

HARTLAND TOWNSHIP BOARD OF TRUSTEES & PLANNING COMMISSION JOINT
SPECIAL MEETING FINAL MINUTES

April 06, 2023 – 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 Planning Commission Chair Fox, and Planning Commission Members Eckman, Grissim, Mayer, Mitchell, Murphy, Township Manager Bob West, Planning Director Troy Langer and Public Works Director Mike Luce..

4. Approval of the Agenda

Move to approve the agenda for the Hartland Board of Trustees & Planning Commission Joint Special Meeting for April 6, 2023.

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

Voting Yea: Supervisor Fountain, Township 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

There was no consent agenda for this meeting.

7. Pending and New Business

a. Water and Sewer Infrastructure Districts

Manager West gave a brief overview of the status of the water and sewer districts. He stated the water system was owned by Hartland Township and any expansion and/or changes to the system or rates are determined by Hartland Township. As to the sewer system he stated that we joined with Tyrone Township to send our sewage to the north to be treated by Genesee County at their Linden Plant. Because neither Hartland nor Tyrone were in Genesee County, Genesee County would not sign a contract with us, but since they had a relationship with Livingston County they signed an Interjurisdictional Agreement (IJA) for sewer operations with Livingston County. This allowed Hartland and Tyrone to work with Genesee County. Manager West stated that Genesee County would be treating the sewage, but it was our responsibility to get it there. We have a series of 23 pump stations over 16 miles to accomplish this. He displayed a chart of the sewer system and stated that when we purchased capacity, we purchased 9,048 Residential Equivalent Units (REUs) which is the universal metric by which utilities are measured. In simple terms one single family house is one REU. Businesses may be rated at more than one REU based on the type of business. Each jurisdiction can determine how many gallons per day are in an REU. Genesee

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County sells REU at 315 gallons per day but based on the data we have, Hartland Township rates them at 210 gallons per day. Of the initial 9,048 REUs purchased, Hartland Township purchased 4,286 and Tyrone purchased 4,762. Converting the Genesee County REU at 315 gallons to Hartland Townships REUs at 210 gallons effectively gave us 6,429 REU's for our sewer district. He stated we financed the sewer system 25 years ago by issuing bonds and we had to sell the REU's to make our bond payments to make the system come whole. Today, we have about 150 unallocated REUs remaining of the 6,429. There are not a whole lot of options for expanding the system given the physical limits of the pipe size. The size of the pipe dictates how much capacity would be available for future development and we need to be aware of this for proposed developments outside of the sewer district. He stated new developments would go through Livingston County for a capacity review with a concept plan before coming to the Planning Commission. This would also be a concern for the PC with regards to potential bonus density considerations for developments within the sewer district. Manager West then explained that much of the vacant land within the sewer district have already purchased REUs, and we are reviewing the possibility of repurchasing unused REUs and the potential for easing REU transfer restrictions to facilitate future development. He then gave a brief overview of the REU chart as to the REUs owned by, or allocated to, properties in the Township. He also gave a brief overview of the water system, as most developers want water and sewer, that indicated that some of the properties with sewer are a long way from the end of the current water system and it would be very expensive to extend water to these properties. A brief discussion was held on equalization basins and how they would help with flow issues.

b. Hartland Township Future Land Use and Development Forecast

Planning Director Langer then gave an overview of what Manager West's comments mean for future development. He presented the Future Land Use Map and stated the core development will remain on the M-59 corridor. He stated the properties to the north and south of M-59 are highly unlikely to be developed as high density, as we will probably not extend water and sewer to these areas. Director Langer stated that before a concept plan comes to the PC it goes through the Site Plan Review Committee to help the applicant with modifications or changes to be able to present a successful development plan. He stated that our last retail market analysis indicated that we were well positioned for retail expansion. However, after the last recession retailers and developers changed their criteria and now required three to five times the number of households to bring their business to Hartland. To get more retail development, and additional students for the school districts, we need more residential housing. The housing market can change over time and there is a shift to rental units now. As we review mixed use projects at the PC there is a concern regarding having too many rental units. There is also a concern as to the density needed for cost efficiencies to achieve somewhat affordable housing and with regards to various governmental agencies differences regarding building requirements, such as lot size, setbacks, drainage, building materials, and fire suppression requirements. Director Langer is looking for feedback from the PC and the Board on these issues that he can share with applicants at site plan reviews.

Discussion was held on recognizable benefits of projects related to bonus density, prospects for larger developments, the need for additional housing for retail development, trend towards rentals, the development of the bonus density provision and potential changes to this provision, and housing trends of younger individuals. Additional discussion was held on setbacks in planned developments, fire authority requirements, housing type alternatives in the short term and long term, and potential inventory of housing types from current developments.

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8. Adjournment

Move to adjourn the meeting at 9:00 p.m.

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

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

Voting Nay: None

Absent: None

Submitted by



Larry N. Ciofu, Clerk