

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
July 23, 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 and Planning Director Troy Langer.

4. Approval of the Agenda

Move to approve the agenda for the July 23, 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

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Move to approve the agenda for the July 23, 2024 Hartland Township Board meeting as presented.

Motion made by Treasurer Horning, Seconded by Trustee Germane.

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. 07-09-24 Hartland Township Board Regular Meeting Minutes

7. Pending & New Business

- a. Site Plan PD Application #24-003 Redwood Living Planned Development (PD) Phase II – Preliminary PD Site Plan (**Revised Plans dated June 6, 2024**)

Supervisor Fountain gave a brief overview of the Redwood Phase II project. Ian Graham of Colliers Engineering & Design introduced himself as the Civil Engineer on behalf of Redwood Homes. Supervisor Fountain turned the meeting over to Planning Director Troy Langer. Director Langer gave a brief overview of the Planned Development (PD) process stating there are three steps to the

PD process. The first being the Concept Plan that goes to both the Planning Commission (PC) and the Board where no formal decisions are made on the project, but comments are provided to the Applicant regarding the Concept Plan. The second phase is the Preliminary Plan where the PC holds a public hearing on the request, and the the plan is significantly more detailed. The PC held a public hearing in April 2024 where public comments were heard. The PC requested several changes to the plan and the Applicant went back and did some revisions to the plan. The revised plan was brought back to the PC on June 27th and the PC discussed the revised plans and recommended approval of the plan. This brings us to the Township Board tonight for a determination on the Preliminary Plan. The last phase of the PD process is the Final PD where we will be looking at the legal instruments of the plan and the rezoning of the parcel. Director Langer then gave a brief overview of the Redwood Phase II project stating it will consist of 130 units, where Phase I was 148 units. The property is located to the west of Phase I within the northern portion of the Hartland Glen Property. The building layout will be designed to match Phase I, which is under construction. Trustee Petrucci inquired as to whether the questions that residents had at the public hearing have been met, particularly the drainage issues. Director Langer stated some of the issues that were brought up at the public hearing were not practicable, but we did fill some gaps in landscaping to better screen existing structures, moved some units around, and resolved some fence and sign issues in the revised plan. The Applicant stated a concern of the residents at the public hearing was a connection road to the west subdivisions and he stated they are not proposing any road connections to the west. As to the drainage, everything will be approved by the County and EGLE, as they will require an EGLE Permit for this project, so all drainage will be under their review and approval. Trustee O'Connell stated that residents are very concerned with the potential further development of 1361 units on the remaining Hartland Glen property and the effects this would have on the community. Director Langer stated that the 1361 units was a mathematical calculation in the staff outline for the public hearing based on the remaining acreage of Hartland Glen times four units per acre. In actuality, with working with the configuration of the property regarding the layout of the roads and areas of wetlands, and the remaining REU's on this property it would be unlikely to get to those number of units.

Move to recommend approval of Site Plan/PD #24-003, the Preliminary Planned Development Site Plan for Redwood Living Planned Development Phase II, as outlined in the staff memorandum dated June 20, 2024.

Motion made by Treasurer Horning, Seconded by Clerk Ciofu.

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

Voting Nay: None

Absent: None

b. Site Plan/PD Application SP/PD #24-006 – Highland Reserve Planned Development Final Plan

Mike West of Green Development Ventures came forward. Director Langer gave a brief overview of the three step PD process stating this project is at the Final Phase dealing with the legal documents of the Master Deed, the PD Agreement, and several Easement Agreements. He stated the PC has recommended the approval of the Final PD with the caveat of minor attorney comments that need to be completed. The PC approval was subject to the attorneys approving the documents. This is now before the Board for approval, along with the approval of the Resolution to rezone the property from CA to PD. Director Langer stated this property is located east of Redwood Phase I at Cundy Rd. and M-59, on the south side of M-59, and is approximately 40 acres in area. The applicant is proposing 101 single family homes, 35 of which will be rental occupied and the remaining 66 will be owner occupied. In the northwest corner is about two acres that will be for future commercial use. He stated the commercial would follow our general commercial standards

and would be limited in use as spelled out in the PD Agreement. Mr. West wanted to thank Director Langer for all of his assistance in the comprehensive, but necessary, three step process as he has always been available, very responsive, and helpful. He stated it was nice to have the assistance of a Township Official during this process. Clerk Ciofu inquired as to the Homeowner's Agreement (HOA) citing 101 units, which would include the renters, and the provision in the HOA regarding the allowing of sheds, in light of previous statements that the rental units that have rear yards facing M-59 would not be allowed to have any accessory structures. Mr. West stated the 35 rental units would not be part of the HOA but would be in a Joint Maintenance Agreement with the HOA. Clerk Ciofu stated the HOA specifically mentioned 101 units in the HOA and he wanted to make sure the rental units do not have accessory structures on M-59. Mr. West confirmed that the rental units will not be allowed to have accessory structures. Director Langer stated the rental units have a building pad and with setbacks from the building there is not likely to be enough room to build an accessory structure. Director Langer and Mr. West will work with the attorneys to ensure no rental units will be allowed accessory structures. Supervisor Fountain stated that he understood the rental homes could be sold in the future. Mr. West stated it could be a condominium, or part of a site condominium. Supervisor Fountain wanted to ensure that if this were to occur, there would be language in the agreements that would prohibit accessory structures. Mr. West stated he would have no objections to this provision. Trustee Germane inquired of the applicant as to whether he was agreeable to the Resolution language and Mr. West said he agreed with the Resolution language as written.

