



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, August 15, 2023 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 Payment of Bills
 - b. Approve Post Audit of Disbursements Between Board Meetings
 - c. 08-01-23 Hartland Township Board Regular Meeting Minutes
 - d. 08-01-23 Hartland Township Board Closed Session Minutes
 - e. Manager to Project Specialist Compensation
 - f. Interim Manager Compensation
 7. Pending & New Business
 - a. Site Plan #23-007 Redwood Living Planned Development Phase 2 – Concept Plan
 8. Board Reports
- [BRIEF RECESS]
9. Information / Discussion
 - a. Manager's Report
 10. Adjournment

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Payment of Bills

Date: August 8, 2023

Recommended Action

Move to approve the bills as presented for payment.

Discussion

Bills presented total \$233,709.23. The bills are available in the Finance office for review.

Notable invoices include:

\$12,156.53 – Exclusive Excavating – (Replace catch basin, install coupling, concrete restoration)

\$174,451.04 – Livingston County Drain Commission – (July 2023 Sewer O&M, Watershed group shared costs)

\$20,140.00 – PHP Pfeffer-Hanniford-Palka – (Audit FYE 3/31/23)

Financial Impact

Is a Budget Amendment Required? ☐ Yes ☒ No

All expenses are covered under the amended FY24 budget.

Attachments

Bills for 08.15.2023

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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 08/15/2023 - 08/15/2023
BOTH JOURNALIZED AND UNJOURNALIZED
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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
		Due Date		1099		

ADOBE	ADOBE INC	07/06/2023	2495141538	FOA	JULY 2023	
49553		08/15/2023		N		19.99
07/06/2023	,	/ /	0.0000	N		0.00
		08/15/2023		N		19.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	19.99

VENDOR TOTAL: 19.99

AMAZON.COM	AMAZON.COM	07/12/2023	071223	FOA	PAPER TOWEL, T-SHIRTS, REPLACEMENT W	
49509		08/15/2023		N		100.88
07/12/2023	,	/ /	0.0000	N		0.00
		08/15/2023		N		100.88

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-740.000	OPERATING SUPPLIES	36.99
101-209-727.000	SUPPLIES & POSTAGE	13.90
101-751-930.000	REPAIRS & MAINTENANCE	49.99
		100.88

AMAZON.COM	AMAZON.COM	07/25/2023	111-7429464-5539	FOA	CALCULATOR RIBBON	
49522		08/15/2023		N		6.99
07/25/2023	,	/ /	0.0000	N		0.00
		08/15/2023		N		6.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-253-727.000	SUPPLIES & POSTAGE	6.99

AMAZON.COM	AMAZON.COM	07/12/2023	7/12/23	FOA	TOOL BELT POUCH, MONITOR ARM	
49513		08/15/2023		N		58.88
07/12/2023	,	/ /	0.0000	N		0.00
		08/15/2023		N		58.88

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-209-727.000	SUPPLIES & POSTAGE	39.98
101-209-727.000	SUPPLIES & POSTAGE	(20.00)
101-209-727.000	SUPPLIES & POSTAGE	38.90
		58.88

VENDOR TOTAL: 166.75

ANYNETWORK	ANYNETWORK.COM, LLC	07/22/2023	2060	FOA	CCTV/MONITOR, REPLACE NORTH ENTRANCE	
49520	2484 HUNTER RD	08/15/2023		N		1,175.00
07/22/2023	BRIGHTON MI, 48114	/ /	0.0000	N		0.00

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		Due Date		1099		

Open		08/15/2023		Y		1,175.00
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GL NUMBER	DESCRIPTION	AMOUNT
285-751-970.000	PARKS CAPITAL OUTLAY	1,175.00

VENDOR TOTAL: 1,175.00

BELLE TIRE	BELLE TIRE	07/17/2023	071723	FOA	NEW TIRE FOR TRAILER	
49543	P.O. BOX 641612	08/15/2023		N		109.99
07/17/2023	DETROIT MI, 48264-1612	/ /	0.0000	N		0.00
		08/15/2023		N		109.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.002	REPAIRS & MAINT VEHICLE/EQUIP	109.99

VENDOR TOTAL: 109.99

BESTBUY	BEST BUY	07/17/2023	071723	FOA	PRINTER INK	
49506	8487 W GRAND RIVER AVE	08/15/2023		N		112.98
07/17/2023	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		08/15/2023		N		112.98

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	112.98

BESTBUY	BEST BUY	07/25/2023	072523	FOA	HP DESKTOP	
49548	8487 W GRAND RIVER AVE	08/15/2023		N		499.99
07/25/2023	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		08/15/2023		N		499.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-607.000	PEG FEES	499.99

VENDOR TOTAL: 612.97

CINTAS	CINTAS CORPORATION	08/07/2023	4163873496	FOA	MATS	
49550	P.O. BOX 630910	08/15/2023		N		61.88
08/07/2023	CINCINNATI OH, 45263	/ /	0.0000	N		0.00
		08/15/2023		N		61.88

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	61.88

VENDOR TOTAL: 61.88

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		Due Date		1099		

COMCAST	COMCAST	07/26/2023	JULY 2023	FOA	PHONE, INTERNET & CABLE AT TWP HALL	
49511	P.O. BOX 70219	08/15/2023		N		1,444.69
07/26/2023	PHILADELPHIA PA, 19176-0219	/ /	0.0000	N		0.00
		08/15/2023		N		1,444.69

