



Board of Trustees

William J. Fountain, Supervisor Matthew J. Germane, Trustee
Larry N. Ciofu, Clerk Summer L. McMullen, Trustee
Kathleen A. Horning, Treasurer Denise M. O'Connell, Trustee
Joseph M. Petrucci, Trustee

Board of Trustees Regular Meeting Agenda Hartland Township Hall Tuesday, July 20, 2021 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Call to the Public
6. Approval of the Consent Agenda
 - a. Approve Post Audit of Disbursements Between Board Meetings
 - b. Approve Payment of Bills
 - c. 07-06-2021 Hartland Township Board Regular Meeting Minutes
7. Pending & New Business
 - a. Site Plan Application #21-011 – Hartland Senior Living Planned Development/PIRHL Final (PD)
 - b. Water Reliability Study
 - c. Dunham Rd Crosswalk
8. Board Reports
[BRIEF RECESS]
9. Information / Discussion
 - a. Manager's Report
 - b. Ordinance Enforcement Update
10. Adjournment

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Post Audit of Disbursements Between Board Meetings

Date: July 13, 2021

Recommended Action

Move to approve the presented disbursements under the post-audit resolution.

Discussion

The following disbursements have been made since the last board meeting:

Accounts Payable – \$879.37

July 15, 2021 Payroll - \$70,290.78

Financial Impact

Is a Budget Amendment Required? Yes No

All expenses are covered under the adopted FY22 budget.

Attachments

Post Audit Bills List 07.01.2021

Post Audit Bills List 07.07.2021

Payroll for 07.15.2021

07/12/2021 09:46 AM
User: SUSANC
DB: Hartland

CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK DATE FROM 07/01/2021 - 07/01/2021

Check Date	Bank	Check #	Payee	Description	GL #	Amount
07/01/2021	FOA	41302	AT&T	TELEPHONE	101-265-851.000	259.45
			TOTAL - ALL FUNDS	TOTAL OF 1 CHECKS		259.45
--- GL TOTALS ---						
101-265-851.000			TELEPHONE			259.45
			TOTAL			259.45

Check Date	Bank	Check #	Payee	Description	GL #	Amount
07/07/2021	FOA	41341	POSTMASTER	SUPPLIES/POSTAGE	536-000-727.000	309.96
		41341		SUPPLIES & POSTAGE	590-000-727.000	309.96
						<hr/> 619.92
			TOTAL - ALL FUNDS	TOTAL OF 1 CHECKS		619.92

--- GL TOTALS ---

536-000-727.000	SUPPLIES/POSTAGE	309.96
590-000-727.000	SUPPLIES & POSTAGE	309.96
	TOTAL	619.92

Check Register Report For Hartland Township
For Check Dates 07/15/2021 to 07/15/2021

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
07/15/2021	FOA	17026	ICMA VANTAGEPOINT TRANSFER AGENT	1,718.49	1,718.49	0.00	Open
07/15/2021	FOA	17027	ICMA VANTAGEPOINT TRANSFER AGENT	3,758.02	3,758.02	0.00	Open
07/15/2021	FOA	17028	ICMA VANTAGEPOINT TRANSFER AGENT	1,378.91	1,378.91	0.00	Open
07/15/2021	FOA	DD7261	BAGDON, KELLY M	1,923.13	0.00	1,339.75	Cleared
07/15/2021	FOA	DD7262	BEAUDOIN, DIANA K	956.18	0.00	850.81	Cleared
07/15/2021	FOA	DD7263	BERNARDI, MELYNDA A	1,174.10	0.00	904.56	Cleared
07/15/2021	FOA	DD7264	BROOKS, TYLER J	1,992.87	0.00	1,429.33	Cleared
07/15/2021	FOA	DD7265	BRUMMER, STEVEN E	360.00	0.00	317.16	Cleared
07/15/2021	FOA	DD7266	CASE, SUSAN E	1,846.80	0.00	1,223.60	Cleared
07/15/2021	FOA	DD7267	CIOFU, LARRY N	2,583.33	0.00	1,864.80	Cleared
07/15/2021	FOA	DD7268	COBB, SUSAN M	38.48	0.00	33.90	Cleared
07/15/2021	FOA	DD7269	DRYDEN-HOGAN, SUSAN A	3,388.82	0.00	2,413.72	Cleared
07/15/2021	FOA	DD7270	HEASLIP, JAMES B	2,979.50	0.00	1,770.46	Cleared
07/15/2021	FOA	DD7271	HORNING, KATHLEEN A	2,583.33	0.00	1,865.70	Cleared
07/15/2021	FOA	DD7272	JOHNSON, LISA	2,027.25	0.00	1,379.99	Cleared
07/15/2021	FOA	DD7273	KENDALL, ANTHONY S	105.85	0.00	97.76	Cleared
07/15/2021	FOA	DD7274	KOPCZYK, MARY ANN	486.75	0.00	428.82	Cleared
07/15/2021	FOA	DD7275	LANGER, TROY D	3,380.26	0.00	2,372.48	Cleared
07/15/2021	FOA	DD7276	LOUIS, CASEY	644.40	0.00	379.81	Cleared
07/15/2021	FOA	DD7277	LUCE, MICHAEL T	3,250.00	0.00	2,385.28	Cleared
07/15/2021	FOA	DD7278	MITCHELL, KYLE J	2,454.83	0.00	1,888.96	Cleared
07/15/2021	FOA	DD7279	MOCERI, VINCENT	625.00	0.00	567.98	Cleared
07/15/2021	FOA	DD7280	MORGANROTH, CAROL L	1,872.78	0.00	1,441.01	Cleared
07/15/2021	FOA	DD7281	RUF, ANDREW J	1,035.00	0.00	858.67	Cleared
07/15/2021	FOA	DD7282	SALMON, ROBERT L	1,147.50	0.00	944.28	Cleared
07/15/2021	FOA	DD7283	SHOLLACK, DONNA M	2,122.11	0.00	1,604.08	Cleared
07/15/2021	FOA	DD7284	VERMILLION, KAREN L	1,837.99	0.00	1,356.95	Cleared
07/15/2021	FOA	DD7285	WEST, ROBERT M	4,058.33	0.00	2,402.63	Cleared
07/15/2021	FOA	DD7286	WYATT, MARTHA K	2,894.18	0.00	2,087.20	Cleared
07/15/2021	FOA	EFT597	HSA EMPLOYER CONTRIBUTIONS	4,400.00	4,400.00	0.00	Cleared
07/15/2021	FOA	EFT598	FEDERAL TAX DEPOSIT	11,266.59	11,266.59	0.00	Cleared

Totals: Number of Checks: 031 70,290.78 22,522.01 34,209.69

Total Physical Checks: 3

Total Check Stubs: 28

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Payment of Bills

Date: July 13, 2021

Recommended Action

Move to approve the bills as presented for payment.

Discussion

Bills presented total \$35,570.46. The bills are available in the Finance office for review.

There are no notable invoices.

Financial Impact

Is a Budget Amendment Required? Yes No

All expenses are covered under the adopted FY22 budget.

Attachments

Bills for 07.20.2021

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
ACROBAT 45320 07/05/2021	ADOBE ACROBAT PRO SUBS , ,	07/05/2021 07/20/2021 / / 07/20/2021	1439985164 0.0000	FOA N N N	JULY 2021	15.89 0.00 15.89

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	15.89

VENDOR TOTAL: 15.89

ALLSTAR	ALLSTAR ALARM LLC	07/01/2021	313953	FOA	8/1/21 - 10/31/21 MONITORING AT FIRE	
45284 07/01/2021	8345 MAIN STREET WHITMORE LAKE MI, 48189	07/20/2021 / / 07/20/2021	 0.0000	N N Y		246.00 0.00 246.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
206-000-801.000	CONTRACTED SERVICES	246.00

ALLSTAR	ALLSTAR ALARM LLC	07/01/2021	314014	FOA	8/1/21 - 10/31/21 MONITORING AT TOWN	
45283 07/01/2021	8345 MAIN STREET WHITMORE LAKE MI, 48189	07/20/2021 / / 07/20/2021	 0.0000	N N Y		724.65 0.00 724.65

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	724.65

VENDOR TOTAL: 970.65

AMAZON.COM	AMAZON.COM	06/17/2021	112-0145647-0033	FOA	LOCKABLE DROP SLOT MAIL BOX	
45322 06/17/2021	, ,	07/20/2021 / / 07/20/2021	 0.0000	N N N		249.99 0.00 249.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	249.99

AMAZON.COM	AMAZON.COM	06/16/2021	113-6501542-0617	FOA	USB FLASH DRIVE	
45275 06/16/2021	, ,	07/20/2021 / / 07/20/2021	 0.0000	N N N		9.83 0.00 9.83

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-740.000	OPERATING SUPPLIES	9.83

AMAZON.COM	AMAZON.COM	06/01/2021	113-6615799-0835	FOA	MEN'S COOL DRI SHIRTS	
------------	------------	------------	------------------	-----	-----------------------	--

Vendor Code	Vendor name	BOTH OPEN AND PAID		Bank	Invoice Description	Gross Amount
Ref #	Address	Post Date	Invoice	Hold		Discount
Invoice Date	City/State/Zip	CK Run Date	PO	Sep CK		Net Amount
		Disc. Date	Disc. %	1099		
		Due Date				
45279		07/20/2021		N		40.93
06/01/2021	,	/ /	0.0000	N		0.00
		07/20/2021		N		40.93

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-719.100	UNIFORMS/CLOTHING ALLOWANCE	40.93

AMAZON.COM	AMAZON.COM	06/16/2021	113-8345738-6372	FOA	RECHARGEABLE BATTERIES	
45274		07/20/2021		N		27.32
06/16/2021	,	/ /	0.0000	N		0.00
		07/20/2021		N		27.32

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-740.000	OPERATING SUPPLIES	27.32

VENDOR TOTAL: 328.07

ANCHOR	ANCHOR SAFE COMPANY	05/26/2021	052621	FOA	OPEN SAFE	
45319		07/20/2021		N		395.00
05/26/2021	,	/ /	0.0000	N		0.00
		07/20/2021		N		395.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-930.000	REPAIRS & MAINTENANCE	395.00

VENDOR TOTAL: 395.00

BONDIE	BONDIE, JANET	07/13/2021	071321	FOA	FARMERS MARKET REFUND	
45350	528 ARGENTINE RD	07/20/2021		N		100.00
07/13/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/20/2021		N		100.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-000-652.000	FARMERS MARKET REVENUE	100.00

VENDOR TOTAL: 100.00

BRIGHTONAU	BRIGHTON AUTOMOTIVE	06/09/2021	060921	FOA	RODENT DAMAGE TO WIRING ON CHRYSLER	
45272	9827 E GRAND RIVER AVE	07/20/2021		N		974.54
06/09/2021	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		07/20/2021		N		974.54

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-239-930.000	REPAIRS & MAINTENANCE	974.54

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount

VENDOR TOTAL: 974.54

CEUPLAN	CEU PLAN	06/14/2021	66400	FOA	CLASSES FOR BOB	
45310		07/20/2021		N		172.55
06/14/2021	,	/ /	0.0000	N		0.00
		07/20/2021		N		172.55

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-957.000	EDUCATION/TRAINING/CONVENTION	172.55

VENDOR TOTAL: 172.55

CHLORIDE	CHLORIDE SOLUTIONS, LLC	07/03/2021	867	FOA	JULY 2021 DUST CONTROL	
45331	672 NORTH M-52	07/20/2021		N		1,950.86
07/03/2021	WEBBERVILLE MI, 48892	/ /	0.0000	N		0.00
		07/20/2021		N		1,950.86

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-463-969.002	ROAD CHLORIDE	1,950.86

VENDOR TOTAL: 1,950.86

CINTAS	CINTAS CORPORATION	07/12/2021	4089635346	FOA	MATS	
45338	P.O. BOX 630910	07/20/2021		N		54.11
07/12/2021	CINCINNATI OH, 45263	/ /	0.0000	N		0.00
		07/20/2021		N		54.11

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	54.11

VENDOR TOTAL: 54.11

CISCO	CISCO SYSTEMS, INC	06/03/2021	161-00303718	FOA	6/3/21 - 7/2/21 WEBEX	
45311		07/20/2021		N		15.85
06/03/2021	,	/ /	0.0000	N		0.00
		07/20/2021		N		15.85

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-946.000	PEG SERVER & SOFTWARE RENTAL	15.85

VENDOR TOTAL: 15.85

COMCAST	COMCAST	06/30/2021	061521	FOA	JUNE 2021 - WTP	
45309	P.O. BOX 70219	07/20/2021		N		306.90
06/30/2021	PHILADELPHIA PA, 19176-0219	/ /	0.0000	N		0.00
		07/20/2021		N		306.90

Vendor Code	Vendor name	BOTH OPEN AND PAID		Bank	Invoice Description	
Ref #	Address	Post Date	Invoice	Hold		Gross Amount
Invoice Date	City/State/Zip	CK Run Date	PO	Sep CK		Discount
		Disc. Date	Disc. %	1099		Net Amount
		Due Date				

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-805.000	INTERNET	306.90
COMCAST	COMCAST	06/21/2021 062121 FOA JUNE 2021 PHONE/INTERNET @ WTP
45270	P.O. BOX 70219	07/20/2021 N 205.08
06/21/2021	PHILADELPHIA PA, 19176-0219	/ / 0.0000 N 0.00
		07/20/2021 N 205.08

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-851.000	TELEPHONE	66.81
536-000-805.000	INTERNET	138.27
		<u>205.08</u>

COMCAST	COMCAST	06/26/2021 062621 FOA JUNE 2021 CABLE/INTERNET @ TOWNSHIP
45271	P.O. BOX 70219	07/20/2021 N 295.91
06/26/2021	PHILADELPHIA PA, 19176-0219	/ / 0.0000 N 0.00
		07/20/2021 N 295.91

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-805.000	INTERNET	178.35
577-000-806.000	CABLE TV FEES	117.56
		<u>295.91</u>

VENDOR TOTAL: 807.89

CRC	CONTRACTORS RENTAL CO	05/26/2021 179326 FOA RENTAL OF WHEEL LOADER
45282		07/20/2021 N 1,086.63
05/26/2021	,	/ / 0.0000 N 0.00
		07/20/2021 N 1,086.63

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-930.000	REPAIRS & MAINTENANCE	1,086.63

VENDOR TOTAL: 1,086.63

DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	07/01/2021 88314 FOA JULY 2021 - TRASH PICK-UP AT PARKS
45288	PO BOX 241	07/20/2021 N 300.00
07/01/2021	HARTLAND MI, 48353	/ / 0.0000 N 0.00
		07/20/2021 Y 300.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-801.000	CONTRACTED SERVICES	300.00

Vendor Code	Vendor name	BOTH OPEN AND PAID		Bank	Invoice Description	
Ref #	Address	Post Date	Invoice	Hold		Gross Amount
Invoice Date	City/State/Zip	CK Run Date	PO	Sep CK		Discount
		Disc. Date	Disc. %	1099		Net Amount
		Due Date				
DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	07/05/2021	88812	FOA	AUG - OCT 2021 WEEKLY GARBAGE REMOVA	
45291	PO BOX 241	07/20/2021		N		184.00
07/05/2021	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		07/20/2021		Y		184.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	184.00
VENDOR TOTAL:		484.00

0071	DTE ENERGY-STREET LIGHTS	06/30/2021	200172975507	FOA	JUNE 2021 STREETLIGHTS INCL MILLPOIN	
45300		07/20/2021		N		1,283.72
	P.O. BOX 630795					
06/30/2021	CINCINNATI OH, 45263-0795	/ /	0.0000	N		0.00
		07/20/2021		N		1,283.72

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-448-921.000	STREET LIGHTS	1,019.26
101-000-282.001	MILLPOINTE STREETLIGHTS DEPOSIT	242.17
101-000-282.002	FIDDLAR GROVE STREETLIGHT DEPOSIT	22.29
VENDOR TOTAL:		1,283.72

1115	ECONO PRINT	06/30/2021	66821	FOA	INSERTING NEWSLETTER WITH 2021 SUMME	
45290	10312 DEXTER-PICKNEY ROAD	07/20/2021		N		88.83
06/30/2021	PINCKNEY MI, 48169	/ /	0.0000	N		0.00
		07/20/2021		N		88.83

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-577-900.000	PRINTING & PUBLICATIONS	88.83

1115	ECONO PRINT	06/30/2021	66822	FOA	PRINTING OF 2021 SUMMER TAX BILLS	
45289	10312 DEXTER-PICKNEY ROAD	07/20/2021		N		2,030.08
06/30/2021	PINCKNEY MI, 48169	/ /	0.0000	N		0.00
		07/20/2021		N		2,030.08

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-253-811.000	TAX PREPARATION	2,030.08

VENDOR TOTAL:		2,118.91
---------------	--	----------

EXXON	EXXON MOBIL	05/26/2021	052621	FOA	FUEL	
45308		07/20/2021		N		44.65
05/26/2021	,	/ /	0.0000	N		0.00

Vendor Code	Vendor name	BOTH OPEN AND PAID		Bank	Invoice Description	Gross Amount
Ref #	Address	Post Date	Invoice	Hold		Discount
Invoice Date	City/State/Zip	CK Run Date	PO	Sep CK		Net Amount
		Disc. Date	Disc. %	1099		
		Due Date				

