

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
July 15, 2025 – 7:00 PM

1. Call to Order

Supervisor Fountain called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

Supervisor Fountain requested that Treasurer Horning take the minutes and call the roll.

PRESENT: Supervisor Fountain, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

ABSENT: Clerk Ciofu

Also present were Township Manager Mike Luce and Public Works Director Scott Hable.

4. Approval of the Agenda

Move to approve the agenda for the July 15, 2025 Hartland Township Board meeting as presented.

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

Voting Yea: Supervisor Fountain, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Absent: Clerk Ciofu

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the July 15, 2025 Hartland Township Board meeting as presented.

Motion made by Treasurer Horning, Seconded by Trustee Petrucci.

Voting Yea: Supervisor Fountain, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Absent: Clerk Ciofu

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 06-17-25 Hartland Township Board Regular Meeting Minutes

7. Pending & New Business

- a. Site Plan /PD Application #25-010 Highland Road Self Storage Planned Development (PD) Final Plan

Supervisor Fountain invited the Applicant, Joe Qonja, forward and turned the meeting over to Planning Director Troy Langer. Director Langer gave a brief overview of the Planned Development

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(PD) for a climate-controlled storage facility located behind Arby's in front of the Best Western hotel. Director Langer recapped the PD process stating the first part is the conceptual plan which goes before the Planning Commission (PC) and the Township Board where no formal decisions are made, and the PC and the Board provide comments on the project. He stated the second part of the project is the preliminary plan review where the PC provides public notice and holds a public hearing on the project. This review gets into the details of the site plan, the architectural plan, landscape plans, and such, and the Applicant has completed that process with the PC and the Board and we are now at the final part of the PD process. This deals with the review of the PD Agreement, an easement document, and the rezoning of the property from its current zoning to PD. The PC discussed this at their July 10th meeting and recommended approval. Supervisor Fountain then inquired as to comments from the Applicant and the Board. Trustee O'Connell inquired as to whether the building will have fire suppression and Mr. Qonja confirmed it will. Trustee O'Connell also inquired as to storage items such as classic cars and Mr. Qonja stated this was not what they were going for and stated the size of the storage units may not be optimal, but it may be considered.

Move to approve Site Plan Application #25-010, the Final Planned Development Site Plan for Highland Road Self Storage Planned Development as outlined in the staff memorandum dated July 9, 2025 and the Resolution to rezone the subject property.

Motion made by Treasurer Horning, Seconded by Trustee McMullen. Roll call vote taken
Voting Yea: Supervisor Fountain, Treasurer Horning, Trustee Lubeski, Trustee McMullen,
Trustee O'Connell, Trustee Petrucci
Voting Nay: None
Absent: Clerk Ciofu Motion passes: 6 - 0 - 1

b. Site Plan/PD Application #25-004 Sawyer Ridge Residential Planned Development (PD) Preliminary Site Plan

Supervisor Fountain invited David Straub from MI Homes forward and turned the meeting over to Director Langer. Director Langer stated this is a PD located at the southwest corner of M-59 and Pleasant Valley Road comprising approximately 71 acres for a 172 lot residential subdivision. He stated these residential units will be in the 1500 to 2600 square foot range. This PD started with a conceptual plan that had 56 apartment units and was modified to eliminate the apartments to make it totally single family residential. That conceptual plan was before both the PC and the Board for comments, and they proceeded to the preliminary plan stage. The preliminary plan moved the access drive on M-59 further to the west upon request of MDOT. The PC held a public hearing at their June 12th meeting and there were many resident comments. The PC recommended approval of the single-family subdivision and it is now before the Board for review. If approved, it would proceed to the final plan stage. Mr. Straub introduced Sam Yaldo, the owner of the property, and Jason Rickard of Seiber Keast Lehner and his associate Brandon. Mr. Straub stated some of the primary concerns from residents at the PC meeting was traffic. He stated they will be under the jurisdiction of the Livingston County Road Commission (LCRC) for Pleasant Valley Rd. and MDOT for M-59 to determine if any road improvements will be needed. Mr. Straub gave a brief overview of the project stating they are proposing 172 units and he provided land density information, lot sizes, square footage and layout of homes, and information on open spaces and useable open spaces. He stated he has reached out to local neighbors, the Giegler Farms family to the south and the Levy Aggregate Mining company to the east regarding daily operations of both of these entities. Supervisor Fountain inquired as to whether the development will provide access to the development to the west of the property and Mr. Straub confirmed it would. Trustee Petrucci inquired as to the type of park indicated on the plan and Mr. Straub stated it will include playsets for the children, benches and pathways, and sidewalks throughout the development. Trustee Petrucci was concerned with the location of the park on a major roadway with regards to safety for