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-851.000	TELEPHONE	80.79
536-000-805.000	INTERNET	136.35
577-000-806.000	CABLE TV FEES	140.40
577-000-805.000	INTERNET	224.90
536-000-805.000	INTERNET	188.45
577-000-805.000	INTERNET	673.80
		1,444.69

VENDOR TOTAL: 1,444.69

CONSUMER	CONSUMERS ENERGY	08/01/2023	203499803044	FOA	AUGUST 2023 - PARSHALLVILLE SIREN	
49536	PO BOX 740309	08/15/2023		N		45.28
08/01/2023	CINCINNATI OH, 45274-0309	/ /	0.0000	N		0.00
		08/15/2023		N		45.28

Open

GL NUMBER	DESCRIPTION	AMOUNT
206-000-920.002	UTILITIES - ELECTRIC	45.28

VENDOR TOTAL: 45.28

DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	08/01/2023	140493	FOA	AUGUST 2023 - PARKS	
49524	PO BOX 241	08/15/2023		N		300.00
08/01/2023	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		08/15/2023		Y		300.00

Open

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

VENDOR TOTAL: 300.00

0070	DTE ENERGY	07/04/2023	10181876 01 07/2	FOA	JULY 2023 - SETTLERS PARK PAVILION	
49546	P.O BOX 740786	08/15/2023		N		52.07
	CINCINNATI					
07/04/2023	OH, 45274-0786	/ /	0.0000	N		0.00
		08/15/2023		N		52.07

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-920.002	UTILITIES - ELECTRIC	52.07

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		Due Date		1099		

0070	DTE ENERGY	07/31/2023	200024530744	FOA	JULY 2023 - MILLPOINTE, FIDDLERS GRO	
49540	P.O BOX 740786	08/15/2023		N		1,569.07
	CINCINNATI					
07/31/2023	OH, 45274-0786	/ /	0.0000	N		0.00
		08/15/2023		N		1,569.07

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-000-282.001	MILLPOINTE STREETLIGHTS DEPOSIT	287.56
101-000-282.002	FIDDLAR GROVE STREETLIGHT DEPOSIT	22.98
101-000-282.003	WALNUT RIDGE STREETLIGHTS DEPOSIT	25.16
101-448-921.000	STREET LIGHTS	1,233.37
		<u>1,569.07</u>

VENDOR TOTAL: 1,621.14

ECOSHIELD	ECOSHIELD PEST SOLUTIONS DET WEST	07/26/2023	062923	FOA	JUNE 2023 PEST CONTROL	
49510	P.O. BOX 92180	08/15/2023		N		297.00
06/29/2023	LAS VEGAS NV, 89193-2180	/ /	0.0000	N		0.00
		08/15/2023		Y		297.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-801.000	CONTRACTED SERVICES	99.00
101-265-801.000	CONTRACTED SERVICES	89.00
101-265-801.000	CONTRACTED SERVICES	109.00
		<u>297.00</u>

ECOSHIELD	ECOSHIELD PEST SOLUTIONS DET WEST	07/24/2023	JULY 2023	FOA	JULY 2023 PEST CONTROL	
49523	P.O. BOX 92180	08/15/2023		N		297.00
07/24/2023	LAS VEGAS NV, 89193-2180	/ /	0.0000	N		0.00
		08/15/2023		Y		297.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	89.00
536-000-801.000	CONTRACTED SERVICES	99.00
101-265-801.000	CONTRACTED SERVICES	109.00
		<u>297.00</u>

VENDOR TOTAL: 594.00

ETNA	ETNA SUPPLY COMPANY	08/02/2023	S105222525.001	FOA	2" OMNI METERS	
49539	P.O. BOX 772107	08/15/2023		N		1,215.00
08/02/2023	DETROIT MI, 48277-2107	/ /	0.0000	N		0.00
		08/15/2023		N		1,215.00

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		Due Date		1099		

GL NUMBER	DESCRIPTION	AMOUNT
536-000-741.000	METER COSTS	1,215.00

VENDOR TOTAL: 1,215.00

EXCLUSIVEE	EXCLUSIVE EXCAVATING	07/31/2023	423	FOA	REPLACE CATCH BASIN, INSTALL COUPLIN	
49552	P.O. BOX 1881	08/15/2023		N		12,156.53
07/31/2023	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		08/15/2023		Y		12,156.53

Open

GL NUMBER	DESCRIPTION	AMOUNT
206-000-930.003	REPAIRS & MAINTENANCE BLD&GRDS	12,156.53

VENDOR TOTAL: 12,156.53

MARKETEER	GEORGE MOSES CO	08/01/2023	AUG 2023	FOA	AUGUST 2023	
49519	P.O. BOX 686	08/15/2023		N		185.00
08/01/2023	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		08/15/2023		N		185.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-956.000	FARMERS MARKET	185.00

VENDOR TOTAL: 185.00

GODADDY	GO DADDY	07/11/2023	071123	FOA	JULY 2023	
49554		08/15/2023		N		26.99
07/11/2023	,	/ /	0.0000	N		0.00
		08/15/2023		N		26.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-900.000	PRINTING & PUBLICATIONS	26.99