Open		07/20/2021		N		44.65
------	--	------------	--	---	--	-------

GL NUMBER	DESCRIPTION	AMOUNT
101-751-930.000	REPAIRS & MAINTENANCE	44.65
VENDOR TOTAL:		44.65

FIRSTIMPRE	FIRST IMPRESSION PRINT & MARKETING	07/02/2021	77733	FOA	NEWSLETTER	
45339	907 FOWLER ST.	07/20/2021		N		1,504.29
07/02/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/20/2021		N		1,504.29

Open						
------	--	--	--	--	--	--

GL NUMBER	DESCRIPTION	AMOUNT
101-577-900.000	PRINTING & PUBLICATIONS	1,504.29
VENDOR TOTAL:		1,504.29

GALLUP	GALLUP	06/01/2021	190806692239	FOA	EMPLOYEE ENGAGEMENT SURVEY	
45276		07/20/2021		N		315.00
06/01/2021	,	/ /	0.0000	N		0.00
		07/20/2021		N		315.00

Open						
------	--	--	--	--	--	--

GL NUMBER	DESCRIPTION	AMOUNT
101-172-957.000	EDUCATION/TRAINING/CONVENTION	315.00
VENDOR TOTAL:		315.00

MARKETEER	GEORGE MOSES CO	07/01/2021	070121	FOA	JULY 2021 AD	
45301	P.O. BOX 686	07/20/2021		N		165.00
07/01/2021	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		07/20/2021		N		165.00

Open						
------	--	--	--	--	--	--

GL NUMBER	DESCRIPTION	AMOUNT
101-751-956.000	FARMERS MARKET	165.00
VENDOR TOTAL:		165.00

GODADDY	GO DADDY	06/11/2021	1884224020	FOA	HARTLAND WATER.COM	
45321		07/20/2021		N		24.99
06/11/2021	,	/ /	0.0000	N		0.00
		07/20/2021		N		24.99

Open						
------	--	--	--	--	--	--

GL NUMBER	DESCRIPTION	AMOUNT
536-000-900.000	PRINTING & PUBLICATIONS	24.99

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount

VENDOR TOTAL: 24.99

GOLDENREFR	GOLDEN REFRIGERANT	07/01/2021	59919	FOA	FREON REMOVAL FROM CLEAN-UP DAY EVEN	
45299	31800 INDUSTRIAL RD	07/20/2021		N		360.00
07/01/2021	LIVONIA MI, 48150	/ /	0.0000	N		0.00
		07/20/2021		N		360.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-441-801.000	CONTRACTED SERVICES	360.00

VENDOR TOTAL: 360.00

0150	HARTLAND CONSOLIDATED SCHOOLS	06/30/2021	172844	FOA	JUNE 2021 FUEL	
45346	9525 E HIGHLAND ROAD	07/20/2021		N		459.43
06/30/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/20/2021		N		459.43

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-239-860.000	GASOLINE	61.27
536-000-860.000	GASOLINE	398.16
		459.43

VENDOR TOTAL: 459.43

HARTTREASU	HARTLAND TOWNSHIP TREASURER	07/13/2021	0821100039-SUMME	FOA	SUMMER TAX 08-21-100-039 DUNHAM RD	
45349	2655 CLARK RD	07/20/2021		N		9.29
07/13/2021	HARTLAND MI, 48353	/ /	0.0000	Y		0.00
		07/20/2021		N		9.29

Open

GL NUMBER	DESCRIPTION	AMOUNT
401-444-956.200	PROPERTY TAXES	9.29

HARTTREASU	HARTLAND TOWNSHIP TREASURER	07/13/2021	0821200026-SUMME	FOA	2021 SUMMER TAX 08-21-200-026 DUNHAM	
45348	2655 CLARK RD	07/20/2021		N		1,100.76
07/13/2021	HARTLAND MI, 48353	/ /	0.0000	Y		0.00
		07/20/2021		N		1,100.76

Open

GL NUMBER	DESCRIPTION	AMOUNT
401-751-956.200	PROPERTY TAXES	1,100.76

HARTTREASU	HARTLAND TOWNSHIP TREASURER	06/30/2021	10372 2NDQTR2021	FOA	2ND QTR 2021 - MEDIANS	
45313	2655 CLARK RD	07/20/2021		N		468.20
07/07/2021	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		07/20/2021		N		468.20

Open

Vendor Code	Vendor name	BOTH OPEN AND PAID		Bank	Invoice Description	
Ref #	Address	Post Date	Invoice	Hold		Gross Amount
Invoice Date	City/State/Zip	CK Run Date	PO	Sep CK		Discount
		Disc. Date	Disc. %	1099		Net Amount
		Due Date				

GL NUMBER	DESCRIPTION	AMOUNT
101-463-920.005	UTILITIES - WATER	468.20
HARTTREASU	HARTLAND TOWNSHIP TREASURER	06/30/2021 2655-00 2NDQTR21 FOA 2ND QTR 2021 - TOWNSHIP HALL DOMESTI
45314	2655 CLARK RD	07/20/2021 N 477.68
07/07/2021	HARTLAND MI, 48353	/ / 0.0000 N 0.00
		07/20/2021 N 477.68

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-920.005	UTILITIES - WATER	477.68
HARTTREASU	HARTLAND TOWNSHIP TREASURER	06/30/2021 2655-01 2NDQTR21 FOA 2ND QTR 2021 - TOWNSHIP HALL IRRIGAT
45315	2655 CLARK RD	07/20/2021 N 654.01
07/07/2021	HARTLAND MI, 48353	/ / 0.0000 N 0.00
		07/20/2021 N 654.01

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-920.005	UTILITIES - WATER	654.01
HARTTREASU	HARTLAND TOWNSHIP TREASURER	06/30/2021 3191 2NDQTR2021 FOA 2ND QTR 2021 - HERO TEEN CENTER
45316	2655 CLARK RD	07/20/2021 N 298.09
07/07/2021	HARTLAND MI, 48353	/ / 0.0000 N 0.00
		07/20/2021 N 298.09

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-920.004	UTILITIES - SEWER	149.09
101-265-920.005	UTILITIES - WATER	149.00
		298.09

HARTTREASU	HARTLAND TOWNSHIP TREASURER	06/30/2021 9751 2NDQTR2021 FOA 2ND QTR 2021 - WTP
45317	2655 CLARK RD	07/20/2021 N 831.98
07/07/2021	HARTLAND MI, 48353	/ / 0.0000 N 0.00
		07/20/2021 N 831.98

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-920.004	UTILITIES - SEWER	831.98
HARTTREASU	HARTLAND TOWNSHIP TREASURER	06/30/2021 SPRANGER 2Q2021 FOA 2ND QTR 2021 - SPRANGER FIELD
45318	2655 CLARK RD	07/20/2021 N 175.48
07/07/2021	HARTLAND MI, 48353	/ / 0.0000 N 0.00
		07/20/2021 N 175.48

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-920.004	UTILITIES - SEWER	175.48

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount

VENDOR TOTAL: 4,015.49

HUBBELROTH	HUBBELL, ROTH & CLARK, INC.	06/02/2021	188122	FOA	WALDENWOODS CONSTR OBSER THRU 5/15/2	
45344	PO BOX 824	07/20/2021		N		630.00
06/02/2021	BLOOMFIELD HILLS MI, 48303-0824	/ /	0.0000	N		0.00
		07/20/2021		Y		630.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-400-801.100-0012	WALDENWOODS CAMPGROUND IMPROVEMENTS	630.00

VENDOR TOTAL: 630.00

HUNT2	HUNTINGTON NATIONAL BANK	07/06/2021	32377	FOA	5/1/21 - 4/30/22 2019 SPEC ASSMT REF	
45294	ATTN CORPORATE TRUST DEPT	07/20/2021		N		500.00
	L-3632					
03/02/2021	COLUMBUS OH, 43260	/ /	0.0000	N		0.00
		07/20/2021		N		500.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
354-000-996.000	BOND FEES	500.00

HUNT2	HUNTINGTON NATIONAL BANK	06/02/2021	34595	FOA	8/1/21 - 7/31/22 CAPITAL IMP BONDS S	
45341	ATTN CORPORATE TRUST DEPT	07/20/2021		N		500.00
	L-3632					
06/02/2021	COLUMBUS OH, 43260	/ /	0.0000	N		0.00
		07/20/2021		N		500.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
204-000-996.000	BOND FEES	500.00

HUNT2	HUNTINGTON NATIONAL BANK	06/02/2021	34596	FOA	8/1/21 - 7/31/22 CAPITAL IMP BONDS S	
45342	ATTN CORPORATE TRUST DEPT	07/20/2021		N		500.00
	L-3632					
06/02/2021	COLUMBUS OH, 43260	/ /	0.0000	N		0.00
		07/20/2021		N		500.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
204-000-996.000	BOND FEES	500.00

VENDOR TOTAL: 1,500.00

ITRIGHT	I.T. RIGHT	07/01/2021	20169033	FOA	8/1/21 - 10/31/21 OFFICE 365 BUSINES	
45323	PO BOX 160	07/20/2021		N		1,500.00
07/01/2021	BATH MI, 48808	/ /	0.0000	N		0.00
		07/20/2021		N		1,500.00

Open

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount

GL NUMBER	DESCRIPTION	AMOUNT
577-000-946.000	PEG SERVER & SOFTWARE RENTAL	1,500.00
ITRIGHT	I.T. RIGHT	07/08/2021 20169103
45337	PO BOX 160	07/20/2021
07/08/2021	BATH MI, 48808	/ / 0.0000
		07/20/2021

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	670.00

VENDOR TOTAL: 2,170.00

JGRAFIX	J GRAFIX	06/01/2021 0139	FOA	NEWSLETTER	
45305		07/20/2021	N		50.00
06/01/2021	,	/ / 0.0000	N		0.00
		07/20/2021	N		50.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-577-801.000	CONTRACTED SERVICES	50.00

VENDOR TOTAL: 50.00

LAFONTAINE	LAFONTAINE AUTOMOTIVE GROUP	06/10/2021 061021	FOA	REPAIRS ON TYLERS TRUCK	
45281	4000 W HIGHLAND ROAD	07/20/2021	N		1,619.06
06/10/2021	HIGHLAND MI, 48357	/ / 0.0000	N		0.00
		07/20/2021	N		1,619.06

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.002	REPAIRS & MAINTENANCE TRUCKS	1,619.06

VENDOR TOTAL: 1,619.06

0220	LIVINGSTON COUNTY TREASURER	06/30/2021 063021	FOA	BOR/PRE ADJUSTMENTS	
45304	200 E. GRAND RIVER	07/20/2021	N		290.07
06/30/2021	HOWELL MI, 48843	/ / 0.0000	N		0.00
		07/20/2021	N		290.07

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-299-850.000	TAX CHARGEBACKS	290.07

VENDOR TOTAL: 290.07

LDPA	LIVINGSTON DAILY PRESS & ARGUS	06/11/2021 061121	FOA	JUNE 2021	
------	--------------------------------	-------------------	-----	-----------	--

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
45306		07/20/2021		N		8.99
	3964 SOLUTIONS CENTER					
06/11/2021	CHICAGO IL, 60677-3009	/ /	0.0000	Y		0.00
		07/20/2021		N		8.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-577-801.000	CONTRACTED SERVICES	8.99
LDPA	LIVINGSTON DAILY PRESS & ARGUS	
45343		
	06/30/2021 3967102	FOA JUNE 2021 PUBLICATIONS
	07/20/2021	N
		350.00
06/30/2021	3964 SOLUTIONS CENTER	
	CHICAGO IL, 60677-3009	/ /
		0.0000
		07/20/2021
		N
		350.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-215-900.000	PRINTING & PUBLICATIONS	150.00
101-400-900.000	PRINTING & PUBLICATIONS	100.00
101-410-900.000	PRINTING & PUBLICATIONS	100.00
		<u>350.00</u>

VENDOR TOTAL: 358.99

MASTERS	MASTERS TELECOM LLC	06/24/2021	10066	FOA	JUNE 2021 EFAX SERVICE	
45268		07/20/2021		N		17.95
06/24/2021		/ /	0.0000	N		0.00
		07/20/2021		N		17.95

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-851.000	TELEPHONE	17.95

VENDOR TOTAL: 17.95

LCDPA	MICHIGAN.COM	07/12/2021	071221	FOA	8/1/21 - 1/31/22 SERVICE	
45333	PO BOX 742520	07/20/2021		N		125.01
07/12/2021	CINCINNATI OH, 45274-2520	/ /	0.0000	N		0.00
		07/20/2021		N		125.01

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-101-804.000	MEMBERSHIP & DUES	125.01

VENDOR TOTAL: 125.01

NORM'S	NORM'S ICE CREAM	06/15/2021	061521	FOA	REFUND SALES TAX	
45264	700 N MILFORD RD	07/20/2021		N		(7.50)
06/15/2021	HIGHLAND MI, 48357	/ /	0.0000	N		0.00

Vendor Code	Vendor name	BOTH OPEN AND PAID		Bank	Invoice Description	
Ref #	Address	Post Date	Invoice	Hold		Gross Amount
Invoice Date	City/State/Zip	CK Run Date	PO	Sep CK		Discount
		Disc. Date	Disc. %	1099		Net Amount
		Due Date				

Open 07/20/2021 N (7.50)

GL NUMBER	DESCRIPTION		AMOUNT
101-751-956.000	FARMERS MARKET		(7.50)
NORM'S	NORM'S ICE CREAM	06/15/2021	36
45263	700 N MILFORD RD	07/20/2021	FOA ICE CREAM CART FOR FARMERS MKT CHRIS
06/15/2021	HIGHLAND MI, 48357	/ /	N 132.50
		0.0000	N 0.00
		07/20/2021	N 132.50

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-956.000	FARMERS MARKET	132.50

VENDOR TOTAL: 125.00

PB PLUMBIN	PB PLUMBING	06/29/2021	10286716	FOA	PRESSURE ASSIST TOILET/RE-ROUTE PLUM	
45287	2440 W HIGHLAND RD, STE 104	07/20/2021		N		640.00
06/29/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/20/2021		Y		640.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
401-751-970.006	SPRANGER FIELD	640.00

PB PLUMBIN	PB PLUMBING	07/07/2021	10374146	FOA	EXCAVATE CURB KEY AT 2360 CLARK RD	
45328	2440 W HIGHLAND RD, STE 104	07/20/2021		N		1,272.00
07/07/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/20/2021		Y		1,272.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	1,272.00

PB PLUMBIN	PB PLUMBING	07/07/2021	10376573	FOA	EXCAVATE CURB KEY AT 11085 MATTHEW L	
45327	2440 W HIGHLAND RD, STE 104	07/20/2021		N		1,272.00
07/07/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/20/2021		Y		1,272.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	1,272.00

PB PLUMBIN	PB PLUMBING	07/08/2021	10386188	FOA	REPLACE IRR WTR METER AT BIG BOY	
45332	2440 W HIGHLAND RD, STE 104	07/20/2021		N		289.00
07/08/2021	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/20/2021		Y		289.00

Open

Vendor Code	Vendor name	BOTH OPEN AND PAID		Bank	Invoice Description	
Ref #	Address	Post Date	Invoice	Hold		Gross Amount
Invoice Date	City/State/Zip	CK Run Date	PO	Sep CK		Discount
		Disc. Date	Disc. %	1099		Net Amount
		Due Date				

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	289.00
VENDOR TOTAL:		3,473.00

1180	PETER'S TRUE VALUE HARDWARE	07/05/2021	58433	FOA	MOTOR OIL	
45292	3455 W. HIGHLAND ROAD	07/20/2021		N		60.98
07/05/2021	MILFORD MI, 48380	/ /	0.0000	N		0.00
		07/20/2021		N		60.98
Open						

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	60.98
VENDOR TOTAL:		60.98

REALCOMP	REALCOMP	06/01/2021	408681	FOA	USER FEES JULY - SEPT	
45278		07/20/2021		N		201.00
06/01/2021	,	/ /	0.0000	N		0.00
		07/20/2021		N		201.00
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-209-804.000	MEMBERSHIP & DUES	201.00
VENDOR TOTAL:		201.00

RBL	REALITY-BASED LEADERSHIP	05/25/2021	052521	FOA	MAY 2021	
45269		07/20/2021		N		27.00
05/25/2021	,	/ /	0.0000	N		0.00
		07/20/2021		N		27.00
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-192-957.000	EDUCATION/TRAINING/CONVENTION	27.00
VENDOR TOTAL:		27.00

JOHNSON	ROSATI, SCHULTZ, JOPPICH&AMTSBUECHLER	07/09/2021	07/09/2021	FOA	ORDINANCE ENFORCEMENT MATTERS	
45345	27555 EXECUTIVE DRIVE, SUITE 250	07/20/2021		N		229.50
07/09/2021	FARMINGTON HILLS MI, 48331	/ /	0.0000	N		0.00
		07/20/2021		Y		229.50
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-722-826.000	LEGAL FEES	229.50
VENDOR TOTAL:		229.50

SERVICEPRO	SERVICEPRO	07/06/2021	JUNE 2021	FOA	JUNE 2021 CLEANING SERVICES AT TWP H	
------------	------------	------------	-----------	-----	--------------------------------------	--

