trustee Germane for his years of service and stated he was a great mentor for her.

Trustee McMullen - Thanked Trustee Germane for his service to the Township.

Trustee Petrucci - Stated we will miss Trustee Germane and he knows he will stay involved in the community in some way. He also welcomed newly elected Trustee Brett Lubeski.

Clerk Ciofu - Stated at the last Board meeting he thanked the residents of Hartland for the orderly conduct in making the November Election go very smooth in Hartland Township. He stated he failed to mention that a big part of that orderly process was due to the Clerk's Department staff, Election Chairs, Election Inspectors, and the Clerk's Temporary staff's diligence and efforts in making this happen. He stated he could not thank them enough for their contributions to this Election and previous Elections in February and August. Special thanks go out to Deputy Clerk Heather Cosgrave and Election Assistant Casey Louis of the Clerk's Department. He wanted to let them know that he could not do this job without their outstanding assistance in the Election process and his overall Clerk's duties. He stated he would also like to thank Trustee Germane for the many questions he posed during meetings that made him want to go back and research many of the issues Trustee Germane brought forward. He thanked Trustee Germane for teaching him that there is always something to be learned from each Board member's questions, comments, and concerns. He also thanked Trustee Germane for all of the assistance he provide to him personally during our tenure and wished him the very best in whatever comes his way in the future. He also welcomed newly elected Trustee Brett Lubeski and stated he looked forward to working with him in the coming years.

Treasurer Horning - Thanked Trustee Germane and stated she will miss having him sitting next to her and their little sidebar conversations. She stated in her 22 years on the Board, that Trustee Germane

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was one, if not the top, Board member. She stated he was always so thoroughly prepared, coming in ahead of time, asking questions, and providing information to all of the Board. She stated that Trustee Germane was just a top-notch Board member, and mentioned to newly elected Trustee Brett Lubeski that it is going to be difficult to fill those shoes.

Trustee Germane - Gave a brief update on the gas processing plant that had some contamination issues regarding one of the chemicals used in the plant called sulfolene. He stated that over the last eight or nine years there has been a remediation project going on at this site to remove the sulfolene from the groundwater. He stated that working with the State government and the consultant for the gas company they have, by biological action, been able to remove all of the sulfolene from the groundwater from all of the monitoring wells. The closure plan requires that they have four consecutive quarters of non-detectable levels. Trustee Germane stated he received the report yesterday and we are non-detect for the third consecutive quarter. Trustee Germane then gave a brief overview of the remediation process.

Supervisor Fountain - Thanked Trustee Germane for all of his years of service to the Township in various roles and stated he had nothing further to add to tonight's reports.

[BRIEF RECESS]

During the recess, the Honorable Daniel B. Bain, District Court Judge, 53<sup>rd</sup> District, Livingston County, Michigan gave the Oath of Office to the incoming Hartland Township Board of Trustees.

## 9. Information / Discussion

### a. Manager's Report

Supervisor Fountain gave a brief overview of the Board meeting process and Township Manager's role in the Township and then turned the meeting over to Manager Luce. Manager Luce stated that Director Hable attended the Livingston County Road Commission (LCRC) meeting last week and we finally made some headway on Blaine Rd. In 2021, the Township requested a speed study be done for Blaine Rd to determine the speed limit for the road, and the study proved that 35 mph was the adequate speed for this stretch of Blaine Rd. Michigan Compiled Laws states, if the County can prove that a road is not a through street, but is actually a subdivision and a residential area then it can be 25 mph. He stated we are not at this stage yet but, the County has agreed to post the residential area of Blaine Rd. at 35 mph. Manager Luce reported that staff is working on road millage projections for the newly passed road millage and there is a plan for roads we have prepared to be paved. He stated that over a ten-year period, road costs may change, and we are forecasting road millage revenue and expenses for our road plan to determine if we will need to bond for some roads. He stated the two large projects in the plan are Bergin Rd. and Pleasant Valley Road, and we are in the budgeting process for these roads. He stated that both of these projects will have partial matches from the County.

He reminded the Board that the next Board meeting is now set for December 10th and there will be a special joint PC/Board meeting on December 12th to discuss a sample traffic study as to its makeup and purpose. He stated at the December 10th meeting we will be discussing the new sewer rates from the County, which have not increased and will be held at current rates. He gave a brief update on the Pressure Reducing Valve (PRV) and informed the public that the work that was recently done near Charyl Stockwell School was the installation of a 12' valve on the water main, so that when the PRV is installed we will be able to shut down the water main and Charyl Stockwell will still have water. We anticipated the delivery of the PRV in December but, have now been told it will be in February.

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Manager Luce stated there was a Veterans Memorial Committee meeting today with the landscape contractor. We have also installed a new power pole and transformer behind the Township Hall specifically for the Memorial. Trustee Petrucci stated that we eliminated two of the flags shown in the rendering down to three flags and we added two lights to these flags. He stated he and Supervisor Fountain held a Veteran Breakfast last week with 45-50 veterans and he thought this would be a good time to get feedback from the veterans. He stated that the addition of the seventh service, the Space Force, left one blank spot on the monument and discussion was held on what, if anything, should go on this area. He brought up the fact that the Township considered a service animal logo and there was support from the veterans for this. A discussion was held on a service animal logo. Clerk Ciofu stated that, with all respect to service animals, he did not feel this was appropriate for a veteran's memorial and if we wished to honor service animals, he suggested a later project at a different site in the park similar to the War Dog Memorial in Brighton. He also stated he was concerned with the long-term aspect of the monument regarding a potential eighth service being created. Treasurer Horning stated that these service animals saved lives, and she was in support of this. Supervisor Fountain took a poll of the Board and it was decided to go forward with the service animal logo. Trustee Petrucci also gave a brief overview of the newly proposed donor wall that would be separate from the Memorial. Manager Luce stated that this would be in lieu of the previously designed donor plaque and would allow for additional donor recognition in the future. Clerk Ciofu inquired as to the cost of the wall as we are very close to our budget without this wall. Supervisor Fountain requested that the Committee get costs for the wall and bring this back to the Board.

Manager Luce stated he also wanted to thank Trustee Germane and stated he had a longstanding weekly call with Trustee Germane to discuss various operational issues and he appreciated Trustee Germane's drive to understand daily operations, and stated he learned a lot from these discussions with him. He thanked him for his guidance and support over the years.

**10. Adjournment**

**Move to adjourn the meeting at 8:20 p.m.**

Motion made by Trustee Germane, Seconded by Trustee McMullen.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Absent: None

Submitted by



Larry N. Ciofu, Clerk