

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
September 05, 2023 – 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

PRESENT: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci (7:15 p.m.)

ABSENT: None

Also present were Interim Manager Mike Luce and Planning Director Troy Langer.

4. Approval of the Agenda

Move to approve the agenda for the September 5, 2023 Hartland Township Board meeting as presented

Motion made by Trustee O'Connell, Seconded by Clerk Ciofu.

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

Voting Nay: None

Absent: Trustee Petrucci

5. Call to the Public

Katy Michalski came forward and stated she was here tonight to introduce herself on behalf of Congresswoman Elissa Slotkin. She stated she was a Livingston and Oakland County field representative and wanted to explain her role and how their office can be of assistance to the Township and constituents. She mentioned Congresswomen Slotkin's committee assignments on the Armed Services Committee and the House Agricultural Committee. She stated the Congresswoman has a district office in Lansing but that she works primarily in Livingston County to help constituents interface with federal agencies where they may be having difficulties. She stated they also have a robust and responsive military and veterans affairs liaison. She is also available to facilitate letters of support for any grants that may be available for items such as fire and first responders, if those grant funds are either directly from the federal government or pass through the other agencies. She stated she just wanted to introduce herself and let the Board know that they are available to the Township. She stated with the recent tornado that went through the Congresswoman's district, and particular Livingston County, that they did reach out to all of the Townships to see if there was anything they could do to help, and stated that offer is still open.

Jeannine Gogolewski came forward and stated she is a Hartland Township resident and a Cromaine Library Trustee and was here tonight to inform the Board that the Cromaine Library District covers six municipalities encompassing all of Hartland Township, as well as portions of Brighton, Howell, Genoa, Oceola and Tyrone townships. She stated the Library serves all of Hartland Township and that they are interested in hearing about residents' experiences. They are currently doing a resident survey and stated if anyone would like to register for a focus group, they can see these events on the event calendar at Cromaine.org. She stated the Library is very interested in what the community has to say as they are doing their strategic planning and that she had surveys and information available if anyone was interested.

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6. Approval of the Consent Agenda

Move to approve the consent agenda for the September 5, 2023 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

Voting Nay: None

Absent: Trustee Petrucci

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 08-15-23 Hartland Township Board Regular Meeting Minutes
- d. Gen-X – Hartland High School Fireworks Permit Application
- e. Site Plan #17-016 – Release of Performance Bond for Bella Vita

7. Pending & New Business

- a. Site Plan #23-009 Climate controlled self-storage facility Planned Development (PD) Concept Plan

Supervisor Fountain invited the applicant to come forward and Reed Cooksey of Stonefield Engineering & Design came forward and stated he was representing the applicant. He gave a brief overview of the proposed development stating they recently went through the conceptual review with the Planning Commission (PC) where they had a very good discussion. He stated they are trying to bring a unique use to a community that does not have it. He stated that generally self-storage facilities are some sort of outdoor facility and that they are trying to bring a three story climate controlled facility to the community where the closest one is over a township away. Supervisor Fountain then turned the meeting over to Planning Director Langer. Director Langer gave a brief overview of the project providing the location as being on the west side of Old US-23, north of M-59, just north of the Arby's at this location. He stated the property was approximately 1.2 acres and does not have a direct frontage on M-59. This property is zoned General Commercial and storage facilities are not permitted in the Commercial zoning, so the applicant is pursuing this development as a Planned Development (PD). He stated they are proposing a three story building that has the appearance of a typical office building and is about 64,000 square feet with a building height of about 43 feet. He stated that we are at the initial phase of the PD which is the concept review where the applicant puts together what they are proposing. There are no decisions made in this phase, just comments regarding the project. The applicant has been before the PC in August and is now at the Board. If this project moves forward, the next step would be the preliminary phase where a detailed site, landscape, lighting, and building elevation plans would be presented. There would be a public hearing at the PC, who would then make a recommendation to the Board at this phase. The preliminary plan would then go before the Board who would make a final determination on the plan. The final phase would then be the review of legal instruments, easements, the PD agreement and possibly in this case the road maintenance agreement as this property is on a private road that predates our current road standards. Treasurer Horning inquired as to road the maintenance agreement as the Memorandum stated the records were unclear as to who has legal access to the service drive. Director Langer stated that he believes the Bank and Walgreen's opted out of any road maintenance agreement, so it would Arby's, this property, the Best Western, and the vacant land to the west of Best Western. There would probably be a need to create a road maintenance agreement if this project were to move forward. Treasurer Horning

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stated this would be our first three story building and inquired as to what types of items would be stored in the building and whether there would be defined parameters for what could be stored. The applicant stated that this is an indoor space more prevalent for people that are downsizing and would not want to store items in a non-climate controlled environment. He stated there would be restrictions on what you can store regarding hazardous materials, hours of operation, and things like that. Supervisor Fountain asked for a clarification as to how you would access the units for the second and third floors. The applicant stated there were three access drives, the southern one being for ingress only so that is a one way only circulation. There will be drive up units on the north side but the primary access for all internal units would be the internal center lane that goes under the building where there would be elevators to access the upper levels. Supervisor Fountain inquired as to whether there would be any other use for this building and the applicant stated that the property size and location would limit any potential future uses for this building. Trustee Petrucci inquired as to the access drive as being one way and whether it would need to be widened. The applicant stated that this was a private road and he believes the one way sign is for where the Arby's starts and it is not a legally binding one way road. It is a two way drive that will be analyzed to make sure it is adequate for the project, Arby's, Best Western, and fire department access. Director Langer stated that the access drive is 22 feet wide which would meet some of the private road standards but the PC did discuss the condition of the concrete road as it is in need of repairs and the applicant said they would look into this. Supervisor Fountain inquired as to how often someone would visit their storage unit and the applicant responded that a facility like this, at peak time, will get about nine cars per hour coming and going.