Move to approve Site Plan/PD Application #24-006, the Final Planned Development Site Plan for the Highland Reserve Planned Development, as outlined in the attached resolution.

Motion made by Trustee O'Connell, Seconded by Trustee Petrucci. Roll call vote taken.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane,
Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None
Absent: None Motion passes 7 - 0 - 0

8. Board Reports

Treasurer Horning - Stated the Farmer's Market this Saturday is Christmas in July in the Rural King parking lot from 9:00 am to 1:00 pm. The Market is full, with 40 vendors, and there will be free ice cream for all.

Trustee Germane – Inquired of the Board that in our budget review for next year, whether we could re-evaluate the contract with the HERO Center. He stated that the income for the HERO center is not keeping pace with necessary expenditures. He stated the Township provides much of the HERO funding and since the HERO Center started about eleven or twelve years ago there has only been a \$2000 increase during this period. He believes we are in the second year of a three-year contract but he felt it would be very helpful for the HERO organization for the Board to look at this next year. Treasurer Horning stated this would be a good time to also look at the Senior Center contract. Supervisor Fountain stated the Senior Center gets contributions from other Townships and we should also discuss this with them.

Trustee O'Connell - No report

Trustee McMullen - No report

Trustee Petrucci - Stated the Veteran's Memorial Committee visited Fenton Memorial last week and there were discussions on various items regarding the monument, such as should it be in color or shaded black and white, and the number of Service Organizations emblems, now being at seven. It was proposed to have an eighth emblem, for the purpose of symmetry, being a Hartland Township emblem dedicated to residents that volunteer time for the betterment of our community. He also stated the concrete came in at a very good price.

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Clerk Ciofu - Stated today is the fourteenth day before the Election and if you want to register to vote you must come into the Township Hall with proof of residency to register to vote in the August 6th Election. He stated that this is an open primary and you can only vote one party, Democrat or Republican. If you cross over parties your vote will not count. Early Voting starts this Saturday, July 27th through Sunday, August 4th and the process is the same as it is at the precincts on Election Day, August 6, 2024.

Supervisor Fountain - No report.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager Luce gave a brief update on the Veteran's Memorial stating the Veteran's Committee visited Fenton Memorial regarding the monument for the proposed Veteran's Memorial. He passed out a rendering of the Monument and then led a brief discussion on the proposed size of the monument, the type and color of the monument stone, etching characteristics on various types of stone, potential verbiage of the etching on the stone, and the number of emblems on the monument and potential expansion aspects. Further discussion was held on the current and long-term maintenance of the monument, and foundation requirements, The consensus of the Board was that the proposed design was acceptable and we would order the three large stones and the two small expansion stones and that each Board member research slogans to honor Veterans to be etched on the Monument and provide comments to Manager Luce to compile for discussion at another Board meeting. Manager Luce stated we need to finalize the etching verbiage within a month. Manager Luce thanked the Board for their participation in the Joint Board/Planning Commission meeting last week and stated that he and Planning Director Langer received great feedback from this meeting. Manager Luce distributed a copy of the Citizen's Survey to the Board that will be used for discussion at a future Board work session. He also stated that the Road Millage renewal Resolution and Ballot Language will be on the August 7, 2024 Board meeting. Manager Luce stated we are installing split rail fence around the parking lot to inhibit vehicle vandalism on the park lawns. Manager Luce then gave a brief update on the Septage Receiving Station consent judgement documents. He gave a brief overview of how the surcharge program will work, and it will be documented in the Consent Judgement. He hopes to have the Township Attorney's final document this week and we may hold a Special Meeting next week to finalize the document. Trustee Petrucci gave a brief overview of the Hartland Deerfield Fire Authority's (HDFA) potential increase in the fire millage rate that is needed due to the effect of inflation is having on overall costs. A brief discussion was held on the increasing costs, the amount of the millage increase, current developments in the community and the related taxable values, and the timing of the ballot proposal for the fire millage. Manager Luce will schedule Fire Chief Adam Carrol to come to the next Board meeting to present his proposal.

10. Adjournment

Move to adjourn the meeting at 8:35 p.m.

Motion made by Clerk Ciofu, 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

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Submitted by



Larry N. Ciofu, Clerk