Vendor Code	Vendor name	BOTH OPEN AND PAID		Bank	Invoice Description	
Ref #	Address	Post Date	Invoice	Hold		Gross Amount
Invoice Date	City/State/Zip	CK Run Date	PO	Sep CK		Discount
		Disc. Date	Disc. %	1099		Net Amount
		Due Date				
45312	7510 PARKWOOD DRIVE	07/20/2021		N		880.00
07/06/2021	FENTON MI, 48430	/ /	0.0000	N		0.00
		07/20/2021		Y		880.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-704.000	MAINT. WORKER WAGES	880.00
VENDOR TOTAL:		880.00

SHUTTERSTO	SHUTTERSTOCK.COM	06/17/2021	061721	FOA	JUNE 2021	
45307		07/20/2021		N		29.00
06/17/2021	,	/ /	0.0000	N		0.00
		07/20/2021		N		29.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-577-801.000	CONTRACTED SERVICES	29.00
VENDOR TOTAL:		29.00

SNEATH	SNEATH, WILLIAM	07/13/2021	071321	FOA	FARMERS MARKET SIGNAGE	
45347	13897 CLYDE RD	07/20/2021		N		137.70
07/13/2021	HOLLY MI, 48442	/ /	0.0000	N		0.00
		07/20/2021		N		137.70

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-956.000	FARMERS MARKET	137.70
VENDOR TOTAL:		137.70

STAPLES	STAPLES	07/03/2021	8062794516	FOA	MISC SUPPLIES	
45293	PO BOX 660409	07/20/2021		N		127.86
07/03/2021	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		07/20/2021		N		127.86

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	124.87
101-265-740.000	OPERATING SUPPLIES	2.99
		127.86

STAPLES	STAPLES	07/10/2021	8062861010	FOA	MISC SUPPLIES	
45336	PO BOX 660409	07/20/2021		N		79.87
07/10/2021	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		07/20/2021		N		79.87

Open

GL NUMBER	DESCRIPTION	AMOUNT
-----------	-------------	--------

Vendor Code	Vendor name	BOTH OPEN AND PAID		Bank	Invoice Description	
Ref #	Address	Post Date	Invoice	Hold		Gross Amount
Invoice Date	City/State/Zip	CK Run Date	PO	Sep CK		Discount
		Disc. Date	Disc. %	1099		Net Amount
		Due Date				

101-265-740.000 OPERATING SUPPLIES 79.87

VENDOR TOTAL: 207.73

EGLE	STATE OF MICHIGAN	06/02/2021	060221	FOA	DRINKING WTR OP TRAINING/CERTIFICATI	
45280	EGLE-SWPF CASHIERS OFFICE	07/20/2021		N		70.00
	P.O. BOX 30657					
06/02/2021	LANSING MI, 48909-8157	/ /	0.0000	N		0.00
		07/20/2021		N		70.00

Open

GL NUMBER DESCRIPTION AMOUNT
 536-000-957.000 EDUCATION/TRAINING/CONVENTION 70.00

EGLE	STATE OF MICHIGAN	06/23/2021	062321	FOA	DRINKING WTR OP TRAINING/CERTIFICATI	
45277	EGLE-SWPF CASHIERS OFFICE	07/20/2021		N		95.00
	P.O. BOX 30657					
06/23/2021	LANSING MI, 48909-8157	/ /	0.0000	N		0.00
		07/20/2021		N		95.00

Open

GL NUMBER DESCRIPTION AMOUNT
 536-000-957.000 EDUCATION/TRAINING/CONVENTION 95.00

VENDOR TOTAL: 165.00

TLS	TLS CONSTRUCTION LLC	06/09/2021	1608	FOA	2" WATER LINE REPAIR	
45340	2000 N BURKHART RD	07/20/2021		N		4,771.00
06/09/2021	HOWELL MI, 48855	/ /	0.0000	N		0.00
		07/20/2021		N		4,771.00

Open

GL NUMBER DESCRIPTION AMOUNT
 536-000-930.001 REPAIRS & MAINTENANCE SYSTEM 4,771.00

VENDOR TOTAL: 4,771.00

USA	USA BLUE BOOK	07/06/2021	653068	FOA	TUBE ASSEMBLY FOR PUMPS	
45324	P.O. BOX 9004	07/20/2021		N		659.28
07/06/2021	GURNEE IL, 60031-9004	/ /	0.0000	N		0.00
		07/20/2021		N		659.28

Open

GL NUMBER DESCRIPTION AMOUNT
 536-000-740.000 OPERATING SUPPLIES 659.28

USA	USA BLUE BOOK	07/07/2021	654732	FOA	REAGENT IRON FERROVER	
45329	P.O. BOX 9004	07/20/2021		N		95.67
07/07/2021	GURNEE IL, 60031-9004	/ /	0.0000	N		0.00
		07/20/2021		N		95.67

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	95.67

VENDOR TOTAL: 754.95

WILLIAMS	WILLIAMS, HANNAH	07/13/2021	071321	FOA	FARMERS MARKET REFUND	
45351	191 PRESTWICK TRAIL	07/20/2021		N		100.00
07/13/2021	HIGHLAND MI, 48357	/ /	0.0000	N		0.00
		07/20/2021		N		100.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-000-652.000	FARMERS MARKET REVENUE	100.00

VENDOR TOTAL: 100.00

TOTAL - ALL VENDORS: 35,570.46

FUND TOTALS:

Fund 101 - GENERAL FUND	17,370.92
Fund 204 - MUNICIPAL STREET FUND	1,000.00
Fund 206 - FIRE OPERATING	246.00
Fund 354 - 2009 M-59 ROAD IMPROVEMENTS BOND	500.00
Fund 401 - CAPITAL PROJECTS FUND	1,750.05
Fund 536 - WATER SYSTEM FUND	12,854.58
Fund 577 - CABLE TV FUND	1,848.91

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: 07-06-2021 Hartland Township Board Regular Meeting Minutes

Date: July 14, 2021

Recommended Action

Move to approve the Hartland Township Board Regular Meeting minutes for July 6, 2021.

Discussion

Draft minutes are attached for review.

Financial Impact

None

Attachments

7-6-2021 HTB Minutes - DRAFT

DRAFT

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 attending remotely from Fort Myers, FL.

ABSENT: None

Also present were Township Manager Robert West, Public Works Director Michael Luce, Planning Director Troy Langer, and Assessor Jim Heaslip.

4. Approval of the Agenda

Move to approve the agenda for the July 6, 2021, Hartland Township Board meeting as presented with the change of moving 7 d. to 7 a.

Motion made by Treasurer Horning, Seconded by Clerk Ciofu.

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

Voting Nay: None

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Manager West informed the Board that the significant item for Livingston County Treasurer was for the Township's decision in early 2020 to purchase property at tax sale and includes taxes dating back to 2007. This has been accounted for in our Sewer Boyle Model for many years and has just been finalized.

Move to approve the consent agenda for the July 6, 2021, Hartland Township Board meeting as presented.

Motion made by Trustee Germane, 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

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 06-15-2021 Hartland Township Board Regular Meeting Minutes
- d. Approve Permit for Fireworks Display – Waldenwoods

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

July 06, 2021 – 7:00 PM

7. Pending & New Business

- a. Site Plan/PD Application #20-012 Newberry Place Planned Development – Preliminary Site Plan (Pattern Book submitted on April 15, 2021)

Supervisor Fountain gave a brief introduction of the project and invited Bob Schroeder and David Straub from Mayberry Homes to come forward. Planning Director Troy Langer gave a brief history of the Mayberry/Newberry project. He stated that this project has some roots that go back into the 1990's and it actually predates these applicants. It was shown on the Future Land Use Map as a special planning area and ultimately fast forwarding to today, this project is being presented as a Planned Development (PD). The first step in a PD process is a conceptual review by both the Planning Commission (PC) and the Township Board and the applicant has completed that process. The second step is a public hearing at the PC, which was completed in June. The PC held the public hearing on June 10, and had a special meeting on June 17, where they then recommended approval of the PD. It then goes to the Township Board for preliminary review which is where we are at today. The remaining phase of this planned development will be the final PD which will also go to the PC and to the Township Board and for this project that will be the end of the PD. Each of the proposed structures, phases, or any portion of the project the applicant may want to proceed with will be an independent separate site plan review that will go to the PC and at that point they will review the PD as an Ordinance in addition to the Zoning Ordinance for reviewing the site plan.

Director Langer then gave a brief overview of the project. He stated the project was just over 108 acres with four districts, Single Family Detached Only Residential, Single Family Residential, Mixed Use, and Commercial. He then gave a brief overview of the permitted uses in each of the four districts. Mr. Schroeder and Mr. Straub then responded to questions from the Board. Treasurer Horning inquired as to the status of the list of items that needed to be completed from the Planning Department Memorandum of June 2, 2021. Mr. Straub responded that these items were being worked on. Mr. Schroeder gave a brief overview of what they were trying to accomplish in each district to satisfy residents and make the project marketable at the same time. Director Langer stated that once the final PD is approved by the PC and the Board this would basically become a re-zoning of the property from Conservation Agricultural (CA) to PD. This would then allow the applicant to proceed to site plan review that would go back to the PC to ensure the detailed site plan is consistent with the PD and the Zoning Ordinance. The site plan process could be done in phases to adapt to potential changes in the housing market over time. Supervisor Fountain stated that the Township is meeting with MDOT with regards to road improvements and lights for the intersection with regards to this development. Trustee O'Connell stated that are still concerns of residents with the traffic flow and back-ups at this intersection. Director Langer referred to the MDOT letter of 2017 warranting a light at this intersection at that time and that the applicants traffic engineer provided a letter that indicated MDOT's letter as still being valid, which Director Langer forwarded to MDOT. Mr. Schroeder stated that the 2017 Plan that was reference in the MDOT letter was considerably denser than the current plan.

Move to approve the Site Plan/PD Application #20-012 Newberry Place Planned Development - Preliminary Site Plan (Pattern Book submitted by applicant on April 15, 2021) with the 7 conditions listed in the Planning Director Troy Langer's, memo to the Board dated June 29, 2021.

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

July 06, 2021 – 7:00 PM

Motion made by Trustee Germane, Seconded by Clerk Ciofu. Roll call vote taken
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane,
Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None Motion passed: 7-0-0

b. Appraisal for Tax Appeal

Assessor Jim Heaslip brought before the Board a recommendation to approve the appraisal agreement with Valbridge Property Advisors to appraise a property under the name Hartland Glen Development, commonly called Hartland Glen Golf Course. They filed for a tax appeal for the 2020 year and also the 2021 year. They feel the property is worth about \$800,000. Appraiser Heaslip has it evaluated at just over \$3 million. He stated he has tried to reach out to them multiple times trying to find out what their thought process is, what they feel the value is, and why they feel it is worth just about \$800,000 and has received no response at all. Because of the time schedule of the tribunal you get to a point in time where you have to make a decision to move forward with at least making this request. We always try to continue to negotiate, but when they are not responding, we have to continue to move forward. Included in the information presented here is a bid proposal from five different firms. One did decline to quote because they are currently doing work for Hartland Glen and it would be a conflict of interest. The firm that Assessor Heaslip is recommending is Valbridge Property Advisors, James Hartman. They are known as a golf course specialty valuation firm across the country. They have also appraised Hartland in prior tribunals at least three times and we were successful in all of those appeals. Assessor Heaslip stated that we are required by the Tax Tribunal and the State Tax Commission to provide support for our valuation and if we did not, the Tribunal would grant Hartland Glen their valuation of \$800,000. So, if we did nothing, over the two years, we would lose around \$80,000 for all taxing authorities. It would affect the Township itself by around \$7200 for the appraisal. Other attorney costs would be incurred, but this would be covered by the legal fee budget at this time.

Move to approve the appraisal agreement with Valbridge Property Advisors and the budget amendment for \$7200 per Assessor Jim Heaslip's memo dated July 6, 2021.

Motion made by Treasurer Horning, Seconded by Clerk Ciofu.

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

c. Michigan Townships Association (MTA) Principles of Governance

Supervisor Fountain gave a brief overview of the Michigan Township Associations (MTA) Principals of Governance regarding the code of conduct for the Township Board. Township Manager West stated that Hartland Township is a member of the MTA and part of that membership does include abiding by their principals and goals which is what this form acknowledges. It shows recognition that the Township Board supports the mission as well as the standards set forth by the MTA. Generally, the MTA will resubmit the Principles of Governance to the Townships when there is a change at the Board level, but they were delayed due to the COVID scenario. Trustee Germane inquired as to whether there were any changes to the document from the previously signed document. Manager West stated that the MTA reviews this document yearly, but there have been no changes to the listed standards since our last signed document.

Move to approve the Township Board to reaffirm the Michigan Township Association Principals of Governance.

Motion made by Treasurer Horning, Seconded by Clerk Ciofu.

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

Voting Nay: None

dc. Utilities REU Classification Table Updates

Manager West gave a brief overview of a Residential Equivalency Unit (REU) which is the impact that a commercial business will have on the water and sewer systems as to their equivalency to a single-family residential home, or a residential unit. Manager West then reviewed the proposed changes to the REU Classification Table. Manager West stated he worked with Finance Director Susan Dryden-Hogan and DPW Director Mike Luce in gathering usage history data and obtaining information from neighboring communities in determining the recommended changes to the Table. Director West reviewed the changes to the restaurant section of the table as an example of the process that was taken in the evaluation. Trustee Germane inquired as to the benefits of existing businesses of these adjustments. Manager West stated that we would not provide rebates, but multi-tenant businesses would not need to purchase additional REU's for new tenants if they already have enough REU's for their complex under the new classifications. Trustee Petrucci inquired as to whether this would make Hartland more attractive to developers. Manager West responded that this would make it more attractive to bringing in new business to our community, but the main purpose was to be fair and accurate. Manager West commended the work of Director Dryden-Hogan and Direct Luce on this issue.

Move to approve the proposed Utilities REU Classification Table updates as presented.

Motion made by Clerk Ciofu, Seconded by Trustee Petrucci.

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

Voting Nay: None

8. Board Reports

Clerk Ciofu - No report.

Treasurer Horning - The Farmer's Market had 33 vendors this past Saturday. There are a lot of new people and different things like chocolate truffles, meats, and a variety of produce. It is a fabulous place to be this year. There is a waiting list of people trying to come in as vendors. She stated that July 17 will be Christmas in July at the Farmer's Market from 9 a.m. until 2:00 p.m. in the Rural King parking lot, so mark your calendars. There is going to be Christmas music performing, free ice cream giveaway, and make and take ornaments for the kids and adults. A lot of people will be selling Christmas items as well.

Trustee Germane – Asked Public Works Director Luce to provide an update on the exciting improvements at the Hartland Teen Center HOOP House. Director Luce stated the Teen Center Board has applied for and received a grant for the HOOP House, which is a greenhouse structure located directly behind the Teen Center. He stated that with this grant, we are in the process of determining how to get heat, water, and electricity out to the building. It is very exciting and will be good for the Teen Center and the community and a great teaching tool for all that participate in this horticulture program. He stated we are in the process of working with some local contractors

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

July 06, 2021 – 7:00 PM

on this project. Trustee Germane added that the grant that the HERO Board received will pay for this work, but we are using the services Public Works Director Luce and Township Manager West to move this project forward. Manager West commended the efforts of Teen Center Director Steve Livingway who wrote the grant and was able to secure this rather significant grant. Mr. Livingway and his staff did an amazing job on the grant.

Trustee O'Connell - No report.

Trustee McMullen - No report.

Trustee Petrucci - There is a Golf Outing on Sunday at 2:00 p.m. for the Teen Center. It is a 9-hole shotgun start. Sponsorship signs are still available and you can find the details on the HERO Teen Center website.

Supervisor Fountain - No report.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager West stated he has reached out to the Michigan Department of Transportation (MDOT) to set up a meeting for next week regarding the M-59/Fenton Rd. intersection. He stated he would like to include several other Hartland Township officials in this meeting. A brief discussion was held on MDOT's recommendation to close the throughway on M-59 at Fenton Road/Pleasant Valley, our response letter per their request, the MDOT letter from 2017 indicating that a light was warranted at that time, and their initial informal response to our response letter. He stated our approach was to request the same traffic light configuration as was recently completed at M-59 and Hickory Ridge. Manager West stated that there will be an informational meeting with the residents of Vincent Drive with regards to paving this private gravel road. This will be to let them know how the petition process works to get an assessment for a road project. He also stated that Dunham Lakes Estates is looking at a road project that would involve Hartland Township, the Livingston County Road Commission (LCRC), Highland Township, and the Oakland County Road Commission (OCRC). He stated this is a large project involving around 197 homes in the Livingston County portion of the project. He also stated that he was very pleased and proud of the fact that Hartland Township and Livingston County are willing to take on this project and are trying to assist Highland and Oakland County with this project. He stated that Hartland Township is working with Highland Township on the road petition process, as they have not done many, and that Livingston County has stated they would be willing to do the whole project, including the Oakland County portion, but would need the blessing of the OCRC. The OCRC stated they will consider this once the permits have been submitted. Manager West stated he and Director Luce met with the Parks Site Plan Committee on the Dunham Road crosswalk, and we will be looking at two possible scenarios for the location of the crosswalk paths to the park regarding potential future plans for this area of the park. Cost estimates for the project are somewhat higher than originally proposed. This will be brought to the Board at a later date. Treasurer Horning inquired about possible benches for parents near the new Little Settler's Loop bike path and Manager West will look into this. Manager West stated he included the Livingston County Sanitary Sewer statistics in the latest Organizational Update for the Board. He is looking for additional items that the Board may want to see in the Update. Manager West led a brief discussion on future work session items regarding potential changes to the township's site plan and construction engineering process and the possibility of awarding engineering work on a project-by-project basis in the future. A brief discussion was also held on Ordinance Enforcement issues

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

July 06, 2021 – 7:00 PM

regarding specific ordinance violations and the volume of complaints being submitted regarding Ordinance Enforcement issues.