VENDOR TOTAL: 26.99

GOLDENREFR	GOLDEN REFRIGERANT	07/25/2023	67105	FOA	FREON REMOVAL FROM LARGE ITEM CLEANU	
49515	31800 INDUSTRIAL RD	08/15/2023		N		360.00
07/25/2023	LIVONIA MI, 48150	/ /	0.0000	N		0.00
		08/15/2023		N		360.00

Open

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

VENDOR TOTAL: 360.00

0150	HARTLAND CONSOLIDATED SCHOOLS	07/31/2023	174021	FOA	JULY 2023 FUEL	
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		Due Date		1099		

49534	9525 E HIGHLAND ROAD	08/15/2023		N		721.28
08/01/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		08/15/2023		N		721.28

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-239-860.000	GASOLINE	80.79
536-000-860.000	GASOLINE	640.49
		<u>721.28</u>

VENDOR TOTAL: 721.28

0001	HARTLAND TOWNSHIP GENERAL FUND	08/02/2023	080223	FOA	JULY 2023 DOG LICENSE PMTS	
49530		08/15/2023		N		24.00
08/02/2023	,	/ /	0.0000	N		0.00
		08/15/2023		N		24.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.250	DOG LICENSES ESCROW	24.00

VENDOR TOTAL: 24.00

WATERO&M	HARTLAND TOWNSHIP WATER O & M	07/31/2023	080223	FOA	JULY 2023 OUT OF DEPT COSTS FOR WATE	
49529	2655 CLARK RD	08/15/2023		N		8,716.25
08/02/2023	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		08/15/2023		N		8,716.25

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-801.009	CONTRACT SERVICES - WATER SYSTEM	5,671.20
101-265-801.009	CONTRACT SERVICES - WATER SYSTEM	1,853.79
101-567-801.009	CONTRACT SERVICES - WATER SYSTEM	1,191.26
		<u>8,716.25</u>

VENDOR TOTAL: 8,716.25

IIMC	INT'L INSTITUTE OF MUNICIPAL CLERKS	08/02/2023	070623	FOA	IIMC RENEWAL	
49533	8331 UTICA AVE, #200	08/15/2023		N		210.00
08/02/2023	RANCHO CUCAMONGA CA, 91730	/ /	0.0000	N		0.00
		08/15/2023		N		210.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-215-957.000	EDUCATION/TRAINING/CONVENTION	210.00

VENDOR TOTAL: 210.00

JUSTICE	JUSTICE FENCE ACQUISITION LLC	07/25/2023	6499	FOA	ROLLERS FOR ENTRANCE GATE AT WTP	
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		Due Date		1099		
49526	1276 E COLUMBIA AVE	08/15/2023		N		1,127.00
07/25/2023	BATTLE CREEK MI, 49014	/ /	0.0000	N		0.00
		08/15/2023		N		1,127.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.003	REPAIRS & MAINTENANCE BLD&GRDS	1,127.00

VENDOR TOTAL: 1,127.00

K&J	K & J ELECTRIC, INC	08/01/2023	10592	FOA	REWIRE WORK AT SPRANGER FIELD	
49537	7219 EAST HIGHLAND RD	08/15/2023		N		105.00
08/01/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		08/15/2023		N		105.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-930.000	REPAIRS & MAINTENANCE	105.00

VENDOR TOTAL: 105.00

0220	LIVINGSTON COUNTY TREASURER	08/02/2023	080223	FOA	JULY 2023 DOG LICENSE PMTS	
49531	200 E. GRAND RIVER	08/15/2023		N		226.00
08/02/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		08/15/2023		N		226.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.250	DOG LICENSES ESCROW	226.00

VENDOR TOTAL: 226.00

2909	LIVINGSTON CTY.DRAIN COMMISSIO	07/31/2023	3679	FOA	JULY 2023 SEWER SYSTEM O&M	
49532	2300 E. GRAND RIVER	08/15/2023		N		174,285.21
	STE. 105					
08/02/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		08/15/2023		N		174,285.21

Open

GL NUMBER	DESCRIPTION	AMOUNT
590-000-801.008	LCDC CONTRACT SERVICES	174,285.21

2909	LIVINGSTON CTY.DRAIN COMMISSIO	08/02/2023	3685	FOA	WATERSHED GROUP SHARED COSTS	
49538	2300 E. GRAND RIVER	08/15/2023		N		165.83
	STE. 105					
08/02/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		08/15/2023		N		165.83

Open

GL NUMBER	DESCRIPTION	AMOUNT
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101-465-956.000	MISCELLANEOUS				165.83	
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VENDOR TOTAL: 174,451.04

LDPA	LIVINGSTON DAILY PRESS & ARGUS	07/11/2023	071123	FOA	JULY 2023	
49544		08/15/2023		N		11.99
	3964 SOLUTIONS CENTER					
07/11/2023	CHICAGO IL, 60677-3009	/ /	0.0000	Y		0.00
		08/15/2023		N		11.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-577-801.000	CONTRACTED SERVICES	11.99

VENDOR TOTAL: 11.99

MGL	MAKE GREAT LIGHT LLC	07/17/2023	071723	FOA	LIGHT COVERS	
49514	3673 LEXINGTON AVE N, H-2 #335	08/15/2023		N		161.25
07/17/2023	SAINT PAUL MN, 55126	/ /	0.0000	N		0.00
		08/15/2023		N		161.25

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-930.000	REPAIRS & MAINTENANCE	161.25

