

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
September 16, 2025 – 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

Supervisor Fountain stated that due to technical issues the meeting cannot be broadcast or will not be on You Tube this evening. He then led a moment of silence as requested by a Trustee.

3. Roll Call

PRESENT: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, 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

Move to approve the agenda for the September 16, 2025, 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 Lubeski, 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 September 16, 2025, Hartland Township Board meeting as presented.

Motion made by Clerk Ciofu, Seconded by Trustee Petrucci.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, 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. 09-02-25 Hartland Township Board Special Meeting Minutes
- d. 09-02-25 Hartland Township Board Regular Meeting Minutes
- e. Gen-X – Hartland High School Fireworks Permit Application

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7. Pending & New Business

a. Hartland Township Board of Review Appointment

Supervisor Fountain stated he, Manager Luce, and Assessing Director Amanda Carragan interviewed Frank Kinney for a position on the Board of Review. He stated he is a local resident and is very active in the community and he is recommending his appointment to the Board of Review.

Move to approve the appointment of Frank Kinney to the Hartland Township Board of Review, with a term expiring December 31, 2026.

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

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

Voting Nay: None

Absent: None

b. Site Plan Application SP/PD #25-014 – Urban Air Planned Development Final Plan

Supervisor Fountain invited the Applicant forward and gave a brief overview of the final stage of the Planned Development (PD). He then turned the meeting over to Planning Director Troy Langer. Director Langer gave a brief overview of the project stating the Applicant is proposing a Planned Development of an Urban Air activity center. He stated the property is located between US-23 and old US-23, south of M-59 behind Mackles and Fountain Square. He stated it will be an approximately 38,000 square foot activity center building with trampolines, zip lines, laser tag, and other events. Director Langer gave an overview of the three step PD process consisting of the conceptual stage, the preliminary stage, and the final stage. He stated the Applicant has completed the concept stage and the preliminary stage with the Planning Commission and the Board, and we are now at the Final stage often referred to the legal document stage. He stated they were at the PC last Thursday and the PC recommended approval and they are now before the Board tonight. He stated the PD Agreement and Easement documents are included in the package along with a Resolution to Rezone the property from General Commercial to PD. Trustee McMullen stated she thought the project will be a benefit for the community. The Applicant thanked the community for their support for the project and he stated they hope to break ground in the next 60 days.

Move to approve Site Plan Application #25-014, the Final Planned Development Site Plan for Urban Air Adventure Park Planned Development, as outlined in the staff memorandum dated September 10, 2025, and resolution.

Motion made by Trustee O'Connell, Seconded by Trustee McMullen. Roll call vote taken.

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

Voting Nay: None

Absent: None

Motion passes: 7 - 0 - 0

c. Station 62 Old 23 Approach Replacement

Manager Luce stated we budgeted for a replacement of the approach drive to the Hartland-Deerfield Fire Authority (HDFA) Station 62. He provided photos of the poor condition of the approach and stated they are looking at a concrete approach drive, along with improvements to curbing on the west side of the building to be able to push snow onto the grass area during the winter. The HDFA

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obtained four quotes ranging from around \$61,000 to \$100,000. In discussions with the HDFA it was decided that the best proposal was from T&M Asphalt Paving. Manager Luce stated there was a 15% contingency added to the proposal for restoration of the site and third-party material density testing and inspection.

Move to approve the approach replacement of the driveway at Station 62 in an amount not to exceed \$83,000 and allow the Public Works Director to act on behalf of the Township for decisions relating to the project.

Motion made by Clerk Ciofu, Seconded by Treasurer Horning.