10. Adjournment

Move to adjourn the meeting at 9:05 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

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan Application #21-011 – Hartland Senior Living Planned Development/PIRHL (PD) Final Plan

Date: July 14, 2021

Recommended Action

Move to approve Site Plan Application #21-011, as outlined in the Staff Memorandum and Resolution, both dated July 14, 2021.

Discussion

Applicant: Kevin Brown

Site Description

The subject property is located between Bullard Road and Fenton Road, north of Highland Road (M-59), in Section 23 of the Township. The Township’s Heritage Park is east of the property. Trillium Center, a professional office building, is on the west of the site and addressed as 12319 Highland Road.

The site is comprised of three separate parcels, with a combined total of approximately 17.9 acres. The parcels are undeveloped. The largest parcel (Parcel ID #4708-23-300-025) is approximately 13.71 acres in size and zoned CA (Conservation Agricultural). The other two parcels are west and south of the large parcel and are zoned OS (Office Services). One parcel is approximately 2.00 acres (Parcel ID #4708-23-300-026). The other parcel (Parcel ID #4708-23-300-027) is approximately 2.22 acres in size. Each parcel has frontage along Highland Road. The combined frontage is approximately 617 lineal feet.

The Future Land Use Map designates each parcel as Office.

East of the subject property, on separate parcels, are a single-family home (12477 Highland Road) and Heritage Park (12439 Highland Road), both zoned CA. Trillium Center, a professional office building, is on the west and zoned OS-Office Services (12319 Highland Road). Single-family homes are also west of the subject site, addressed off Bullard Road, and are zoned CA. The property to the north, zoned CA, is owned by the Livingston Land Conservancy and is undeveloped.

Site History

Following is a summary of the history of the site.

REZ #282

REZ #282 was a request to rezone approximately 13.7 acres of land from SR-Suburban Residential to CA-Conservation Agricultural for parcel currently identified as Parcel ID #4708-23-300-025, and rezone approximately 4.4 acres from SR-Suburban Residential to OS-Office Services, for the parcels currently identified as Parcel ID #4708-23-300-026 (2 acres) and Parcel ID #4708-23-300-027 (2.2 acres). The Township Board approved REZ #282 on July 6, 2000.

Metes & Bounds Land Division #589

On November 8, 2000, the Township Board approved Metes & Bounds Land Division #589 to create three (3) parcels that comprise the project area for the current request SP #20-005.

REZ #322

The original request was to rezone approximately 13.7 acres of land (Parcel ID #4708-23-300-025) from CA-Conservation Agricultural to PDMR (Planned Development Medium Density Residential), which was withdrawn on August 5, 2005. The rezoning request was modified to request a zoning change from CA to MR-Multiple Density Residential for the same 13.7 acres of land. On November 10, 2005, the Planning Commission reviewed the request, and a motion was approved to table the request indefinitely.

Site Plan Application #19-012 Hartland Senior Living PD – Concept Plan

The Concept Plan for Hartland Senior Living Planned Development was discussed under Site Plan Application #19-012. The Planning Commission reviewed the project on December 5, 2019, followed up by the Township Board’s review at their meeting on December 10, 2019.

Site Plan Application #20-005 Hartland Senior Living PD – Preliminary PD Site Plan

The Preliminary Planned Development Site Plan for Hartland Senior Living PD was reviewed by the Planning Commission under Site Plan Application #20-005. On August 20, 2020, the Planning Commission held a public hearing for the project and recommended approval of the Preliminary Planned Development Site Plan for Hartland Senior Living (SP #20-005), subject to approval of the Township Board. Approval was also subject to the conditions outlined in the letter dated August 24, 2020. On September 14, 2020, the Township Board approved Site Plan #20-005, subject to conditions outlined in the letter dated September 14, 2020. Approval of the Preliminary PD Site Plan included the following conditions:

1. Waiver request on the minimum lot size requirement for a planned development, being less than 20 acres, is approved.
2. Waiver request on the building height, being greater than 35 feet, is approved.
3. Waiver request to deviate from the maximum allowable and minimum façade material percentages, is approved.
4. The site plan is subject to the current location of the access drive connecting to M-59. In the event the access drive needs to be relocated more than ten (10) feet in either direction, the applicant will need to submit a site plan to the Planning Commission for review to amend the approved site plan.
5. As part of the Final Plan Review, the applicant shall secure an ingress-egress easement agreement for the proposed access drive connection to the adjacent property to the west (Trillium Center/office building, at 12319 Highland Road), which would afford a secondary emergency access for the development.
6. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated August 13, 2020, on the Construction Plan set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
7. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.

8. The landscape plan shall be modified on the Construction Plan set to address comments made at the Planning Commission meeting on August 20, 2020 about redesigning several landscape areas, and with no additional landscape material required.

Site Plan Application #21-011 Hartland Senior Living PD – Final PD Site Plan

The Final Planned Development (PD) Site Plan for the Hartland Senior Living Center was reviewed and approved by the Planning Commission under Site Plan Application 21-011. On July 8, 2021, the Planning Commission recommended approval of the Final Site Plan PD, subject to the approval of the Township Board. Approval of the Final PD was outlined in a staff memorandum and included the following conditions:

1. The Final Planned Development Site Plan for Hartland Senior Living Planned Development, SP PD #21-011, is subject to the approval of the Township Board.
2. Final approval of the Hartland Senior Living Planned Development (SP PD #21-011) shall require an amendment to the Zoning Ordinance to revise the zoning map and designate the subject properties as PD (Planned Development). The subject properties, which constitute the planned development project area (17.91 acres total), and which are to be rezoned to PD, are as follows:
 - a. Tax Parcel ID #4708-23-300-025 (13.71 acres in size); currently zoned CA (Conservation Agricultural)
 - b. Tax Parcel ID #4708-23-300-026 (2.00 acres in size); currently zoned OS (Office Service)
 - c. Tax parcel ID #4708-23-300-027 (2.22 acres in size); currently zoned OS (Office Service)
3. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 1, 2021, on the Construction Plan set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
4. The Planned Development Agreement and any easements shall comply with the requirements of the Township Attorney.
5. Municipal water shall be available for this development. In the event that municipal water is not available for this project, the developer shall re-submit plans to be approved by the Planning Commission and Township Board that provide an acceptable water source.
6. The applicant shall apply for and secure all applicable approvals and permits from the Michigan Department of Transportation prior to the issuance of a land use permit for the project.
7. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other governmental agencies, as applicable.

Planned Development Procedure

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a Planned Development (PD). Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the

Planning Commission reviews and makes a recommendation on the Preliminary Plan. The public hearing for the Preliminary Plan was held at the Planning Commission meeting on August 20, 2020.

The Final Planned Development Site Plan review stage is an opportunity for the Planning Commission and Township Board to affirm that any conditions imposed at the Preliminary review stage have been addressed on the Final Plan, and also to review the Planned Development Agreement along with any other legal documentation (condominium master deeds, bylaws, easements, etc.). The site's layout is not intended to change significantly between the Preliminary and Final submittals, save for any revisions imposed as a condition of Preliminary approval. Section 3.1.18.E.iii. has specific requirements for the information to be included within a Final Planned Development Site Plan submittal, most notably the Development Agreement and other legal documentation.

Per Section 3.1.18.D. (Procedures and Requirements), approval of the Final Plan by the Township Board usually constitutes an amendment to the Zoning Ordinance, and effectively is a rezoning of the subject properties to PD (Planned Development). In this case, the PD project area is comprised of three parcels. One parcel is currently zoned CA (Conservation Agricultural), and the other two (2) parcels are zoned OS (Office Service). The subject properties will be rezoned to PD (Planned Development) upon approval of the Final Plan by the Township Board.

Overview of the Proposed Use

Proposed Use

The proposed senior independent living facility consists of a single, three (3) story, 146-unit building that accommodates seniors (age 62 and older). The gross floor area of the building is approximately 176,491 gross square feet.

The occupants of the Hartland Senior Living facility are either able to live an independent lifestyle or may need assistance. The facility offers two (2) types of residential units with 71 one-bedroom apartments and 75 two-bedroom apartments. Of the 146 residential units, sixty-one (61) units will be affordable for those earning up to 60% of AMI (Area Median Income) and eighty-five (85) units will be unrestricted market rate apartments.

Per the applicant's description in the Submission Narrative submitted for SP #20-005 (Preliminary PD Site Plan), the proposed planned development project is a blend of independent and semi-independent housing for senior citizens, where the residents reside in individual apartment units, but will also have access to a congregate kitchen, dining room and living areas. Limited healthcare will be available to assist residents. The facility offers a variety of services that are outlined in the project summary provided by the applicant. Social, cultural and educational programs are scheduled by a full-time activity coordinator. The facility has a fitness center and fitness classes; theatre room; media center; central social hub; full-service hair salon and barber shop; and an on-site home-based health care provider and clinic. Add on services include meals (two meals a day), housekeeping and laundry services. Additional offerings are listed in the applicant's summary of the facility.

Based on the description of the proposed use, the senior living facility would not be considered similar to a typical multiple-family use, or an apartment complex. The proposed use has some unique attributes in how it is limited to persons 62 and older. In addition, although it is designed for independent living, some residents are likely to need some health assistance. The Planned Development process allows for unique projects such as this. The Planning Commission reviewed the Concept Plan under SP #19-012 and the Preliminary Plan under SP #20-005 and made the determination that the proposed use is different than a

multi-family housing complex or a State licensed nursing care facility, and the use could be allowed through a Planned Development.

Legal Documents and Submittals

As noted previously the primary focus of the Final Site Plan stage of the planned development review process is the legal documentation, particularly the Planned Development Agreement. This document memorializes the developer's obligations and sets forth the terms and conditions negotiated and to be agreed to by the applicant and the Township. Approval of the planned development proposal is based on the Final Plan and the planned development agreement.

A draft of the Planned Development Agreement was submitted by the applicant. The document includes a legal description of the property (Exhibit A); Final Plan (Exhibit B); and Easement Area and Access Easement (Exhibit C). Typically, an executed Planned Development Agreement is recorded with the Register of Deeds; however, the Final Plan (Exhibit B in this case) may or may not be recorded as part of the Planned Development Agreement. The Construction set of plans serves as the approved Final Plan and is not recorded with the Register of Deeds. The Easement Area and Access Easement (Exhibit C) could be recorded as a separate document.

Additionally, approval of the Final Plan by the Township Board constitutes a rezoning of the subject properties to PD (planned Development), and an amendment to the Township zoning map.

Following is a brief discussion of the PD agreement and the exhibits submitted.

Hartland Senior Planned Development Agreement Outline Draft

The PD Agreement outlines the terms and conditions to be agreed to by the applicant and the Township. The draft document has been reviewed by the Township Attorney and the Planning Department. The final document shall be subject to the approval of the Township Attorney. Of note is a list of Permitted Uses (page 2-3) and Prohibited Uses, as follow:

Permitted Uses. All of the uses set forth herein for the Development on the Property are permitted and lawful.

- a. **Principal Proposed Use.** The proposed building use is hereby defined as a "**Senior Independent Living Facility**". A residential housing facility with apartments for persons 62 years of age and older, with separate housekeeping. Cooking, and bathroom facilities for each unit. Common areas such as multipurpose rooms, communal dining areas, and recreational facilities are permitted on site. The facility may offer miscellaneous care services to tenants, including, but not limited to food preparation and meal services, laundry services, housekeeping services, transportation services, and other related programming. Space may be provided within the facility, through a lease agreement, to a 3rd party licensed healthcare provider, who may offer health care services. The apartments are to be occupied by persons aged 62 years or older, except for onsite staff who are permitted to live on the premises.
- b. **Additional, Alternative or Accessory Uses.** The below additional uses are to be available primarily to tenants of the Senior Independent Living Facility.
 - Nursing or Convalescent Homes.
 - Professional offices of physicians, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professions.
 - Offices of non-profit professional, civic, social, fraternal, political and religious organizations.

- Banks, credit unions, savings and loans and similar financial institutions.
 - Private parks and open space.
 - A medical clinic for outpatient care of persons by physicians, dentists, osteopaths, chiropractors and/or allied professionals.
 - Personal services establishments-beauty salons/barbershop, pet grooming, etc.
 - Other similar uses as determined by the Planning Commission.
 - Accessory uses available to the tenants of the Senior Independent Living Facility, unless prohibited by Item 6 of this Agreement, which are clearly or customarily incidental and subordinate to the principal use of the Property, building, or structure to which it is exclusively related.
- c. An Amendment to this Agreement shall be required to permit any future proposed conversion of the building or any portion thereof to a Multiple Family Dwelling.

Prohibited Uses.

- a. Any use not specifically listed shall be prohibited: unless the Planning Commission has determined such use is similar to a Permitted Use.

Under “Site and Architectural Standards”, there is a section stating one (1) monument sign shall be permitted, as shown on the Final Plan. Design details for the sign are provided. The stated design standards for sign height (7 feet) and sign size (limited to 64 square feet of sign area per side) are consistent with the current monument sign standards outlined in Section 5.26 of the Zoning Ordinance; however, should the sign standards in the Zoning Ordinance be modified in the future, the sign for this site would be limited to the design criteria listed in this Agreement. Staff would recommend this section be revised or potentially eliminated.

Final Plan (Exhibit B)

The Final Plan (Exhibit B), dated January 15, 2021, includes the civil site plans, landscape plan, and architectural plans for the proposed planned development. During the discussion of SP #20-005 (Preliminary PD Site Plan) at the Planning Commission, minor changes to the landscape plan were required, which were to be addressed on the Final Plan. It appears those revisions have been made on the submitted plans, however a detailed review will occur during the review of the construction set of plans.

Ingress-Egress Easement Agreement (Exhibit C)

The site plans reviewed under SP #20-005 (Preliminary PD Site Plan) showed a future drive connection to the adjacent lot (at west property line of PD) addressed as 12319 Highland Road and currently operates as the Trillium Center (professional offices). As a condition of approval of SP #20-005, the applicant was to secure an ingress-egress easement agreement for the proposed access drive connection to the adjacent property (12319 Highland Road), as part of the Final Plan Review. The applicant has had discussions with the adjacent property owner, and they have not yet secured an easement agreement; and they may not be able to reach an agreement.

The applicant has provided a legal description of the 20-foot ingress-egress easement, as described in Exhibit C, of the Planned Development Agreement document. The Township Attorney is reviewing the document and comments will be forthcoming. The staff memorandum incorporates an approval of the PD Agreement and any easements that would be subject to the approval of the Township Attorney. Once approved, the applicant is required to record the Ingress-Egress Easement Agreement.

In the event an agreement between the applicant and the west property owner cannot be made on the ingress-egress easement, the goal is to have the easement secured at a future date. A likely scenario would be to secure the easement when the western property owner requests a change or development on their property. At that time, the Township would likely require the western property owner to secure the easement with the Hartland Senior Living Center property, or any future property owners agree. The goal would be to lock in the Hartland Senior Living Center property so that it could not object to a future easement connection.

Rezoning of the subject properties

Per Section 3.1.18.D.vii.b., Effect of Approval. Approval by the Township Board of a planned development proposal shall constitute an amendment to the Zoning Ordinance. All improvements and use of the site shall be in conformity with the planned development amendment and any conditions imposed. Notice of the adoption of the amendment shall be published in accordance with the requirements set forth in this Ordinance. The applicant shall record an affidavit with the register of deeds containing the legal description of the entire project, specifying the date of approval, and declaring that all future improvements will be carried out in accordance with the approved planned development unless an amendment thereto is adopted by the Township upon request of the applicant or his successors.

In this case the current zoning is CA (Conservation Agricultural) for one property and OS (Office Service) for the remaining two (2) properties. Once approved and these properties will be zoned PD (Planned Development) and will remain with the property as the zoning designation.

Other Requirements-Zoning Ordinance Standards

Nothing at this time.

Township Engineer's Review

No comments at this time.

Hartland Deerfield Fire Authority Review

No comments at this time.

Hartland Township DPW Review

A review letter is provided from the Hartland Township DPW Director, dated June 29, 2021.

Attachments

1. DPW review letter dated June 29, 2021 – PDF version
2. DRAFT Hartland Senior Planned Development Agreement – PDF version
3. Resolution to Approve – PDF version



DEPARTMENT OF PUBLIC WORKS

Michael Luce, Public Works Director
2655 Clark Road
Hartland MI 48353
Phone: (810) 632-7498

TO: Planning Department
DATE: June 29, 2021 20
DEVELOPMENT NAME: Hartland Senior
PIN#: 4708-23-300-(025, 026 & 027)
APPLICATION #: SP# 21-011 Final Site Plan
REVIEW TYPE: Hartland Senior Living PD

The Department of Public Works (DPW) has reviewed the *Hartland Senior* development site plans in regards to municipal utilities.