VENDOR TOTAL: 161.25

MASTERS	MASTERS TELECOM LLC	07/24/2023	21134	FOA	JULY 2023	
49505		08/15/2023		N		19.41
07/24/2023	,	/ /	0.0000	N		0.00
		08/15/2023		N		19.41

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-851.000	TELEPHONE	19.41

VENDOR TOTAL: 19.41

MEIJER	MEIJER	06/27/2023	062723	FOA	FAN	
49381	2160 HARTLAND RD	08/15/2023		N		16.95
06/27/2023	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		08/15/2023		N		16.95

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-253-727.000	SUPPLIES & POSTAGE	16.95

VENDOR TOTAL: 16.95

NORM'S	NORM'S ICE CREAM	07/18/2023	071823	FOA	FARMERS MKT	
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BOTH JOURNALIZED AND UNJOURNALIZED
OPEN - CHECK TYPE: PAPER CHECK

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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
		Due Date		1099		

49521	700 N MILFORD RD	08/15/2023		N		249.10
07/18/2023	HIGHLAND MI, 48357	/ /	0.0000	N		0.00
		08/15/2023		N		249.10

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-956.000	FARMERS MARKET	249.10

VENDOR TOTAL: 249.10

1180	PETER'S TRUE VALUE HARDWARE	08/07/2023	68760	FOA	MATERIALS FOR TRIM AROUND TWP HALL D	
49545	3455 W. HIGHLAND ROAD	08/15/2023		N		61.42
08/07/2023	MILFORD MI, 48380	/ /	0.0000	N		0.00
		08/15/2023		N		61.42

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-930.000	REPAIRS & MAINTENANCE	61.42

VENDOR TOTAL: 61.42

0102	PHP PFEFFER-HANNIFORD-PALKA	07/25/2023	07252023	FOA	AUDIT FOR FYE 3/31/23	
49516	225 E. GRAND RIVER, STE 104	08/15/2023		N		20,140.00
07/25/2023	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		08/15/2023		Y		20,140.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-101-807.000	AUDIT FEES	10,300.00
590-000-807.000	AUDIT FEES	4,990.00
536-000-807.000	AUDIT FEES	4,000.00
206-000-807.000	AUDIT FEES	850.00
		20,140.00

VENDOR TOTAL: 20,140.00

RESERVE	PITNEY BOWES BANK INC RESERVE ACCT	07/31/2023	080123	FOA	JULY 2023 POSTAGE	
49527	P.O. BOX 981023	08/15/2023		N		478.09
08/01/2023	BOSTON MA, 02298-1023	/ /	0.0000	N		0.00
		08/15/2023		N		478.09

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-172-727.000	SUPPLIES & POSTAGE	41.46
101-209-727.000	SUPPLIES & POSTAGE	28.96
101-247-727.000	SUPPLIES & POSTAGE	5.04
101-215-727.000	SUPPLIES & POSTAGE	68.81
101-441-727.000	SUPPLIES & POSTAGE	130.41
101-191-727.000	SUPPLIES & POSTAGE	54.63
101-192-727.000	SUPPLIES & POSTAGE	4.75

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Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

101-400-727.000	SUPPLIES & POSTAGE				6.51	
101-253-811.100	TAX COLLECTION				60.30	
536-000-727.000	SUPPLIES/POSTAGE				35.33	
590-000-727.000	SUPPLIES & POSTAGE				35.32	
101-567-727.000	SUPPLIES & POSTAGE				3.42	
101-722-727.000	SUPPLIES & POSTAGE				3.15	
					<u>478.09</u>	

VENDOR TOTAL: 478.09

REDWING	RED WING BUSINESS ADVANTAGE ACCT	07/17/2023	154304	FOA	BOOTS FOR J. RADLEY	
49507	P.O. BOX 844329	08/15/2023		N		206.99
07/17/2023	DALLAS TX, 75284-4329	/ /	0.0000	N		0.00
		08/15/2023		N		206.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-719.100	UNIFORMS/CLOTHING ALLOWANCE	206.99

VENDOR TOTAL: 206.99

RURALKING	RURAL KING	07/13/2023	071323	FOA	PARK SUPPLIES	
49512	4216 DEWITT AVE	08/15/2023		N		54.42
07/13/2023	MATTOON IL, 61938	/ /	0.0000	N		0.00
		08/15/2023		N		54.42

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-740.000	OPERATING SUPPLIES	19.47
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	9.99
101-751-740.000	OPERATING SUPPLIES	24.96
		<u>54.42</u>

RURALKING	RURAL KING	07/20/2023	072023	FOA	GROUND SPREADER	
49508	4216 DEWITT AVE	08/15/2023		N		349.99
07/20/2023	MATTOON IL, 61938	/ /	0.0000	N		0.00
		08/15/2023		N		349.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-930.000	REPAIRS & MAINTENANCE	174.99
536-000-930.003	REPAIRS & MAINTENANCE BLD&GRDS	175.00
		<u>349.99</u>

VENDOR TOTAL: 404.41

SANMARINO	SAN MARINO EXCAVATING, INC.	07/27/2023	151222	FOA	DUMPSTER RENTAL AT TEEN CTR FOR LIGH	
49547	5550 MITCHEL WAY	08/15/2023		N		375.00

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Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

07/27/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		08/15/2023		N		375.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
285-101-930.000	TWP HALL REPAIRS & MAINT	375.00