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the children. Mr. Straub indicated engineering would work on the best location for the park. Treasurer Horning stated many residents were looking for more single-family homes and she was appreciative of the elimination of the multifamily homes. Trustee O'Connell stated she was appreciative of the lesser density of the development. Trustee McMullen commented on the discussions in one of the meetings regarding putting the trees closer to the corners and she thought this may be a safety issue due to sight line obstruction and she would like to see the trees be further away from the intersections. She also stated she would like to see the homes in the south end of the development, next to the farm, have upgraded building material to reduce noise from the farming operation. Mr. Straub stated they will be reviewing tree locations to make sure they are outside the sightlines, and they will be doing further study on the noise coming from the farm to see if enhancement to those homes would be needed. Trustee O'Connell inquired as to the response to the Fire Department concerns regarding setbacks and request for Class 1 materials and Director Langer stated that the prior plan for this property, and the development to the west, had a requirement for material upgrades if the homes were 10 feet apart. He stated the HDFA letter indicated a 20 foot setback which was a deviation from the agreed upon 10 foot setbacks, which is still in place.

Move to approve the Site Plan/PD #25-004, the Preliminary Planned Development Site Plan for Sawyer Ridge Planned Development as outlined in the staff memorandum dated June 9, 2025.

Motion made by Trustee McMullen, Seconded by Trustee Petrucci.

Voting Yea: Supervisor Fountain, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Absent: Clerk Ciofu

- c. Site Plan with Special Land Use Application #25-007 (Automobile Repair – Minor) at 9990 Highland Road

Supervisor Fountain invited the applicant, Joe Mazur, to come forward and turned the meeting over to Director Langer. Director Langer stated this is a Special Land Use request for the LaFontaine property in front of Charyl Stockwell Academy on M-59. He stated the applicant is interested in purchasing this property for an automobile repair shop. He gave a brief overview of the differences between Automobile Repair - Minor and Automobile Repair – Major designations. Director Langer stated that an Automobile Repair - Minor is allowed by Special Use Permit in the General Commercial District. He stated notice was provided to surrounding property owners within 300 feet of this property and a Public Hearing was held at the July 10th PC meeting and there was no one who spoke on this case. The applicant is proposing to use the building as it is, will eliminate the parking spaces near M-59, and will provide landscaping screening in this area along with improvements to the parking area. Director Langer stated if all goes well for the applicant, he will come back at a later date with an expansion to the building and at that time the PC will discuss site improvements. PC recommended approval at the July 10th meeting. Mr. Mazur stated he is a Livingston County resident and operates four other locations in the Livingston County area. He stated he runs top notch operations that are clean, welcoming, and provide great customer service. Trustee Petrucci inquired as to noise regarding the neighbors and Mr. Mazur stated they do have air powered tools that are loud, but most of the work is being done with electric tools that are much quieter and easier on the mechanics.

Move to approve Special Land Use Permit and approve Site Plan Application #25-007, as outlined in the staff memorandum dated July 9, 2025

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

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

d. Site Plan #25-011 Urban Air Adventure Park Planned Development (PD) Concept Plan

Supervisor Fountain invited the Applicants, Nate Sumner and Kevin Johnson, forward and turned the meeting over to Director Langer. Director Langer gave a brief overview of the PD process, stating this was the conceptual stage of the process. He stated they were at the PC on July 10th for comments and they are here tonight for comments from the Board. The Applicant is proposing an activity center with rock climbing, trampolines, laser tag, zip lines, and more, all inside the building. He stated Urban Air is in several locations and generally occupies existing buildings. This location will be a new build and it is their design that will encompass 38,400 square feet located near the Old US-23 and M-59 intersection behind the Fountain Square development and between the Mackles restaurant site and US-23. He stated the property is around six acres and the building is somewhat centrally located on the property with parking on the north side, west side, and south sides of the building. He stated their entrance to the building will be on the southwest corner of the building and the primary access drive will on the south end of the existing complex from Old US-23. Director Langer stated there are no decisions to be made tonight and that the Board is providing general comments for the applicant. Mr. Sumner stated that there are no age limits, but they have some size limitations for certain activities and that their target market is from toddlers to teenagers. Trustee Petrucci stated he liked the look of the building and inquired if there will be water-based activities and Mr. Sumner stated there are no water-based activities. He also stated there will be places for party rooms and a casual restaurant area within the building. Trustee O'Connell stated she liked the project. Trustee Petrucci inquired as to whether staff will be medically trained given the various activities being proposed and Mr. Sumner stated Urban Air has safety protocols that will be implemented. Director Langer stated there were some issues at the PC regarding the silhouettes on the east end of the building that under normal zoning would have been classified as signs and probably would have exceeded what they were allowed for signage. He stated their architect was trying to create an environment that indicated "fun" for children. In a PD, this will be part of a total package that could be approved. Director Langer stated the property is not on Old US-23 and they may have a sign on Old US-23 that is not on their property.