Municipal Water

The referenced parcels associated with the conceptual development were never part of the municipal water district within Hartland Township. The proposed conceptual plan would require 49.64 water REU's for 146 units. All parcels seeking municipal water connection outside of the service district are required to undergo a capacity study to be managed by Hartland Township Public Works Department. The proposed parcels have been previously included in modeling exercises, and Hartland Township Public Works approves the concept of connecting to the municipal water system as discussed with the applicant.

Municipal Sewer

The referenced parcels associated with the conceptual development were never part of the municipal sewer district within Hartland Township. The proposed conceptual plan would require 49.64 sewer REU's for full build out. All parcels seeking municipal sewer connection outside of the service district are required to undergo a capacity study to be managed by the Livingston County Drain Commissioner's office. Public Works would advise the applicant to contact the Livingston County Drain Commission to initiate that process.

REUs

According to the Township's records, the referenced parcels not have any REUs (Resident Equivalency Units), and therefor will be required to purchase the required REU's prior to issuance of a building permit. The conceptual plan indicates 146-units, which based upon 2021 rates, will require 49.64 water REU's (\$5,816.01 each) and 35.25 sewer REU's (\$9,439.20 each) for a total of \$757,268.62 for the entire development.

At this time, subsequent plans should include the following:

- Water main material, sizes and connection detail sheet with redundant looping
- Water service lead location, size and materials including fittings.
- Sanitary sewer material and sizes and connection detail sheet.
- Foundation lowest elevation level
- Genesee County IPP Permit
- Utility easements noted as public.

Please feel free to contact me with any further questions or comments regarding this matter, and thank you for your time.

Michael Luce; Public Works Director

RECEIVED
JUN 14 2021
HARTLAND TOWNSHIP

HARTLAND SENIOR
PLANNED DEVELOPMENT AGREEMENT OUTLINE DRAFT

This Agreement ("the Agreement") made this _____ day of _____, 2021, by and between the Township of Hartland, a Michigan municipal corporation ("Township"), whose address is 2655 Clark Rd., Hartland Michigan 48353, and Hartland Senior Living Limited Dividend Housing Association, LLC , a Michigan limited liability company ("Applicant"), whose address is 800 West St. Clair Avenue, 4th Floor, Cleveland, Ohio 44113.

RECITALS

A. The Property (the "Property") is located at 12371 Highland Road, Hartland Township, Livingston County, MI 48353, parcel numbers 4708-23-300-025; 4708-23-300-026; and 4708-23-300-027 as more fully described in **Exhibit "A"**.

B. Applicant has obtained final approval for a Planned Development ("PD") pursuant to Article 3.1.18 of the Township's Zoning Ordinance (the "Ordinance"), subject to the execution and recording of this Agreement setting forth the conditions upon which the approval is based.

C. The Property is located between Bullard Road and Fenton Road, north of Highland Road (M-59), in Section 23 of the Township. The Land is comprised of three separate parcels, with a combined total of approximately 17.9 acres. The parcels are undeveloped. The largest parcel (Parcel ID #4708-23-300-025) is approximately 13.71 acres in size and zoned CA-Conservation Agricultural. The other two parcels are west and south of the large parcel and are zoned OS-Office Services. One parcel is approximately 2.00 acres (Parcel ID #4708-23-300-026). The other parcel (Parcel ID #4708-23-300-027) is approximately 2.22 acres in size. Each parcel has frontage along Highland Road. The combined frontage is approximately 617 lineal feet.

D. The Township desires to ensure that the Property is developed and used in accordance with the approved Final Plan ("Final Plan") and applicable laws and regulations. The Final Plan is the plan that was reviewed and approved by the Township.

E. It is represented to the Township by Applicant that Applicant owns or, by way of purchase agreements, has the right to acquire ownership interest in the Property described in the attached **Exhibit "A"**, which is made a part of this Agreement.

F. The Planned Development provides Applicant with certain development uses for the Property not applicable or clearly defined under the existing zoning classification and would

be a distinct and material benefit and advantage to the Applicant and the Township.

G. As used in this Agreement, "Owners of the Property" means Applicant and all current and future owners of legal and/or equitable title to all or any part of the Property.

NOW, THEREFORE, it is hereby agreed as follows:

1. **Running with the Property.** This Agreement covers the Property described herein. The terms and conditions of this Agreement shall be binding upon and inure to the benefit of the Applicant and the Township, and their respective heirs, successors, assigns, and transferees, and shall run with the Property.
2. **Intent.** The Property shall be developed in accordance with this Agreement and the Final Plan as a PD.

The Property shall be developed in accordance with the Final Plan, a copy of which is attached hereto as **Exhibit "B"** and incorporated herein by reference, approved, with conditions, by the Hartland Township on _____, 2021 by Resolution No. _____. The Final Plan includes approximately 176,491 square feet of Permitted Use ("Permitted Use"), the required parking spaces (outlined below), and other related features and improvements as depicted and described in this Agreement and in the Final Plan.

The Owners of the Property shall adhere to the Final Plan. However, it is recognized that there may be modifications to the Final Plan. Therefore, modifications to the Final Plan not inconsistent with the spirit of the PD may be permitted in accordance with Article 3.1.18, Section H, of the Ordinance.

- a. Site Improvements. Site improvements such as driveways and utilities necessary to service the Development shall be constructed.
 - b. Driveway Access. The location of the access drive connecting the Property to Highland Road (M-59) shall be built in accordance with the Final Plan. In the event the access drive needs to be relocated more than ten (10) feet in either direction, the Applicant will need to submit a site plan to the Planning Commission for review to amend the approved Final Plan.
 - c. Utility Extension. The Property requires the extension of the Township's water main in order to be served by the utilities necessary to complete the construction as designed within the Final Plan. A separate agreement between the Applicant and the Township shall be executed to extend the water main.
 - d. Lot Size. The site area totals 17.90 acres. This lot size is approved to be rezoned as a PD. Owner of the Property is permitted to deviate from the minimum lot size requirement in the Ordinance, Article 3.1.18.
3. **Permitted Uses.** All of the uses set forth herein for the Development on the Property are permitted and are lawful.
 - a. Principal Proposed Use. The proposed building use is hereby defined as a "Senior Independent Living Facility." A residential housing facility with apartments for persons 62 years of age and older, with separate housekeeping, cooking and bathroom facilities for each unit. Common areas such as

multipurpose rooms, communal dining areas, and recreational facilities are permitted onsite. The facility may offer miscellaneous care services to tenants, including, but not limited to food preparation and meal services, laundry services, housekeeping services, transportation services, and other related programming. Space may be provided within the facility, through a lease agreement, to a 3rd party licensed healthcare provider, who may offer health care services. The apartments are to be occupied by persons aged 62 years or older, except for onsite staff who are permitted to live on the premises.

- b. Additional, Alternative or Accessory Uses. The below additional uses are to be available primarily to tenants of the Senior Independent Living Facility.
 - Nursing or Convalescent Homes.
 - Professional offices of physicians, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professions.
 - Offices of non-profit professional, civic, social, fraternal, political and religious organizations.
 - Banks, credit unions, savings and loans and similar financial institutions.
 - Private parks and open space.
 - A medical clinic for outpatient care of persons by physicians, dentists, osteopaths, chiropractors and/or allied professionals.
 - Personal services establishment – beauty salons/barbershop, pet grooming, etc.
 - Other similar uses as determined by the Planning Commission.
 - Accessory uses available to the tenants of the Senior Independent Living Facility, unless prohibited by Item 6 of this Agreement, which are clearly or customarily incidental and subordinate to the principal use of the Property, building or structure to which it is exclusively related.
- c. An Amendment to this Agreement shall be required to permit any future proposed conversion of the building or any portion thereof to a Multiple Family Dwelling.

4. **Prohibited Uses.**

- a. Any use not specifically listed shall be prohibited; unless the Planning Commission has determined such use is similar to a Permitted Use.

5. **Site and Architectural Standards.**

- a. Residential Density. One hundred forty-six (146) residential units are proposed and allowed on the Property. Any requested increase in residential density must be approved by the Planning Commission and Hartland Township Board.
- b. Setbacks. The minimum yard requirements are noted in the chart below per Article 3.1.18.C.vi.a.

Setbacks	Minimum PD Standard	Proposed Setback	Complies Yes/No
Along M-59	50 ft.	156 ft.	Yes

Along perimeter, but not adjacent to a road (east & west property lines)	40 ft.	143 ft. (east, building) 83 ft. (east, carport) 138 ft. (west, building) 78 ft. (west, carport)	Yes Yes Yes Yes
Between parking lot & property line & adjacent to road (M-59)	40 ft.	135 ft.	Yes
Between parking lot & property line but not adjacent to road	50 ft.	83 ft. (east) 53 ft. (west)	Yes Yes

- c. **Building Height.** Building height of the proposed building as shown in **Exhibit “B”** attached hereto is approved. Owner of the Property shall be permitted to deviate from the maximum building height allowed in the Ordinance for a “PD” zone.
 - d. **Facade.** Façade materials and design shall be developed in accordance with **Exhibit “B”**. The Owner of the Property shall be permitted to deviate from the maximum allowable and minimum façade material percentages.
 - e. **Parking.** Parking shall be provided at a ratio of 1.09 parking spaces per Senior Independent Living Facility unit. Proposed parking includes 159 parking spaces, which accommodate this ratio.
 - f. **Monument Sign.** One monument sign, as shown on the Final Plan, shall be permitted. The sign shall be double-faced and limited to 64 square feet of sign area per side/face and 7 feet in height. The sign shall be designed in accordance with the Ordinance, Article 5.26. Applicant shall be required to obtain a permit prior to erection of the monument sign.
 - g. **Landscaping.** Landscaping design shown in the attached Final Plan is approved. Applicant shall provide landscaping per the Final Plan.
 - h. **Open Space.** Open space quantity shown in the Final Plan attached hereto is approved. Applicant shall provide open space quantity per the Final Plan attached hereto. Proposed and approved amount of open space area is approximately 13.76 acres, or 76.80% of the Property.
 - i. **Sidewalks.** Per the attached Final Plan, an eight (8) foot wide asphalt sidewalk shall be extended for the width of the site along Highland Road (M-59).
6. **Cross Easement.** A cross easement for ingress and egress, as described in **Exhibit “C”** attached hereto, is to be recorded upon lot consolidation. The easement is to provide for secondary emergency access to the Property along the proposed access drive connection between the Property and the adjacent property located at 12319 Highland Road. The easement agreement is between Hartland Senior Living Limited Dividend Housing Association LLC and LMR Investment Properties, LLC.
7. **Rezoning.** By granting its final approval and upon execution and recording of this Agreement, the Township Board has and shall be deemed to have granted the petition to rezone the Property to PD District, as that district is described in the Ordinance, in accordance with the procedures set forth in the Ordinance.

8. **Amendment.** The terms of this Agreement may be amended, changed, or modified only in writing in the same manner as required to obtain the review and approval of a new rezoning.
9. **Recognizable Benefits.** The PD shall result in a recognizable and substantial benefit to the ultimate uses of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning.
10. **Burdens and Benefits Appurtenant.** This Agreement shall run with the Property and bind the parties, their heirs, successors, and assigns. The Township shall record this Agreement in the office of the Livingston County Register of Deeds and shall deliver a recorded copy to the Owners of the Property forthwith. It is understood that the Property is subject to changes in ownership and/or control at any time, but that successors shall take their interest subject to the terms of this Agreement. In the event that the Owners of the Property shall sell, lease, ground lease, transfer, assign, mortgage, divide and/or subdivide all or any portion of the PD, the terms and conditions of this Agreement shall benefit, be enforceable by, and shall be binding on the successors in title, vendees, lessee, transferees, assignees, mortgages, and beneficiaries of divisions or subdivisions. In such event, the Agreement may continue to be binding upon the Owners of the Property, as may be applicable as a matter of law.
11. **Zoning Regulations and Obligation to Receive Other Approvals.** Except as otherwise provided herein, the Property shall remain subject to and shall be developed in compliance with all applicable regulations of the Ordinance and all other applicable state and local requirement for land development. Applicant agrees to comply with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.-
12. **Entire Agreement.** This Agreement together with any Exhibits referenced herein, constitutes the entire agreement between the parties with respect to the subject of this Agreement.
13. **Conflicts.** In the event of conflict between the provisions of this Agreement and the provisions of another applicable ordinance, code, regulations, requirement, standard, or policy, the provisions of this Agreement shall prevail.
14. **Governing Law.** This Agreement shall be governed by, construed, and enforced in accordance with Michigan law.
15. **Joint Drafting.** No provision of this Agreement shall be construed against or interpreted to the disadvantage of one party against another party by any court or other governmental authority by reason of any determination or assertion that one party was chiefly or primarily responsible for having drafted this Agreement.
16. **Unified Control.** The PD shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project, or assuring completion of the project, in conformity with the Ordinance.
17. **Severability.** The invalidity of any provision of this Agreement shall not affect the validity of the remaining provisions, which shall remain valid and enforceable to the fullest extent permitted by law.
18. **Recording.** This Agreement shall be binding on the parties and the Property and shall be

recorded with the Livingston County Register of Deeds.

19. **Counterparts.** This Agreement and any amendments to it may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one Agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.
20. **Authority to Execute.** The parties each represent and state that the individuals signing this Agreement are fully authorized to execute this document and bind their respective parties to the terms and conditions contained herein.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day and year recited above.

PAGE INTENTIONALLY ENDS HERE

SIGNATURES FOLLOW

SIGNATURE PAGE OF TOWNSHIP

TOWNSHIP OF HARTLAND,
a Michigan municipal corporation

By: _____
Its: _____

By: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

The foregoing Planned Development Agreement Outline was acknowledged before me by _____, _____, and _____, _____, on behalf of the Township of Hartland on the ____ day of _____, 2021.

Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of _____

Prepared by:

When recorded, return to:

SIGNATURE PAGE OF APPLICANT

**HARTLAND SENIOR LIVING LIMITED
DIVIDEND HOUSING ASSOCIATION, LLC, a
Michigan limited liability**

**PIRHL Hartland Senior Living LLC,
a Michigan limited liability company
Its: Manager & Member**

By: PIRHL GP Holdings, LLC,
an Ohio limited liability company
Its: Manager & Member

By: _____
Name: David Burg
Its: Managing Director

STATE OF OHIO)
) ss
COUNTY OF CUYAHOGA)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by David Burg, the Managing Director of PIRHL GP Holdings, LLC, the Manager and Member of PIRHL Hartland Senior Living, LLC, the Manager and Member of Hartland Senior Living Limited Dividend Housing Association, LLC.

Notary Public
Acting in Cuyahoga County, Ohio
My Commission Expires: _____

EXHIBIT "A"

PROPERTY DESCRIPTION

Land situated in the County of Livingston, State of Michigan, described as follows:

Parcel ID Number 4708-23-300-025, Township of Hartland, County of Livingston, State of Michigan

Commencing at the South 1/4 Corner of Section 23, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence North 03 degrees 19 minutes 08 seconds West 282.39 feet (288.49 feet record) along the North and South 1/4 line (as previously established) of said Section 23 to the PLACE OF BEGINNING; thence the following two courses along the North line of M-59 Highway (200 foot wide 1/2 Right-of-Way); Westerly 168.26 feet along the arc of a 3619.71 foot radius curve to the right through a central angle of 02 degrees 39 minutes 48 seconds and having a long chord bearing North 80 degrees 35 minutes 37 seconds West 168.24 feet, and North 79 degrees 15 minutes 43 seconds West 87.76 feet; thence North 02 degrees 20 minutes 48 seconds West 552.34 feet; thence North 87 degrees 52 minutes 37 seconds West 351.07 feet; thence North 02 degrees 20 minutes 48 seconds West 40.64 feet along the line parallel with and 725.00 feet Easterly of Bullard Road to a point located 725.00 feet Northerly of the original centerline of said M-59 Highway; thence North 03 degrees 59 minutes 56 seconds West 703.10 feet (740 feet record); thence North 86 degrees 42 minutes 18 seconds East 597.00 feet along the North line of the South 5/8 of the East 1/2 of the Southwest 1/4 of said Section 23; thence South 03 degrees 19 minutes 08 seconds East 1387.36 feet (1392.58 feet record) along said North and South 1/4 line, to the Place of Beginning. Being a part of the Southwest 1/4 of Section 23; Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

Parcel ID Numbers 4708-23-300-026 and 4708-23-300-027, Township of Hartland, County of Livingston, State of Michigan

PARCEL 1:

A part of the South 1/4 of Section 23, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; Commencing at the South 1/4 corner of Section 23, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence North 03 degrees 19 minutes 08 seconds West, 282.39 feet (288.49 feet record) along the North and South 1/4 line (as previously established) of said Section 23; thence the following two courses long the North line of M-59 Highway (200 feet wide 1/2 right-of-way): Westerly, 168.26 feet along the arc of a 3619.71 foot radius curve to the right through a central angle of 02 degrees 39 minutes 48 seconds, and having a long chord bearing North 80 degrees 35 minutes 37 seconds West, 168.24 feet and North 79 degrees 15 minutes 43 seconds West, 272.05 feet to the place of beginning; thence continuing along said North line of M-59 Highway North 79 degrees 15 minutes 43 seconds West, 175.04 feet; thence North 02 degrees 20 minutes 48 seconds West, 498.35 feet along the line parallel with and 725.00 feet Easterly of the centerline of Bullard Road; thence South 87 degrees 52 minutes 37 seconds East, 171.02 feet; thence South 02 degrees 20 minutes 48 seconds East, 524.65 feet to the place of beginning.