VENDOR TOTAL: 375.00

SECURITYLO	SECURITY LOCK SERVICE INC	07/25/2023	878	FOA	REPLACE DOOR AT HERO TEEN CENTER	
49525	401 WASHINGTON ST	08/15/2023		N		2,617.00
07/25/2023	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		08/15/2023		N		2,617.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
285-101-930.000	TWP HALL REPAIRS & MAINT	2,617.00

SECURITYLO	SECURITY LOCK SERVICE INC	08/07/2023	896	FOA	STEEL DOORS & FRAME PKG	
49551	401 WASHINGTON ST	08/15/2023		N		2,040.00
08/07/2023	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		08/15/2023		N		2,040.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-930.000	REPAIRS & MAINTENANCE	2,040.00

VENDOR TOTAL: 4,657.00

SHUTTERSTO	SHUTTERSTOCK.COM	07/19/2023	071923	FOA	JULY 2023	
49542		08/15/2023		N		29.00
07/19/2023	,	/ /	0.0000	N		0.00
		08/15/2023		N		29.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-577-801.000	CONTRACTED SERVICES	29.00

VENDOR TOTAL: 29.00

SMARTSOURC	SMART SOURCE, LLC MICHIGAN DIVISION	08/03/2023	1790132	FOA	SEWER/WATER UTILITY BILLS	
49535	P.O. BOX 106068	08/15/2023		N		483.04
08/03/2023	ATLANTA GA, 30348-6068	/ /	0.0000	N		0.00
		08/15/2023		Y		483.04

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-727.000	SUPPLIES/POSTAGE	241.52
590-000-727.000	SUPPLIES & POSTAGE	241.52

483.04

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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
		Due Date		1099		

VENDOR TOTAL: 483.04

STAPLES	STAPLES	07/29/2023	8071092205	FOA	SEAL EMBOSSE	
49518	PO BOX 660409	08/15/2023		N		31.96
07/29/2023	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		08/15/2023		N		31.96

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-215-727.000	SUPPLIES & POSTAGE	31.96

STAPLES	STAPLES	08/05/2023	8071176402	FOA	MISC SUPPLIES	
49541	PO BOX 660409	08/15/2023		N		84.70
08/05/2023	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		08/15/2023		N		84.70

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-172-727.000	SUPPLIES & POSTAGE	10.40
101-265-740.000	OPERATING SUPPLIES	74.30
		84.70

VENDOR TOTAL: 116.66

USA	USA BLUE BOOK	07/28/2023	88861	FOA	OVAL FLANGE GASKET	
49517	P.O. BOX 9004	08/15/2023		N		60.64
07/28/2023	GURNEE IL, 60031-9004	/ /	0.0000	N		0.00
		08/15/2023		N		60.64

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	60.64

VENDOR TOTAL: 60.64

VC3, INC.	VC3, INC.	08/08/2023	120353	FOA	AUGUST 2023 - MS 365 BUSINESS STAND	
49549	C/O PNC BANK	08/15/2023		N		562.50
	P.O. BOX 746804					
08/08/2023	ATLANTA GA, 30374-6804	/ /	0.0000	N		0.00
		08/15/2023		N		562.50

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-946.000	PEG SERVER & SOFTWARE RENTAL	562.50

VENDOR TOTAL: 562.50

TOTAL - ALL VENDORS: 233,709.23

FUND TOTALS:						
Fund 101 - GENERAL FUND						26,021.27
Fund 206 - FIRE OPERATING						13,051.81
Fund 285 - CLFRF GRANT						4,167.00
Fund 536 - WATER SYSTEM FUND						8,565.51
Fund 577 - CABLE TV FUND						2,101.59
Fund 590 - SEWER OPERATIONS & MAINTENANCE FUND						179,552.05
Fund 701 - TRUST AND AGENCY						250.00

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Post Audit of Disbursements Between Board Meetings

Date: August 8, 2023

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 – \$9,840.79

August 15, 2023 Payroll - \$68,960.99

Financial Impact

Is a Budget Amendment Required? ☐ Yes ☒ No

All expenses are covered under the amended FY24 budget.

Attachments

Post Audit Bills List 07.27.2023

Payroll for 08.15.2023

Check Date	Bank	Check #	Payee	Description	GL #	Amount
07/27/2023	FOA	43922	8351 PETERSON INVESTMENT GROUP	HUNGRY HOWIES-8351 PETERSON INV GROUP	101-400-801.100-0024	7,611.00
07/27/2023	FOA	43923	MUTUAL OF OMAHA	ACCRUED STD/LTD BENEFITS	001-000-257.103	207.80
		43923		EMPLOYMENT EXPENSE	101-192-716.000	118.27
		43923		EMPLOYMENT EXPENSE	101-209-716.000	169.68
		43923		EMPLOYMENT EXPENSE	101-215-716.000	74.26
		43923		EMPLOYMENT EXPENSE	101-253-716.000	86.78
		43923		EMPLOYMENT EXPENSE	101-400-716.000	136.53
		43923		EMPLOYMENT EXPENSE	101-441-716.000	94.24
		43923		EMPLOYMENT EXPENSE	536-000-716.000	151.50
						<hr/> 1,039.06
07/27/2023	FOA	43924	VERIZON WIRELESS	DUE TO EMPLOYEES	101-000-232.000	66.74
		43924		REPAIRS & MAINTENANCE	101-209-930.000	80.02
		43924		TELEPHONE	101-265-851.000	756.37
		43924		TELEPHONE	536-000-851.000	247.59
		43924		CONTRACTED SERVICES & RENTALS	577-000-801.000	40.01
						<hr/> 1,190.73
TOTAL - ALL FUNDS				TOTAL OF 3 CHECKS		9,840.79