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

Voting Nay: None

Absent: None

8. Board Reports

Trustee McMullen - Stated with all of the new developments coming before the Planning Commission and the Board, and listening to residents' concerns regarding traffic and what the businesses bring to the community, she wanted to let our residents know that we are listening to them, but traffic is somewhat out of our realm. She inquired of Manager Luce if he could provide some insight to this issue. Supervisor Fountain stated we are meeting in the near future with our State Representative and MDOT and EGLE on this issue. A brief discussion was held on local development's effects on traffic, the effect of pass-through traffic on our roads, MDOT delays in approving development site plans, referencing several developments that have been approved subject to MDOT approval, and a brief overview of the history of the improvements to the M-59/US-23 intersection. Further discussion was held on population growth, surrounding communities development, and events, that affect overall traffic. It was stated that our road millage has been utilized to provide alternate routes to alleviate the traffic going through the M-59/US-23 intersection. A key topic that was discussed was regarding the continuation of the boulevard from Hartland to Howell. A brief discussion was held on the State's road funding allocation, the County Commissioners role in road funding, and what we can possibly do to address this issue.

Trustee Petrucci - No report.

Clerk Ciofu - Stated we did get approved for the MAMC ADA Grant and funding should be coming soon. Grant funding will be used to update the restrooms for ADA compliance and to repair some of the existing ADA features of the Township Hall.

Treasurer Horning - Provided information to the Board from the Senior Center survey results and reviewed several of the items on the report. She also stated the entire tax roll for Hartland Township is \$17 million and they collected \$16.2 from July 1 to September 15. From September 1 to September 15 they collected \$12 million, stating 74% of the tax roll was collected in the last two weeks. On the last day they took 656 payments at \$1.8 million.

Trustee O'Connell - No report.

Trustee Lubeski - Reported that there was damage to the Meijer sign in Hartland Square near the roundabout on Hartland Rd. Manager Luce stated they became aware of this and they are working with the developer as it is their sign to repair.

Supervisor Fountain - Stated the Chamber's 2026 Polo Event has been scheduled for June 6-7, 2026. He also stated his six year term on the Chamber Board is expiring and they will be looking for a new Board member for their Board. He stated the Chamber/Township meeting will be this Thursday to discuss roads.

[BRIEF RECESS]

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9. Information / Discussion

a. Manager's Report

Manager Luce reminded the Board that this Friday will be the Work Session with Dr. Lew Bender from 8:30 am to 3:00 pm. He stated he is working on getting census data from 2008 to present to discuss the growth in the Township. He thanked the Board for all attending the Veterans Memorial flag raising prior to the meeting with some of the local Veterans. Manager Luce gave an update on the paving of Old US-23 north of M-59 to Crouse Rd stating that the Livingston County Road Commission (LCRC) would need to shut down the road for up to eight days so it was decided to move this project to next year with a guarantee that it will be completed when school is out of session. He stated that the County will honor the current contract pricing for next year. Manager Luce stated they will be looking to update our 2026 road millage schedule due to this. A brief discussion was held on possibly using a portion of our Capital Improvement Fund, if needed, to avoid bonding next year. Manager Luce stated with the change in the participants percentage we will need a budget amendment to make the first payment for the Police contract, so this will be on the next Board meeting. He stated we met with our Municipal Advisor and US Bank, the issuer of the bonds, on our Sewer Bonds and the bond that matures in 2031 is our bond, but the one that is callable in November 2025 is Livingston County's bond they did on behalf of Hartland Township. He stated he has sent a letter to the County to have them send us, and US Bank, a letter to call the bond. Trustee Petrucci inquired as to how we will be paying off the bond. Treasurer Horning stated we have the funds for both bonds invested in Huntington Bank and we have a payoff program to have funds available to make all of the payments prior to the when it is callable and to payoff the bonds when callable. Trustee Petrucci inquired if there has been any thought to having street lights along the M-59 corridor from Clerk Rd. to the Water Treatment Plant. A brief discussion was held on this issue. A brief discussion was held on which three Board members will be attending the meeting with our State Representative.

10. Adjournment

Move to adjourn the meeting at 8:13 p.m.

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

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

Voting Nay: None

Absent: None

Submitted by:

Larry N. Ciofu, Clerk