PARCEL 2:

A part of the Southwest 1/4 of Section 23, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; Commencing at the South 1/4 corner of Section 23, Town 3 North,

Range 6 East, Hartland Township, Livingston County, Michigan; thence North 03 degrees 19 minutes 08 seconds West, 282.39 feet (288.49 feet record) along the North and South 1/4 line (as previously established) of said Section 23; thence the following two courses along the North line of M-59 Highway (200 foot wide 1/2 right-of-way); Westerly 168.26 feet along the arc of a 3619.71 foot radius curve to the right through a central angle of 02 degrees 39 minutes 48 seconds, and having a long chord bearing North 80 degrees 35 minutes 37 seconds West, 168.24 feet and North 79 degrees 15 minutes 43 seconds West, 87.76 feet to the place of beginning; thence continuing along said North line of M-59 Highway, North 79 degrees 15 minutes 43 seconds West, 184.29 feet; thence North 02 degrees 20 minutes 48 seconds West, 524.65 feet; thence South 87 degrees 52 minutes 37 seconds East, 180.05 feet; thence South 02 degrees 20 minutes 48 seconds East, 552.34 feet to the place of beginning.

Part of Parcel ID Numbers: 4708-23-300-025; 4708-23-300-026; and 4708-23-300-027

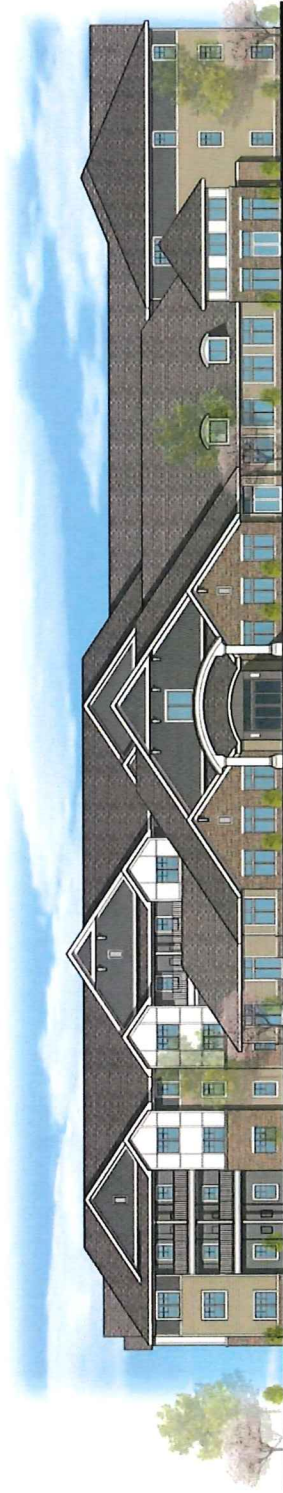
Common Address: 12371 Highland Road, Hartland Township, Livingston County, MI 48353

EXHIBIT "B"
THE FINAL PLAN

HARTLAND SENIOR LIVING

12371 HIGHLAND ROAD,
HARTLAND TOWNSHIP, MI 48353

MSHDA PROJECT # 3915
DATE: 2021-01-15
FINAL PD SUBMISSION



DRAWING INDEX

- A-1 ARCHITECTURAL SITE PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 THIRD FLOOR PLAN
- A-5 ROOF PLAN
- A-6 UNIT PLANS
- A-7 BUILDING ELEVATIONS
- A-8 BUILDING ELEVATIONS
- A-9 BUILDING ELEVATIONS
- A-10 BUILDING ELEVATIONS
- A-11 BUILDING ELEVATIONS
- A-12 BUILDING ELEVATIONS
- A-13 MATERIAL BOARD
- A-14 CARPORT DETAILS

LOCATION PLAN



01/15/2021 REV. 01/15/2021 COMMENT: 0.2021

RDL
ARCHITECTS
16102 Chagrin Blvd, Suite 200
Cleveland, OH 44130
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com

Hartland Senior Living
Hartland Township, MI

pirhl
PIRHL DEVELOPERS, LLC
800 WEST ST. CLAIR AVENUE 4TH FL. COR
CLEVELAND, OHIO 44113
T: 216.378.9680

A-0



ARCHITECTURAL SITE PLAN

SCALE 1" = 32'-0"

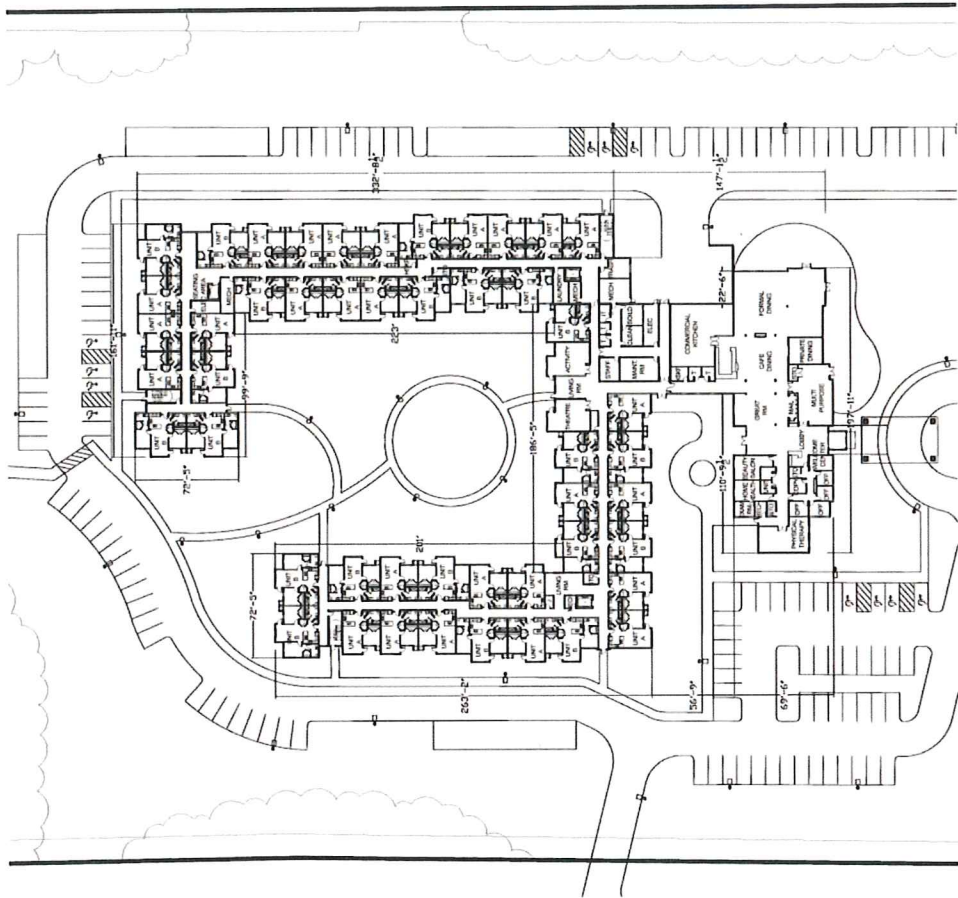
01/15/2021

PIRHL DEVELOPERS, LLC
 800 WEST ST. CLAIR AVENUE 4TH FLOOR
 CLEVELAND, OHIO 44113
 T: 216.378.9690

pirhl
 Hartland Senior Living
 Hartland Township, MI

RDL ARCHITECTS
 16102 Cherm Blvd Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitect.com

115740.000002 4812-1292-7205.4



FIRST FLOOR PLAN

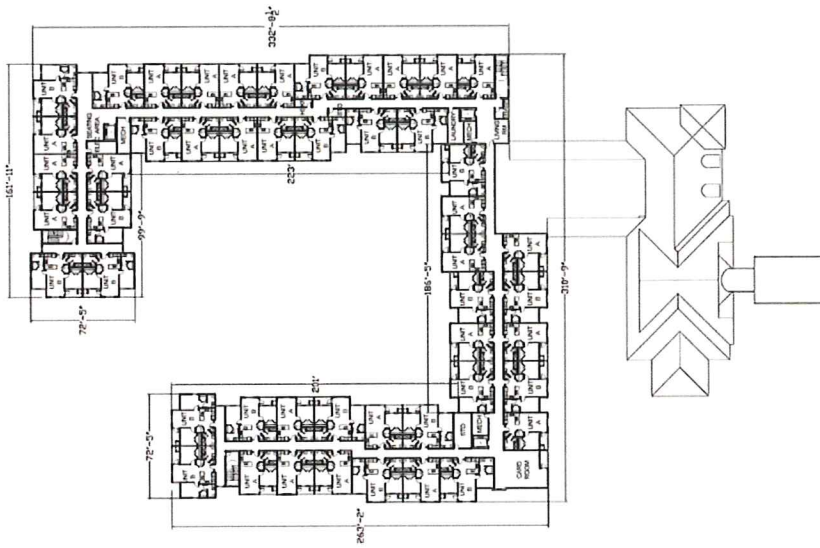
SCALE: 1/8" = 1'-0"
 DATE: 07/22/2009

pirhl
 PIRHL DEVELOPERS, LLC
 800 WEST ST. CLAIR AVENUE, 4TH FLOOR
 CLEVELAND, OHIO 44113
 T: 216.378.9690

Hartland Senior Living
 Hartland Township, MI

RDL ARCHITECTS
 15102 Cherry Blvd, Suite 200
 Shaker Heights, Ohio 44130
 ARCHITECTS T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

115740.000002 4812-1292-7205.4



SCALE 1/8" = 1'-0"
 1" = 12'-0"
 PER ARCHITECT'S OFFICE

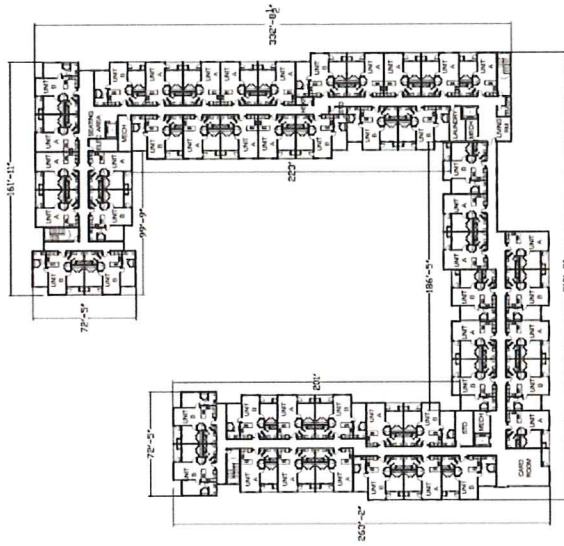
DATE: 02/02/2005

pirhi PIRHL DEVELOPERS, LLC
 800 WEST ST. CLAIR AVENUE 4TH FLOOR
 CLEVELAND, OHIO 44113
 T: 216.378.9590

SECOND FLOOR PLAN

Hartland Senior Living
 Hartland Township, MI

RDL ARCHITECTS
 15102 Cherry Blvd. Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com



SCALE 1/8" = 1'-0"

DATE: 07/13/2010

DR: J. J. JONES

PIRHL DEVELOPERS, LLC

800 WEST ST. CLAIR AVENUE 4TH FLOOR

CLEVELAND, OHIO 44113

T: 216.378.9590

DF: 10/02/00

A-4

pirhl

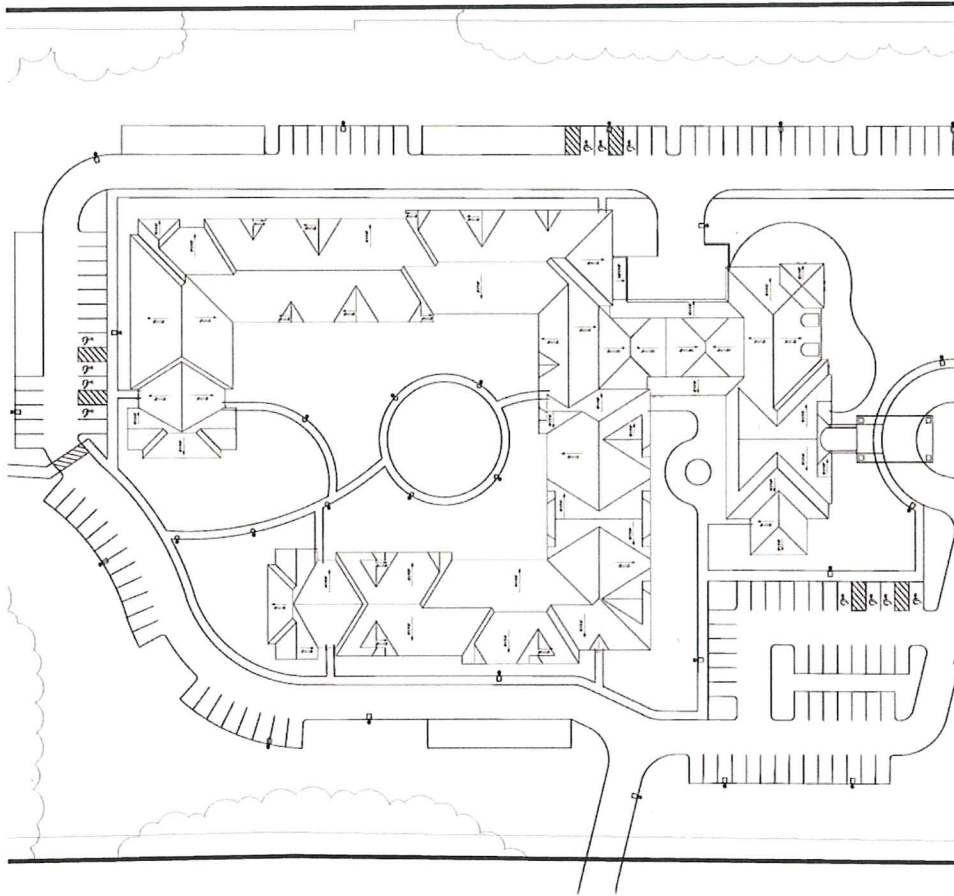
THIRD FLOOR PLAN

Hartland Senior Living
Hartland Township, MI

RDL ARCHITECTS
1101 Chardon Road, Suite 20
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com

RDL
ARCHITECTS

115740.000002 4812-1292-7205.4



ROOF PLAN

SCALE: 1/8" = 1'-0"

DATE: 07/22/2003

pirhi PIRHL DEVELOPERS, LLC
 800 WEST ST. CLAIR AVENUE 4TH FLOOR
 CLEVELAND, OHIO 44113
 T: 216.378.9690

Hartland Senior Living
 Hartland Township, MI

RDL ARCHITECTS
 16102 Chagrin Blvd. Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitect.com

115740.000002 4812-1292-7205.4

PRIMARY FINISH TOTAL		NET SF	GROSS SF	NO. COMMON WALLS OF UNITS	NO. UNITS	TOTAL HEIGHTS
W.F. FLOOR	75.00	75.00	75.00	0	0	0
W.F. WALL	125.00	125.00	125.00	0	0	0
W.F. CEILING	125.00	125.00	125.00	0	0	0
W.F. STAIR	0.00	0.00	0.00	0	0	0
W.F. BALCONY	0.00	0.00	0.00	0	0	0
W.F. PATIO	0.00	0.00	0.00	0	0	0
W.F. OTHER	0.00	0.00	0.00	0	0	0
TOTAL					0	0

* SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY.

UNITS ARE TO BE CONSIDERED AS PERMITTED.

ALL UNITS TO BE "MULTIPLE" UNITS

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

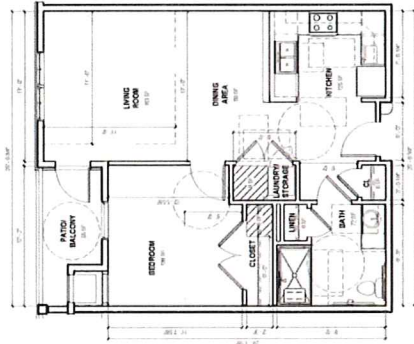
REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.

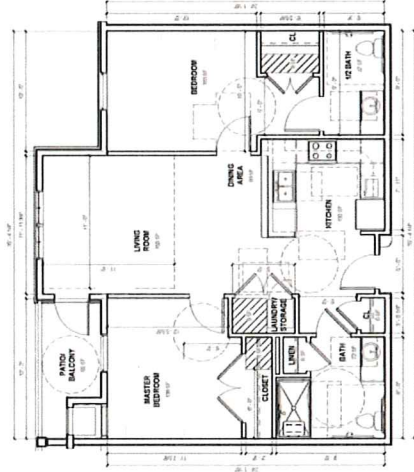
REQUIREMENTS AS INDICATED.

REQUIREMENTS AS INDICATED.