--- GL TOTALS ---

001-000-257.103	ACCRUED STD/LTD BENEFITS	207.80
101-000-232.000	DUE TO EMPLOYEES	66.74
101-192-716.000	EMPLOYMENT EXPENSE	118.27
101-209-716.000	EMPLOYMENT EXPENSE	169.68
101-209-930.000	REPAIRS & MAINTENANCE	80.02
101-215-716.000	EMPLOYMENT EXPENSE	74.26
101-253-716.000	EMPLOYMENT EXPENSE	86.78
101-265-851.000	TELEPHONE	756.37
101-400-716.000	EMPLOYMENT EXPENSE	136.53
101-400-801.100-0024	HUNGRY HOWIES-8351 PETERSON INV GROUP	7,611.00
101-441-716.000	EMPLOYMENT EXPENSE	94.24
536-000-716.000	EMPLOYMENT EXPENSE	151.50
536-000-851.000	TELEPHONE	247.59
577-000-801.000	CONTRACTED SERVICES & RENTALS	40.01
	TOTAL	9,840.79

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
08/15/2023	FOA	17435	MISSION SQUARE	1,077.01	1,077.01	0.00	Open
08/15/2023	FOA	17436	MISSION SQUARE	2,864.76	2,864.76	0.00	Open
08/15/2023	FOA	17437	MISSION SQUARE	2,673.19	2,673.19	0.00	Open
08/15/2023	FOA	17438	MISSION SQUARE	430.33	430.33	0.00	Open
08/15/2023	FOA	17439	MISSION SQUARE	60.10	60.10	0.00	Open
08/15/2023	FOA	DD8679	BEDUHN, TIMOTHY L.A.	2,429.25	0.00	1,895.32	Cleared
08/15/2023	FOA	DD8680	BERNARDI, MELYNDA A	1,499.89	0.00	1,169.83	Cleared
08/15/2023	FOA	DD8681	BROOKS, TYLER J	2,340.00	0.00	1,671.95	Cleared
08/15/2023	FOA	DD8682	CARRIGAN, AMANDA K	3,125.00	0.00	2,482.65	Cleared
08/15/2023	FOA	DD8683	CASE, SUSAN E	2,050.45	0.00	1,263.84	Cleared
08/15/2023	FOA	DD8684	CIOFU, LARRY N	2,856.09	0.00	2,059.76	Cleared
08/15/2023	FOA	DD8685	COSGROVE, HEATHER H	1,736.42	0.00	1,428.85	Cleared
08/15/2023	FOA	DD8686	DRYDEN-HOGAN, SUSAN A	3,777.57	0.00	2,683.94	Cleared
08/15/2023	FOA	DD8687	HAASETH, GWYN M	860.00	0.00	767.22	Cleared
08/15/2023	FOA	DD8688	HORNING, KATHLEEN A	2,856.09	0.00	1,993.40	Cleared
08/15/2023	FOA	DD8689	HUBBARD, TONYA S	1,834.52	0.00	1,193.83	Cleared
08/15/2023	FOA	DD8690	JOHNSON, LISA	2,257.00	0.00	1,433.21	Cleared
08/15/2023	FOA	DD8691	KENDALL, ANTHONY S	100.14	0.00	92.48	Cleared
08/15/2023	FOA	DD8692	LANGER, TROY D	3,767.92	0.00	2,648.72	Cleared
08/15/2023	FOA	DD8693	LOFTUS, DANIEL M	935.62	0.00	788.43	Cleared
08/15/2023	FOA	DD8694	LOUIS, CASEY	962.93	0.00	745.52	Cleared
08/15/2023	FOA	DD8695	LUCE, MICHAEL T	3,656.46	0.00	2,673.83	Cleared
08/15/2023	FOA	DD8696	MORGANROTH, CAROL L	2,067.72	0.00	1,599.69	Cleared
08/15/2023	FOA	DD8697	NALEPKA, EVAN C	643.50	0.00	560.28	Cleared
08/15/2023	FOA	DD8698	NIXON, MITCHELL A	2,160.75	0.00	1,666.10	Cleared
08/15/2023	FOA	DD8699	RADLEY, JAMES W	1,080.00	0.00	900.30	Cleared
08/15/2023	FOA	DD8700	SHOLLACK, DONNA M	2,275.05	0.00	1,720.35	Cleared
08/15/2023	FOA	DD8701	SOSNOWSKI, SHERI R	1,846.04	0.00	1,386.07	Cleared
08/15/2023	FOA	DD8702	WYATT, MARTHA K	3,267.11	0.00	2,142.69	Cleared
08/15/2023	FOA	EFT691	FEDERAL TAX DEPOSIT	11,396.50	11,396.50	0.00	Cleared
08/15/2023	FOA	EFT692	FEDERAL TAX DEPOSIT	73.58	73.58	0.00	Cleared

Totals:	Number of Checks: 031	68,960.99	18,575.47	36,968.26
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Total Physical Checks:	5
Total Check Stubs:	26

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: 08-01-23 Hartland Township Board Regular Meeting Minutes

Date: August 10, 2023

Recommended Action

Move to approve the Hartland Township Board Regular Meeting Minutes for August 1, 2023.