8. Board Reports

Trustee McMullen - No report.

Trustee Petrucci - Stated the Fire Study Committee met last week and he will let Interim Director Luce update the Board in his Manager's Report.

Clerk Ciofu - No report.

Treasurer Horning - The Farmer's Market only has a few more weeks left and it is probably nearing the end of the corn season and if you are looking for your Cub Scout popcorn they will be there this week. It is at Rural King from 9:00 am to 1:00 pm on Saturday.

Trustee Germane - Stated on behalf of the HERO Board, he wanted to thank the Township for all of the work that has been done at the HERO Center. All of the planned work was completed and now that school has resumed everyone is very happy at the Teen Center.

Trustee O'Connell - No report.

Supervisor Fountain - The Chamber Art Walk will be displaying around 88 pieces of art work in the community starting in a couple of weeks. Interim Director Luce stated the art will be displayed in local businesses around the community. There will be a depiction of the artwork in Settler's Park that will identify which business has which piece of artwork and residents can visit that business to view the actual artwork. The event will kickoff on September 23rd at Settler's Park with food trucks and live entertainment. Artists will also be eligible for scholarships through the Chamber.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Interim Manager Luce stated there was an accident at Settler's Park that took down one of the brick pillars at the entrance. He stated that everyone was okay and the individuals involved were fine. We have contacted the company that installed the original sign and they came out last week

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and we are awaiting a quote from them to get the sign repaired. He stated that Treasurer Horning informed him that we received the final payment due from Mayberry Homes. Supervisor Fountain gave a brief history of the Pleasant Valley/M-59 property regarding the original property owner's bankruptcy, the County taking over the property, penalties and interest paid by the Township, repurchase of the property by the Township, and sale of the property that led to the Mayberry payment schedule. He stated that this last payment has paid for all of the penalties and interest incurred twelve years ago and makes the Township whole on this sewer bond. Interim Manager Luce gave a brief overview of the Township Hall roof that is need of repair. He stated we are working on obtaining quotes. He stated he met with Finance Director Susan Dryden-Hogan and he stated that the budgeted funds transfer from the General Fund to the Capital Projects Fund will allow for us to pay for the new roof without having to remove any Capital Projects that are already in place. He stated the goal is to get the roof replaced this year, prior to winter. Trustee Petrucci inquired as to whether any damage to the roof caused by the two recent storms would be insurable and Interim Manager Luce stated that he and Finance Director Dryden-Hogan are looking into it. Interim Manager Luce informed the Board that there will be a Special Board meeting prior to the next Board meeting on September 19th at 6:30 p.m. regarding the Pffeffer, Hanniford & Palka Audit Presentation. He also stated that HAYAA Soccer would like to add a soccer field to the north east corner of Heritage Park. HAYAA Soccer is teaming up with Liverpool FC and will fund the total cost of installing a new field if the Board is willing to support it.

Interim Manager Luce stated that Genesee County handles Hartland's waste water and they have come up with a biosolids plan that they have run through the Livingston County Biosolids Committee. Land application of biosolids is an issue at this time with regards to PFAS and PFOA. Genesee County has sent the Township a letter stating the State of Michigan is looking at getting 33 townships to adopt a biosolid plan and Genesee County is asking us not to adopt the State plan at this time. Genesee County has asked to visit each township Board to discuss why they do not want the plan adopted, as it is not a long term solution and they would like to lay out a long term solution rather than adopting this short term solution. Interim Manager Luce then gave a overview of the Township landscape plan meeting with PC Commissioner Sue Grissim. He stated he believes we have decided on what species of plant could survive and thrive at the Township Hall and Commissioner Grissim will draft up a new plan that we will send out for quotes. He hoped to have this brought to the Board at the next Board meeting and to get it implemented in September.

Interim Manager Luce gave a brief overview of the Fire Study Committee meeting stating there were many good suggestions in the discussion from Trustees O'Connell and Petrucci, and Fire Chief Adam Carroll. A second meeting is to be held on September 23rd. Interim Manager Luce recommended a Board worksession at the next Board meeting regarding options prior to this next Committee meeting. Trustee Petrucci supported this suggestion. Trustee Germane stated he was unable to attend the first Committee meeting but noticed that the MTA has a training session specifically for Emergency Services and Fire Services on September 12 and he would be interested in going to this and reporting back to the Board. Supervisor Fountain inquired of Katy Michalski who was in the audience regarding First Responder Grants and Ms. Michalski stated she would send the Board some information. It was agreed that Interim Director Luce, Trustee O'Connell and Trustee Petrucci put together an agenda for a worksession item on this at the next Board meeting.

Inteim Director Luce stated we have recieved notice of the Mediation Hearing regarding the Septage Receiving Station and it will be on Monday, October 9, 2023 at 9:00 a.m. in Southfield. Livingston County has specified their three representatives, Commissioners Deaton, Drick, and Nakagiri, for the mediation, and he stated we need to determine who will represent the Township at mediation. After discussion it was determined that the three Township representatives, will be Supervisor Fountain, Interim Manager Luce, and Project Specialist Bob

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West. Trustee O'Connell and Clerk Ciofu will attend as non-participating spectators. Trustee Germane inquired as to why we are trying mediation again, when mediation has already failed once. Interim Manager Luce explained the previous mediation related to provisions in the Master Operating Agreement and this mediation is court ordered.

10. Adjournment

Move to adjourn the meeting at 7:55 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

Submitted by



Larry N. Ciofu, Clerk