UNIT A
SCALE: 1/4" = 1'-0"

UNIT A GENERAL STORAGE CALCULATION	
LAUNDRY CLOSET	15 SF
LAUNDRY CLOSET	8 SF
LAUNDRY CLOSET	15 SF
TOTAL	38 SF



UNIT B
SCALE: 1/4" = 1'-0"

UNIT B GENERAL STORAGE CALCULATION	
LAUNDRY CLOSET	15 SF
LAUNDRY CLOSET	8 SF
LAUNDRY CLOSET	15 SF
TOTAL	38 SF

UNIT PLANS

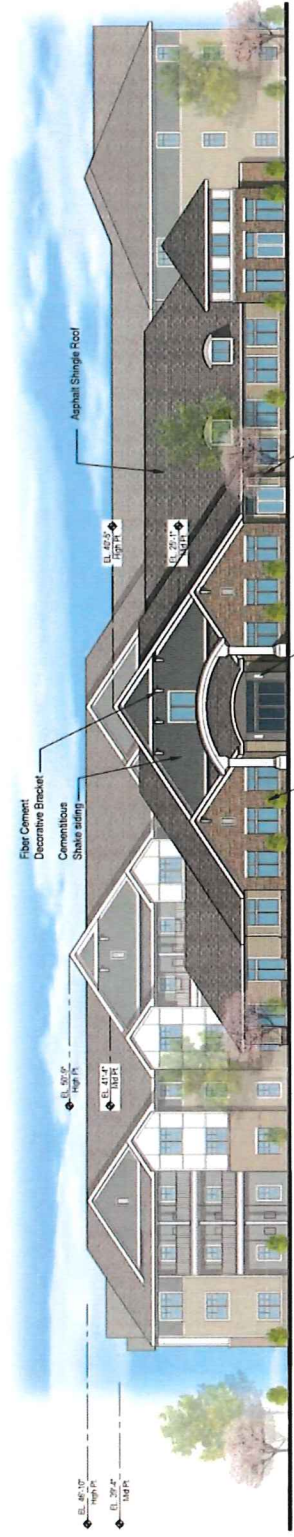
RDL ARCHITECTS
15107 Channah Road, Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com

Hartland Senior Living
Hartland Township, MI

06202020
PIRHL DEVELOPERS, LLC
800 WEST ST. CLAIR AVENUE, 4TH FL. COR.
CLEVELAND, OHIO 44113
T: 216.378.8650



A1 - SOUTH ELEVATION - Apartment



A - SOUTH ELEVATION - Commons Main Entry

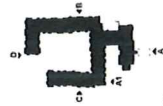
SOUTH ELEVATION (COMMONS ONLY)

MATERIAL	STONE VENEER	SHAKE SIDING	CEMENT SIDING B.1	CEMENT SIDING B.2	GLASS	CEMENT PANEL	DOOR/WYAC	FIBERGLASS SHINGLES	STANDING METAL SEAM ROOF
SOUTH	19.7%	10.0%	0.0%	5.2%	15.1%	2.4%	3.3%	39.4%	4.9%

SOUTH ELEVATION COMPOSITE VIEW (WITH APARTMENT BUILDING IN BACKGROUND)

MATERIAL	STONE VENEER	SHAKE SIDING	CEMENT SIDING B.1	CEMENT SIDING B.2	GLASS	CEMENT PANEL	DOOR/WYAC	FIBERGLASS SHINGLES	STANDING METAL SEAM ROOF
SOUTH (A)	10.5%	12.0%	5.3%	12.2%	10.3%	6.1%	1.8%	39.1%	2.1%

NOTE: REFER TO A12 FOR OTHER COMPOSITE FACADE MATERIAL PERCENTAGES



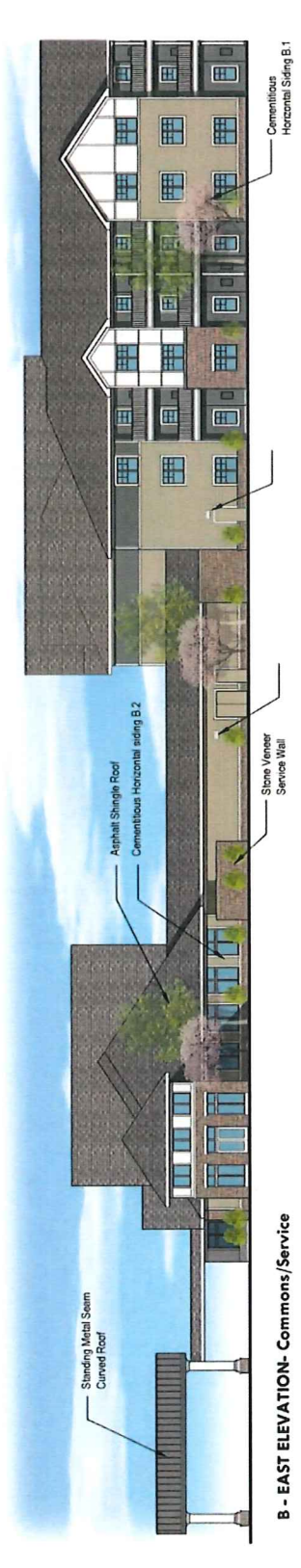
BUILDING ELEVATIONS

RDL ARCHITECTS
 16102 Chagrin Blvd, Suite 200
 Shaker Heights, Ohio 44120
 T: 216-352-4300 F: 216-752-4301
 www.rdlarchitects.com

Hartland Senior Living
 Hartland Township, MI

PIRHL DEVELOPERS, LLC
 800 WEST ST. CLAIR AVENUE, 4TH FLOOR
 CLEVELAND, OHIO 44113
 T: 216.378.9690

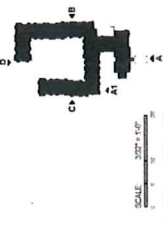
A-7



B - EAST ELEVATION- Commons/Service



B - EAST ELEVATION- Apartment



BUILDING ELEVATIONS

RDL ARCHITECTS
 16102 Chagrin Blvd Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

Hartland Senior Living
 Hartland Township, MI

pirhl PIRHL DEVELOPERS, LLC
 800 WEST ST. CLAIR AVENUE, 4TH FLOOR
 CLEVELAND, OHIO 44113
 T: 216.378.9590

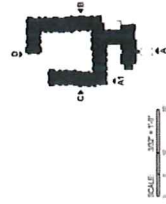
A-8



C - WEST ELEVATION - Commons



C - WEST ELEVATION- Apartment



DATE: 09/17/2020
 SHEET: 481123_ARCHITECT_9 200

PIRHL DEVELOPERS, LLC
 800 WEST ST. CLAIR AVENUE, 4TH FLOOR
 CLEVELAND, OHIO 44113
 T: 216.378.9990

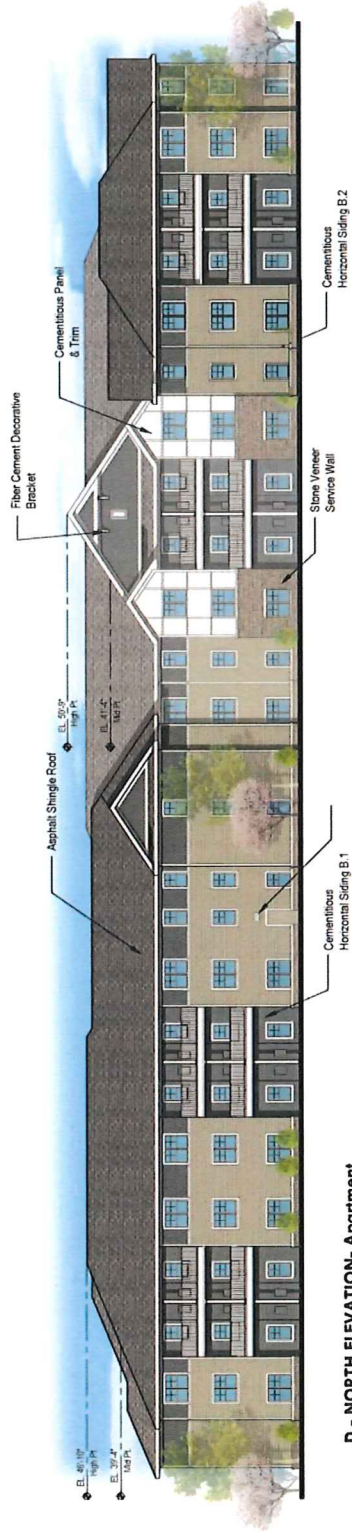
pirhl

Hartland Senior Living
 Hartland Township, MI

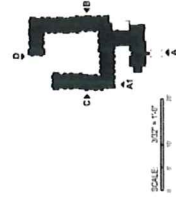
RDL ARCHITECTS
 16102 Chagrin Blvd, Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

RDL
 ARCHITECTS

115740.000002 4812-1292-7205.4



D - NORTH ELEVATION- Apartment



BUILDING ELEVATIONS

RDL ARCHITECTS
 16102 Chardon Blvd. Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

Hartland Senior Living
 Hartland Township, MI

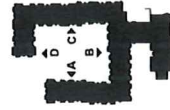
pirhl PIRHL DEVELOPERS, LLC
 800 WEST ST. CLAIR AVENUE 4TH FLOOR
 CLEVELAND, OHIO 44113
 T: 216.378.9690



A - COURTYARD WEST ELEVATION



B - COURTYARD SOUTH ELEVATION



SCALE: 1/8" = 1'-0"

DATE: 08/13/2019 09:20

BUILDING ELEVATIONS

RDL ARCHITECTS
 11612 Carnegie Ave. Suite 200
 Strongsville, Ohio 44130
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

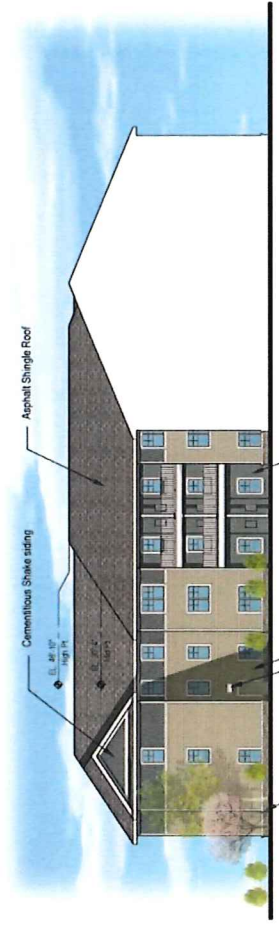
Hartland Senior Living
 Hartland Township, MI

pirhl **PIRHL DEVELOPERS, LLC**
 800 WEST ST. CLAIR AVENUE, 4TH FLOOR
 CLEVELAND, OHIO 44115
 T: 216-378-8660

A-11



C - COURTYARD EAST ELEVATION



D - COURTYARD NORTH ELEVATION

MATERIALS GROUP #1: PROPOSED % FACADE MATERIALS BY ELEVATION
 PRIMARY BUILDING ONLY (NUMBERS DO NOT INCLUDE INTERIOR COURTYARD)

MATERIAL	STONE VENEER	SHAKE SIDING	CEMENT SIDING B.1	CEMENT SIDING B.2	GLASS	CEMENT PANEL	DOOR/W/AC	FIBERGLASS SHINGLES	STANDING METAL BEAM ROOF
SOUTH (A1)	9.4%	10.1%	15.7%	20.7%	10.0%	7.4%	1.3%	24.5%	x
SOUTH (A)	10.5%	12.6%	5.3%	12.2%	10.3%	6.1%	1.6%	29.1%	2.1%
EAST (B)	7.2%	4.1%	15.6%	21.1%	10.4%	6.9%	1.1%	32.3%	1.5%
WEST (C)	6.1%	6.1%	11.3%	21.0%	9.5%	5.6%	1.6%	37.0%	1.6%
NORTH (D)	2.6%	9.5%	18.3%	31.1%	10.3%	0.0%	1.6%	25.4%	x

MATERIALS GROUP #1: PROPOSED % FACADE MATERIALS BY ELEVATION
 INTERIOR COURTYARD

MATERIAL	STONE VENEER	SHAKE SIDING	CEMENT SIDING B.1	CEMENT SIDING B.2	GLASS	CEMENT PANEL	DOOR/W/AC	FIBERGLASS SHINGLES	STANDING METAL BEAM ROOF
EAST (C)	4.6%	4.6%	20.1%	22.3%	8.6%	7.9%	0.2%	31.3%	x
NORTH (D)	2.6%	10.6%	13.1%	32.1%	8.4%	x	1.6%	31.4%	x
WEST (A)	6.1%	7.5%	16.6%	22.4%	10.4%	5.0%	1.7%	29.7%	x
SOUTH (B)	5.5%	7.6%	21.6%	10.5%	12.4%	11.6%	2.0%	23.6%	x



SCALE: 1/8" = 1'-0"

DATE: 09/10/2020

BUILDING ELEVATIONS

RDL ARCHITECTS
 11622 Central Exp. S. Ste. 400
 Strongsville, OH 44130
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

Hartland Senior Living
 Hartland Township, MI

pirhl PIRHL DEVELOPERS, LLC
 800 WEST ST. CLAIR AVENUE, 4TH FLOOR
 CLEVELAND, OHIO 44113
 T: 216.376.9660

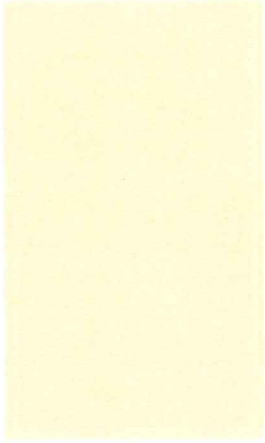
A-12



FIBERGLASS SHINGLE ROOFING
CAY TAPERLINE ARCHITECTURAL ROOF SHINGLES
COLOR: WEATHERED WOOD



SIDING A: CEMENTITIOUS SHAKE SIDING
ALLURA MULTISHAKE SIDING, 7" STAGGERED EDGE
COLOR: COOL CHARCOAL



CEMENTITIOUS BOARD SIDING
ALLURA FIBER CEMENT SMOOTH VERTICAL PANEL
COLOR: SNOW



PANELIZED STONE VENEER SYSTEM
QUALITY STONE VENEER
STYLE / COLOR: POWDER RIDGE DRYSTACK CLIP



SIDING B 1: CEMENTITIOUS HORIZONTAL SIDING
ALLURA FIBER CEMENT SIDING, 3" LAP SIDING
COLOR 1: COOL CHARCOAL
COLOR 2: NATURAL CLAY



BALCONY RAILINGS & DECKING
CERTANTEED EVERNEW RAILING AND DECKING SYSTEM
COLOR: WHITE

MATERIAL BOARD

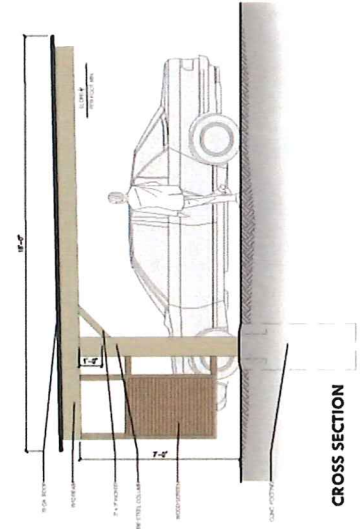
RDL ARCHITECTS
16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
T: 216-938-4800 F: 216-938-4301
www.rdlarchitects.com

050772020

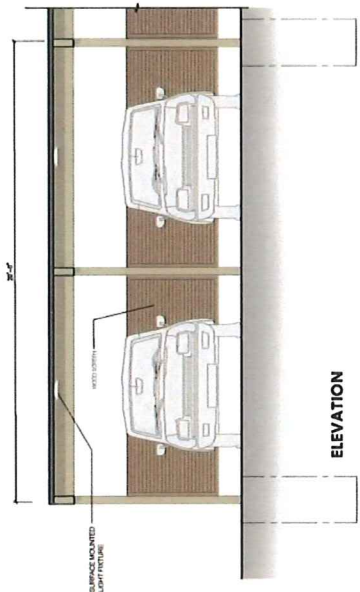
PIRHL DEVELOPERS, LLC
900 WEST ST. CLAIR AVENUE 4TH FLOOR
CLEVELAND, OHIO 44113
T: 216 378 9690

Hartland Senior Living
Hartland Township, MI

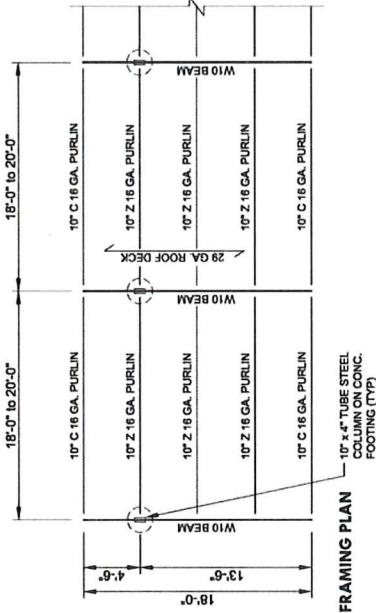
A-13



CROSS SECTION



ELEVATION



FRAMING PLAN

CARPORIT SPECIFICATIONS

DESIGN CRITERIA:
 WIND SPEED: 115 MPH
 WIND LOAD: 115 MPH

COLUMNS: ASTM A-500 GRADE B TUBULAR STEEL (46 KSI), PRIMED WITH RUST PROHIBITIVE FINISH.

BEAMS: 10" DEEP A-36 GRADE 50 STEEL, PRIMED WITH RUST PROHIBITIVE FINISH.

PURLINS: 16 GA. COLD ROLL GALVANIZED STEEL.