Discussion

Draft minutes are attached for review.

Financial Impact

None

Attachments

8-1-23 HTB Minutes - DRAFT

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES
August 01, 2023 – 7:00 PM

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

ABSENT: None

Also present were Township Manager Bob West and Public Works Director Mike Luce.

4. Approval of the Agenda

Treasurer Horning requested an amendment to the Agenda to add Section 7 (a) pertaining to the the Brown Drilling well repair estimate.

Move to approve the agenda for the August 1, 2023 Hartland Township Board meeting as amended.

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

Absent: None

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the August 1, 2023 Hartland Township Board meeting as presented.

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

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

Voting Nay: None

Absent: None

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 07-18-23 Hartland Township Board Regular Meeting Minutes
- d. 07-18-23 Hartland Township Board Closed Session Meeting Minutes
- e. Waldenwoods Fireworks Display Permit – 10-21-23

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

August 01, 2023 – 7:00 PM

7. Pending & New Business

a. Brown Drilling Well Repair

Public Works Director Mike Luce gave a brief overview of the Hartland Township Well #1 issue stating a well pump went out this weekend. He stated that we have pulled the well pump and are trying to determine why the pump failed. He presented a cost estimate for the current work and options based on possible well pump solutions. He stated to do our due diligence, he is recommending a video camera survey of the well at this time to determine the condition of the well as this pump was replaced not that long ago. He discussed the costs listed for cleaning the well if needed and replacing the pump if needed. Trustee Germane inquired as to how long this pump has been in use and Director Luce stated just over a year. Manager West commented that this was one of the three municipal wells we have and normally this type of situation would be considered an emergency repair, but since there was a Board meeting scheduled, we brought this before the Board. He stated that this was not a standard well that you would see in a home and in this case the pump and the motor are two separate units. It has been determined that the motor is fine, but the pump has seized up. He stated Brown Drilling handles all of the emergency services on our wells. Trustee Germane inquired as to whether the well pump was still under warranty and Director Luce stated it was not.

Move to approve repairs to Well #1 up to \$34,200.81 by Brown Drilling and the appropriate budget amendment.

Motion made by Treasurer Horning, Seconded by Trustee Petrucci.

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

Voting Nay: None

Absent: None

8. Board Reports

Trustee Germane - No report

Trustee O'Connell - No report.

Trustee McMullen - No report.

Trustee Petrucci - No report.

Clerk Ciofu - No report.

Treasurer Horning - Stated the Farmer's Market has the Michigan sweet corn in and everything is at very good prices and that they sold out every booth again last week. The Farmer's Market is at Rural King on Saturdays from 9:00 am to 2:00 pm.

Supervisor Fountain - No report.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager West clarified to the Board that the Well #1 repairs would be funded out of the Water Fund and not the General Fund. The Water Fund is in good shape and this repair will not have any effect on the water rates. He stated he has been working on closing out several projects over the past few weeks.

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

August 01, 2023 – 7:00 PM

- b. Closed Session: to consider a periodic personnel evaluation of the Township Manager, at his request under MCL 15.268(a)

Move to go into closed session to consider a periodic personnel evaluation of the Township Manager, at his request under MCL 15.268(a)

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

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

Voting Nay: None

Absent: None Motion passes: 7-0-0

Board is in Closed session at 7:10 p.m.

Board came out of closed session at 8:25 p.m.

Move to accept Manager West's resignation as Manager effective August 1, 2023 and to retain Mr. West as a part time hourly Project Specialist holding on to his phone, PC and VPN.

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

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

Voting Nay: None

Absent: None

Move to approve Public Works Director Mike Luce as Interim Manager.

Motion made by Trustee Petrucci, Seconded by Trustee Germane.

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

Voting Nay: None

Absent: None

10. Adjournment

Move to adjourn the meeting at 8:30 p.m.

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

Absent: None

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: 08-01-23 Hartland Township Board Closed Session Meeting Minutes

Date: August 10, 2023

Recommended Action

Move to approve the Hartland Township Board Closed Session Meeting Minutes for August 1, 2023.

Discussion

Draft minutes are available in the Clerk's office for review.

Financial Impact

None

Attachments

None

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: Manager to Project Specialist Compensation

Date: August 10, 2023

Recommended Action

Move to approve the final compensation for the resigning Township Manager and to set the hourly rate for the Project Specialist position.

Discussion

Hartland Township accepted the resignation of Township Manager Robert West as Manager effective on August 1, 2023, and agreed to retain Mr. West as a part-time hourly Project Specialist at the August 1, 2023 Hartland Township Board meeting. As Manager, Mr. West has accrued 80 hours of personal time off (PTO) and 40 hours of vacation with a total value of \$8,173.70. As final compensation for his role as Manager, it has been recommended by the Administrative Committee to pay Mr. West for the accrued PTO/Vacation time.

The Administrative Committee is also recommending setting the part-time hourly rate for the Project Specialist at \$60.00 per hour effective August 2, 2023.

Financial Impact

Is a Budget Amendment Required? ☒ Yes ☐ No

Once the maximum number of hours available in this role is set, a budget amendment will be recorded by the Finance Director to 101-172-704.000 (Project Coordinator/Specialist). The amendment will be covered by 101-172-702.000.

