

HARTLAND TOWNSHIP JOINT BOARD OF TRUSTEES AND PLANNING COMMISSION  
SPECIAL MEETING MINUTES

July 18, 2024 – 7:00 PM

**APPROVED**

**1. Call to Order**

The meeting was called to order by Planning Commissioner Larry Fox at 7:00 p.m.

**2. Pledge of Allegiance**

**3. Roll Call**

PLANNING COMMISSION:

PRESENT: Chairperson Fox, Commissioner Eckman, Commissioner Grissim, Commissioner Mayer,  
Commissioner McMullen, Commissioner Mitchell.

ABSENT: Commissioner Murphy

BOARD OF TRUSTEES

PRESENT: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane (7:45 p.m.),  
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 Joint Planning Commission and Board of Trustees Special Meeting as presented.**

Motion made by Treasurer Horning, Seconded by Commissioner Grissim

Voting Yea: Fox, Eckman, Grissim, Mayer, McMullen, Mitchell, Fountain, Ciofu, Horning, O'Connell,  
Petrucci

Voting Nay: None

Absent: Murphy, Germane

**5. Call to Public**

No one came forward.

**6. Old and New Business**

a. Sewer District REU Availability

Township Manager Luce gave a brief overview of the status of the Townships REU's and the remaining REU's we have for sale. He presented a GIS map of the M-59/US-23 corridor and the REU's associated with developments in this area and stated we are running low on sewer REU's but have plenty of water REUs in this area. Items discussed were the allocation of REU's to subdivisions within the sewer district, the sewer infrastructure and capacity limitations, the effects that these limitations will have on future developments, and the fact that the sewer system was not designed to be expanded.

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## b. Blight, Code Enforcement, and Landscape Enforcement

Planning Director Langer gave a brief overview of the code enforcement issues and policies we have with regards to blight and landscape ordinances. He reviewed our current processes regarding formal complaints and code enforcement responses with regards to curing these violations. He stated that we try to avoid issuing tickets for residential issues by trying to resolve the issue with the individuals within 10 to 15 days. He reviewed the types of tickets we could issue regarding violations, being Township issued, and Court issued. He gave a brief overview of the commercial code violation issues stating we will take formal action on chronic violators. He stated, in past years, when we were more aggressive in pursuing landscaping violations, we received significant negative feedback from the businesses, which led to changing enforcement tactics. We also rely on the Township Surveys from residents. The surveys were a way to find out what the businesses' landscaping concerns were and the reasons for non-compliance with the landscaping ordinances. Responses from this survey led to an evaluation of the long-term compliance plan. He stated we hired a part time code enforcement officer this summer to work with businesses on landscaping violations before we would have to take formal corrective actions. Further discussion was held on the formal complaint process and confidentiality and the different code enforcement approaches we could take in resolving blight and landscape violations. A brief discussion was also held on a suggestion regarding the potential to review our ordinances to allow murals on buildings within the Township.

## c. Special Planning Areas

Planning Director Langer gave a brief overview of the Special Planning area of the Future Land Use Map at M-59 and Fenton/Pleasant Valley Roads. A discussion was held on the expectations for this area due to changes in ownership of various properties within this area. He stated the Future Land Use Map is part of the Comprehensive Plan that lays out the future intended use of the property. It is a tool that would allow for some deviation from the Zoning Map to include different uses that the Zoning Ordinance does not allow, such as allowing Commercial in a Residential area. A brief discussion was held on the development, and continued updates, to the Comprehensive Plan and Future Land Use Map. A brief discussion was also held on the potential paving and funding alternatives for several major gravel roads in this area.

## d. Improvements to M-59 and US 23 Intersection

Manager Luce gave a brief overview of the landscaping on the M-59 boulevard islands and US-23 entrance/exit areas. He stated that the Township has allocated funds to improve these areas and thanked Commissioner Grissim for all of her design work on this issue. He gave a brief history of the difficulties we have had with regards to MDOT restrictions, particularly with signs, and the rehabilitation and maintenance that we have done in the past in these areas. He stated our current plan is to look at the four triangles at the M-59/US-23 interchange first and then work our way to the east. Manager Luce and Public Works Director Scott Hable recently met with MDOT on what we could do with these four triangles to improve the aesthetics in this area, and the boulevards to the east of this area. He also reviewed the landscaping in the area east of the Ramco development that has overgrown its original design. He stated they found out that the Township could adopt all of these areas from the State. The State would basically require a drawing of what we would want these areas to look like and as long as it meets the criteria the State has, we would sign documents that state that we would adopt these areas and we would then be able to maintain them. Manager

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Luce gave a brief description of proposed plans for the interchange triangles and the entrance/exit areas of US-23 and the boulevards down to Clark Rd. A brief discussion was held on MDOT requirements for landscape maintenance and enforcement should we decide to adopt these areas.

**7. Call to Public**

Sam Yaldo came forward and stated he owned the property on the south end of the Special Planning area at M-59 and Pleasant Valley and his plan is for single family residential units with some duplexes. There will be a walkable area, open space, and a small playground for the neighborhood. This project would have connectivity to the Highland Reserve development to the west with access points to M-59 and Pleasant Valley. He stated he would be in favor of the paving of Pleasant Valley. Mr. Yaldo also gave an update on the sewer REU's related to this property.

A Trustee inquired as to the potential extension of the M-59 boulevard from Hartland to Howell. Manager Luce provided a brief update on the current plans per MDOT on this project, in that it is being considered, but there is nothing on the MDOT docket for this at this time.

**8. Adjournment of Special Meeting**

**Move to adjourn the meeting at 8:40 p.m.**

Motion made by Commissioner Grissim, Seconded by Trustee Petrucci

Voting Yea: Fox, Eckman, Grissim, Mayer, McMullen, Mitchell, Fountain, Ciofu, Horning, Germane, O'Connell, Petrucci

Voting Nay: None

Absent: Murphy

Submitted by.



Tom Murphy

Planning Commission Secretary