ROOF: ROLLFORMED 29 GAUGE PROFILED STEEL PANELS WITH SILICONIZED POLYESTER FACTORY APPLIED FINISH IN A VARIETY OF COLORS WITH WHITE POLYURETHANE GEL COAT. FASTENERS SHALL BE WITH ZINC PLATED CARBON STEEL SCREWS WITH METAL AND NEOPRENE WASHERS.

CARPORIT DETAILS

RDL ARCHITECTS
 14102 Cedar Rd., S.W.
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

pirhl
 PIRHL DEVELOPERS, LLC
 800 WEST ST. CLAR AVENUE 4TH FLOOR
 CLEVELAND, OHIO 44115
 T: 216.378.9800

07/22/2020

115740.000002 4812-1292-7205.4

EXHIBIT "C"

EASEMENT AREA AND ACCESS EASEMENT

Land situated in the County of Livingston, State of Michigan, described as follows:

DESCRIPTION OF A 20 FOOT WIDE INGRESS-EGRESS EASEMENT

A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 23, T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, THE CENTERLINE WHICH IS DESCRIBED AS: BEGINNING AT A POINT THAT IS N3°19'08"W, 282.39 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 23 AND N80°35'37"W, 161.29 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 23, N80°35'37"W, 161.29 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 23, THENCE N10°11'46"E, 8.66 FEET; THENCE N18°20'00"E, 28.17 FEET; THENCE N16°46'38"E, 22.02 FEET; THENCE N9°16'38"E, 61.47 FEET; THENCE N80°43'22"W, 46.25 FEET; THENCE N80°05'00"W, 334.65 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE RADIUS IS 22.00, CENTRAL ANGLE OF 76°49'48", CHORD BEARING AND DISTANCE OF N41°40'22"W, 27.34 FEET; THENCE N3°15'45"W, 186.54 FEET; THENCE N80°47'51"W, 142.38 FEET; THENCE S10°19'22"W, 31.56 FEET; THENCE S8°32'30"W, 30.15 FEET; THENCE S11°45'55"W, 34.33 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE RADIUS IS 20.000, CENTRAL ANGLE 23°22'48", CHORD BEARING AND DISTANCE OF S23°27'12"W, 8.10 FEET; THENCE S35°08'29"W, 76.56 FEET; THENCE S50°20'34"W, 28.77 FEET; THENCE S55°22'49"W, 30.13 FEET; THENCE S60°33'54"W, 25.43 FEET; THENCE S49°34'05"W, 27.49 FEET; THENCE ON A CURVE TO THE LEFT WHOSE RADIUS IS 95.00, CENTRAL ANGLE 38°54'36", AND CHORD BEARING AND DISTANCE OF S30°06'51"W, 63.28 FEET; THENCE S10°39'37"W, 1.37 FEET TO A POINT OF ENDING.



Board of Trustees

William J. Fountain, Supervisor
Larry N. Ciofu, Clerk
Kathleen A. Horning, Treasurer

Matthew J. Germane, Trustee
Summer L. McMullen, Trustee
Denise M. O'Connell, Trustee
Joseph M. Petrucci, Trustee

RESOLUTION NO. 21-__

RESOLUTION TO ADOPT ORDINANCE NO. _____,
ORDINANCE TO AMEND THE HARTLAND TOWNSHIP ZONING MAP

At a regular meeting of the Township Board of Hartland Township, Livingston County, Michigan, held at the Township Hall in said Township on _____, at 7:00 pm.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

WHEREAS, the Michigan Zoning Enabling Act, as amended, authorizes a Township Board to adopt, amend, and repeal a Zoning Ordinance and/or sections within the Zoning Ordinance, and/or amend the Zoning Map, which regulate the public health, safety, and general welfare of persons and property; and

WHEREAS, the subject property currently undeveloped and consists of three (3) different tax parcels, being tax parcel 4708-23-300-025 (13.71 acres); tax parcel 4708-23-300-026 (2.00 acres); and tax parcel 4708-23-300-027 (2.22 acres); and

WHEREAS, the current zoning of the property indicates the 2.00 acre parcel and the 2.22 acre parcel are currently zoned in the OS (Office Service) category and the 13.71 acre parcel is currently zoned in the CA (Conservation Agricultural) category; and

WHEREAS, the Hartland Township Future Land Use Map depicts the property in the Office category; and

WHEREAS, amending the Zoning Map, for the subject property, to the PD (Planned Development) category, based on the proposed development, as approved in Planned

Development Site Plan #21-011, would be consistent with the Future Land Use Map designation; and

WHEREAS, the Township has determined that it is in the best interests of the public health, safety, and welfare to change the zoning of the subject properties; and

WHEREAS, the Township Planning Commission reviewed the conceptual plan, under Site Plan Application #19-012 on December 5, 2019; and

WHEREAS, the Township Board reviewed the conceptual plan, under Site Plan Application #19-012, on December 10, 2019; and

WHEREAS, the Township Planning Commission held a public hearing for comments on the proposed Preliminary Planned Development (PD) Site Plan #20-005 and recommended approval to the Township Board on August 24, 2020; and

WHEREAS, the Township Board approved the Preliminary PD on September 14, 2020; and

WHEREAS, the Planning Commission recommended approval of the Final PD, which will amend the Zoning Map from OS and CA to PD at its July 8, 2021 regular meeting; and

WHEREAS, the Township approves Site Plan #21-011 Planned Development, subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 1, 2021, and items required as part of the Preliminary Review of the Planned Development. Those changes shall be reflected on the Construction Plan set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
2. The Planned Development Agreement and any easements shall comply with the requirements of the Township Attorney.
3. Municipal water shall be available for this development. In the event that municipal water is not available for this project, the developer shall re-submit plans to be approved by the Planning Commission and Township Board that provide an acceptable water source.
4. The applicant shall apply for and secure all applicable approvals and permits from the Michigan Department of Transportation prior to the issuance of a land use permit for the project.
5. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other governmental agencies, as applicable.

WHEREAS, the Township Board has determined that amending the Zoning Map, as presented, is in the best interest of the public health, safety, and welfare of the Township residents.

NOW THEREFORE, be it resolved by the Board of Trustees of the Township of Hartland, Livingston County, Michigan, as follows:

1. The Ordinance attached at Exhibit A, (“Ordinance”), Ordinance No. _____, Ordinance to Amend the Township Zoning Map, as outlined in Ordinance ____.
2. The Ordinance shall be filed with the Township Clerk.
3. The Township Clerk shall publish the Ordinance, or a summary of the Ordinance, in a newspaper of general circulation in the Township as required by law.
4. Any resolution inconsistent with this Resolution is repealed, but only to the extent necessary to give this Resolution full force and effect.

A vote on the foregoing resolution was taken and was as follows:

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Township Clerk of the Township of Hartland, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by Board of said Township at a regular meeting held on the __ day of _____, 2021.

Larry N. Ciofu, Hartland Township Clerk

EXHIBIT A

**HARTLAND TOWNSHIP BOARD OF TRUSTEES
LIVINGSTON COUNTY, MICHIGAN
ZONING MAP AMENDMENT NO. _____**

THE TOWNSHIP OF HARTLAND ORDAINS:

Section 1. Amendment of Township Zoning Map. Amend the Zoning Map from OS (Office Service) and CA (Conservation Agricultural) to PD (Planned Development for Tax Parcel Numbers 4708-23-300-025, 4708-23-300-026, and 4708-23-300-027, which consist of approximately 17.93 acres, located north of M-59 (Highland Avenue); west of Pleasant Valley Road, in Section 23 of Hartland Township.

Section 2. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 3. Repealer Clause. Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4: Effective Date. This Ordinance shall become effective immediately following publication.

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Michael Luce, Director of Public Works

Subject: Water Reliability Study

Date: July 14, 2021

Recommended Action

Approve Spaulding DeDecker to perform a current Water Reliability Study for the Hartland Township water system in an amount not to exceed \$22,000, including the noted budget amendment.

Discussion

A Water Reliability Study is an essential study providing information on system capacity, fire flow ratings as well as system performance. It is a State of Michigan mandate that the study must be performed and updated every 5 years. Our last study was performed in 2015 and we were granted an extension past our 5 year window because of the new water main extension projected to be installed in 2021. With this project on a temporary hold the Township will need to have this study performed to stay in compliance with State guidelines.

Spaulding DeDecker has supplied a quote for preparing this study for the Township at the cost of \$22,000. Staff is comfortable using Spaulding DeDecker to prepare this model as they were very close in the past engineering service proposals. Their company provides this service for multiple surrounding municipalities and come with a high recommendation from them all.

Financial Impact

Is a Budget Amendment Required? Yes No

Increase: 539-000-816.000 Engineering \$22,000

Increase will be covered by the 539 Fund balance (surplus)

Attachments

EnterTextHere

April 2, 2021

Mr. Michael Luce
Public Works Director
Hartland Township
2655 Clark Road
Hartland, MI 48353

Re: Proposal for 2021 Water Reliability Study Update

Dear Mr. Luce:

Spalding DeDecker is pleased to have the opportunity to submit this proposal to you for engineering services. Based on the information we have received, the following is our understanding of the project and our scope of services.

UNDERSTANDING

Spalding DeDecker (SD) understands the Township is required, by the Michigan Department of Environment, Great Lakes and Energy (EGLE), to update their water reliability study every 5 years to satisfy Part 12 and 16 of Michigan's Safe Water Drinking Act (SDWA). SD understands that the Township has an existing water model as well as several past water reliability studies provided by another consultant that will be provided to SD. The following is our understanding of the scope of services.

SCOPE OF SERVICES

Data Collection

SD will work with the Township to gather the following data pertinent to the updated water reliability study:

- Pressure and flow data at the water plant for the following demands:
 - Average Day
 - Max Day
 - Peak Hour
- Water Storage Tank Level
- High Service Pumping Data
- Water Main Break History
- As-builts for New Water Main Installations
 - SD will also consult with GIS data.
- Water Use Records
 - Total
 - Daily

- Hourly
- Number of users

SD will convert the existing KYPipe model to EPANet and update the existing system based on the data provided. SD will work with Township staff including Planning to review potential new developments and analyze potential demand based on zoning guidelines for a 5-year and 20-year projection of future flows.

Update Existing Conditions Model

SD understands that the accuracy of a model is only as good as the data input and calibrations to real-world pressures and flows. To that end, SD recommends and proposes that hydrant flow data be collected in select areas throughout the Township. SD proposes to provide a thorough review of the existing model and identify critical zones for data input to ensure the model operates equivalent to the existing system. Once that data is input, SD proposes to analyze the distribution of demands and update the top user demand information based on records provided. The existing model update will provide the following:

- Water System Trends
- Water losses
 - Water use versus water billed with non-billed users factored out.
- System Storage and Treatment Capacity
- Water System Security and Redundancy

SD will provide an existing conditions pressure contour map with fire flow simulation results overlaid with water main break location information to help inform of improvements necessary within the system. SD will provide high-level estimates for each deficiency identified for future capital improvement plan inclusion.

Future Conditions Model

SD will provide future conditions models for both 5-year and 20-year projected flows utilizing population trend data and potential future developments utilizing the Township's master plan and communication with the various departments. SD will review the future conditions model for the following:

- Low Pressure Zones
- Low Fire Flow Zones
- System Demands versus Design Supply Capacity

SD will develop a list of potential design improvements, model each scenario and work with the Township to prioritize future improvements. SD will provide cost estimates for each scenario.

Final Deliverable

SD will provide a technical report outlining the state of the existing water systems based on the primary components of the water distribution system including the source water and water treatment plant, distribution piping and storage. The report will outline the Township's plan of action under both the existing conditions and future conditions scenarios and provide a prioritized water system improvements plan with implementation costs. SD will provide an electronic copy as well as hard copies of the final report. SD assumes up to four (4) meetings will be necessary to review our findings and compile goals for inclusion in the report.

FEES

SD will provide the above noted scope of services utilizing the previously submitted hourly rate schedule (attached) for the following hourly not-to-exceed fee:

- Water Reliability Study \$22,000

Thank you again for this opportunity to work with you and we look forward to hearing from you soon. If this proposal is acceptable, please sign below and return the signed copy as our notice to proceed.

Sincerely,
Spalding DeDecker Associates, Inc.

Accepted by:
Hartland Township

Jeremy J. Schrot, PE
Director of Public Engineering

Date: _____

**HARTLAND TOWNSHIP
HOURLY FEE SCHEDULE
Effective January 1, 2019**

PROFESSIONAL SERVICES

Where it is agreed that fees for our services will be based upon the time worked on the project, such fees will be computed at the following Hourly Rates (overtime will not be charge to the client), for each of the following classified services.

Classification	Hourly Rate
Senior Project Manager	\$150.00
Project Manager	\$140.00
Senior Project Engineer	\$130.00
Project Engineer	\$116.00
Engineer	\$108.00
Graduate Engineer	\$95.00
Senior Designer	\$115.00
Designer	\$95.00
Mapping Specialist	\$100.00
CAD Technician 3	\$90.00
CAD Technician 2	\$80.00
CAD Technician 1	\$70.00
Engineering Technician	\$75.00
Sr. Project Surveyor	\$130.00
Project Surveyor	\$115.00
Survey Technician 3	\$80.00
Survey Technician 2	\$75.00
Survey Technician 1	\$70.00
Survey Assistant	\$70.00
One (1) Person Survey Crew (W/ Robotic Equipment)	\$115.00
Two (2) Person Survey Crew	\$170.00
Contract Administrator / Resident Project Representative	\$115.00
Construction Technician 3	\$90.00
Construction Technician 2	\$80.00
Construction Technician 1	\$70.00
Confined Space Specialist	\$125.00
2 Person O & M Crew	\$270.00
Office Technician	\$80.00
Soil Erosion Inspector	\$75.00
Professional Traffic Engineer	\$140.00
Graduate Traffic Engineer	\$100.00

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Michael Luce, Director of Public Works

Subject: Dunham Rd Crosswalk

Date: July 14, 2021

Recommended Action

Approve the Dunham Road Crosswalk construction for an amount not to exceed \$137,150.00, along with the corresponding budget amendment and allow the Public Works Director to act on behalf of the Township for decisions relating to the project.

Discussion

This project will remove a portion of the walking path in Settlers Park that exits on Dunham Rd and reconnect it to a new crosswalk a bit further to the west, at the Hidden Creek Dr intersection. In completing this project, we will be able to achieve a pedestrian crosswalk connecting Settlers Park to the property just east of Hartland High School and leaving the possibility to connect to the school in the future. The newly acquired property on Dunham gives us the ability to direct the walk to the correct area to make the walk meet Livingston County specifications.

As the rest of the park pathway was not engineered Public Works feels confident in taking the role of GC (General Contractor) in this project and working with and coordinating the aspects of it. The path will be a 4-inch thick aggregate base a 4-inch thick asphalt base. This is the same build as the current pathway giving the ability for service vehicles to access the park if needed. This portion of the pathway has always been a part of the Hartland Township Pathway Plan and due to the time constraints to see the project to completion it is easily achievable this year with approval at this time.

Public Works is recommending approval to move forward at this time as it has full support of the Park Site Plan Committee, to ensure the work is completed by the end of the year.

Financial Impact

Is a Budget Amendment Required? Yes No

Capital Projects – Settlers Park:

Increase: 401-751-970.009 \$137,150.00

As this project was not included in the original FY22 adopted budget, it will be covered by the 401 Fund balance (surplus).

Attachments

Dunham Rd Pathway Bid Specs



Hartland Township Dunham Rd Crosswalk Project Bid Sheet

Item Description	Estimated Quantity	Unit	Unit Price	Total Cost
Mobilization	1	Lsum	\$0.00	
Color Audio/Video Route Survey, Special	Performed by Township			
Lumber Sales	1	Lsum	(\$4,500.00)	(\$4,500.00)
Tree, Rem, 6 inch to 18 inch	1	Lsum	\$8,500.00	\$8,500.00
Curb and Gutter removal	145	Ft	\$15.00	\$2,175.00
Excavation and Grading	4500	Cyd	\$6.50	\$29,250.00
Granular Material, CI II	250	Cyd	\$12.00	\$3,000.00
Subgrade Undercutting, Type II	50	Cyd	\$6.00	\$300.00
Erosion Control, Silt Fence	500	Ft	\$6.00	\$3,000.00
Project Cleanup	1	Lsum	\$1,000.00	\$1,000.00
Asphalt Pathway	145	Ton	\$190.00	\$27,550.00
Aggregate Base, 4 inch, Special	90	cyd	\$150.00	\$13,500.00
HMA Surface, Removal	450	Syd	\$6.00	\$2,700.00
Old Pathway Restoration	1	Lsum	\$5,000.00	\$5,000.00
Curb and Gutter, Conc, Det F4	200	Sft	\$35.00	\$7,000.00
Sidewalk, Conc, 4 inch	1000	Sft	\$6.50	\$6,500.00
Sidewalk Ramp, Conc, 6 inch	100	Sft	\$8.50	\$850.00
Detectable Warning Surface	4	Each	\$200.00	\$800.00
Traffic Control	1	Lsum	\$1,000.00	\$1,000.00
Restoration	4500	Syd	\$1.35	\$6,075.00
Crosswalk Signs w/ Installation	1	Lsum	\$18,950.00	\$18,950.00
Total Construction Cost:				\$137,150.00
Comments:				

New Parking Lot Addition

250,000.00

This is an amount Staff is comfortable recommending for the installation of a future lot.