e. 2025 Public Works Tractor and Implement Purchase

Public Works Director Scott Hable stated we previously approved a Letter of Intent for the purchase of this tractor to get the building process started due to the lead time it takes to get this tractor built. He stated there was a need for this tractor as many of the things this tractor can accomplish, we have been renting equipment and organizing deliveries at the water treatment plant with special equipment as we did not have the capability to offload the delivery. He stated the tractor will come with a front-end loader, brush hog, box blade, and forklifts and he is looking for approval from the Board to purchase this tractor hoping that by the end of this month it will be ready for delivery. Trustee McMullen inquired as to whether there were additional attachments other than the ones mentioned and Director Hable stated not with this purchase, but there are opportunities to add attachments in the future if warranted. Trustee Petrucci inquired as to whether additional quotes were obtained and Manager Luce stated we priced Kubota and Yanmars. Trustee Petrucci inquired as to whether there was a trailer to haul it around and Director Hable stated that a trailer was budgeted for this fiscal year.

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Move to approve the purchase of a new John Deere tractor and implements through Tri-County Equipment for a cost not to exceed \$59,821.94

Motion made by Trustee Petrucci, Seconded by Trustee Lubeski.

Voting Yea: Supervisor Fountain, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Absent: Clerk Ciofu

8. Board Reports

Treasurer Horning - No report
Trustee O'Connell - No report
Trustee Lubeski - No report
Trustee McMullen - No report
Trustee Petrucci - No report
Supervisor Fountain - No report

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager Luce stated he, Supervisor Fountain, Trustee O'Connell, and Trustee Lubeski met with three members of the Hartland Consolidated School Board (HCSB) last Monday to discuss the Livingston County Sheriff's Department (LCSD) contract, and it was to potentially negotiate the percentage of the contract paid by HCS. He stated we informed them this was not open for discussion and they would need to decide if they want to participate in the contract or not. Manager Luce felt leaving the meeting that these members of the HCSB had a better understanding of the contract provisions. He stated that the HCSB has approved the current contract with a 4-3 vote, and he will be bringing it to the Board soon as the contract expires on December 31, 2025. He stated the total cost of the contract is in our budgeted expenses and the contributions from the schools are captured in revenues. Manager Luce did state there was discussion regarding the HCSB seeking contributions from other Townships in the Hartland School District for the Sheriff's contract. Manager Luce stated that we have noticed vehicles parking on the entrance road to Heritage Park when the parking lot is half empty and working with the Hartland Deerfield Fire Department (HDFA) we have placed "No Parking - Fire Lane" signs, with the Hartland Township logo on them, on the entrance road. This will allow the LCSD Deputies and the HDFA Fire Marshall to issue parking tickets in this area. We have communicated this to our HAYAA partners. Manager Luce stated initially tickets will be issued with a warning designation but will soon be full violation tickets. A brief discussion was held on the overall size of large tournaments and the associated issues regarding parking. Manager Luce stated the Lockwood ribbon cutting for tomorrow has been canceled.

Manager Luce gave a brief update on the Veteran's Memorial stating Fenton Memorial is in the middle of moving, their laser machine is down, they don't have a phone line, and they are buying a new truck that they sent their driver to pick up from California. Manager Luce expressed his displeasure with the delays to the salesman, and the owner immediately came into the Township and told him the monument will be installed by the end of the month. He stated late last week the conduit was installed, the flag poles will be installed tomorrow, and the landscaper will be here in

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early August. Discussion was held on the next steps, and it was decided to postpone the September 9th opening celebration. Trustee Petrucci stated the Veteran's Committee recommended pushing the grand opening out until next year around Memorial Day and a brief discussion was held on potential dates for the dedication. Manager Luce stated we installed a new commercial water heater at the HDFA Station 61. Trustee Petrucci provided a update on the conditions of the restrooms at Settler's Park that are in need of some repairs.

10. Adjournment

Move to adjourn the meeting at 8:27 p.m.

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

Voting Yea: Supervisor Fountain, Treasurer Horning, Trustee Lubeski, Trustee McMullen,
Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Absent: Clerk Ciofu

Submitted by:

Larry N. Ciofu, Clerk