Attachments

None

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: Interim Manager Compensation

Date: August 10, 2023

Recommended Action

Move to approve the Interim Township Manager compensation amount at \$95,000 per year effective August 2, 2023.

Discussion

Hartland Township accepted the resignation of Township Manager Robert West as Manager effective on August 1, 2023, and appointed Director of Public Works Mike Luce as Interim Manager at the August 1, 2023, Hartland Township Board meeting. It has been recommended by the Administrative Committee to increase the compensation for Public Works Director Mike Luce to \$95,000 for the additional duties of Interim Manager effective August 2, 2023.

Financial Impact

Is a Budget Amendment Required? ☒ Yes ☐ No

Add +\$7,244.93 to 101-441-702.000 Salary

Add +\$724.50 to 101-441-718.000 Retirement

Add +\$555.00 to 101-441-716.000 FICA Taxes

These amounts will be covered by the General Fund Surplus.

Attachments

None

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan #23-007 Redwood Living Planned Development Phase 2 – Concept Plan

Date: August 8, 2023

Recommended Action

No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. The Planning Department should provide comments to the applicant about the proposed Redwood Living PD Phase 2 Concept Plan and whether it is indicative of a plan that can and will meet the intent, design standards, and eligibility criteria of the Planned Development process.

Discussion

Applicant: Redwood Living

Site Description

The proposed planned development (PD) is shown in the northwest portion of Hartland Glen Golf Club and is directly west of Redwood Living Planned Development (Phase 1). The golf course property, addressed as 12400 Highland Road is west of Pleasant Valley Road, south of Cundy Road, and west of Hartland Glen Lane. The combined total of the three parcels that comprise the golf course property is approximately 355.43 acres (Parcel ID #4708-26-100-021; 4708-26-100-022; and 4708-26-100-023). Currently the golf course property is primarily zoned CA (Conservation Agricultural), and other portions are zoned HDR (High Density Residential). In 2017 a portion of the golf course property, approximately 73 acres, was rezoned to HDR under Rezoning Application #361, however the zoning lines are not defined on the current zoning map.

Redwood Living Planned Development Phase 1 occupies approximately 27.14 acres, in the northeast portion of the former golf course property and is zoned PD (Planned Development). The residential planned development consists of thirty (30) single-story, multi-unit apartment buildings, with a total of 148 apartment units. Phase 1 is currently under construction.

West of the proposed project area, properties are zoned SR (Suburban Residential) and CA (Conservation Agricultural). Some of the SR zoned properties are part of the Handy Maxfield Shores subdivision. Properties to the north are zoned CA and are occupied by single-family residences. Three (3) adjacent properties to the south are zoned CA and are occupied by single-family residences. The golf course property to the south is zoned CA or HDR.

The proposed project, Redwood Living Planned Development Phase 2, occupies approximately 28.71 acres of the golf course property, in the northwest part of the golf course (Parcel ID #4708-26-100-023). The concept plan shows proposed parcel lines that delineate the project area. Zoning designations are not provided on the concept plan thus staff cannot determine the zoning category or categories of the project area. A land division request and application will be reviewed separately.

Hartland Glen Golf Course was previously designated as Medium Suburban Density Residential on the 2015 Future Land Use Map (FLUM); however, in 2020-2021, several amendments were made to the FLUM

and Comprehensive Development Plan. The amendments were approved by the Township Board on May 18, 2021. One of the areas that was amended is the Hartland Glen Golf Course property, which is now designated as a Special Planning Area (SPA), thus the proposed Redwood Living PD Phase 2 project area is designated as SPA.

Public access to the proposed development is via two (2) private roadways that are part of Redwood Living PD Phase 1. An emergency access is shown on the south, for a future connection.

The Planning Commission discussed the proposed PD project at the July 27, 2023 regular meeting.

Site History

REZ #361 (2017)

In 2017, approximately 73 acres were rezoned from CA (Conservation Agricultural) to HDR (High Density Residential), under Rezoning Application #361. The property associated with the rezoning request included approximately 71 acres of the golf course property (the northern nine (9) holes of the golf course) and two (2) single-family residences on Cundy Road, equating to an additional two (2) acres of land, or 73 acres. The properties on Cundy Road are addressed as 12396 and 12398 Cundy Road. The remaining portion of Hartland Golf Club property was zoned CA at that time.

Site Plan Application #20-008 (Redwood Living Planned Development) – Concept Plan

The Concept Plan for Phase 1 of Redwood Living PD was discussed under Site Plan Application #20-008. The Planning Commission reviewed the project on August 20, 2020, followed up by the Township Board's review at their September 15, 2020 meeting.

Site Plan Application #21-005 (Redwood Living Planned Development) – Preliminary Planned Development Site Plan

The Preliminary Planned Development Site Plan for Redwood Living PD was reviewed by the Planning Commission under Site Plan Application #21-005. On June 24, 2021, the Planning Commission held a public hearing for the project. Upon review of the project, the Planning Commission requested the applicant revise the plans to address several items that were discussed at the public hearing, prior to the Planning Commission making a recommendation on the project. The Planning Commission reviewed the revised plans at their regular meeting on Thursday, July 22, 2021, and recommended approval of Site Plan/PD Application #21-005.

The Township Board approved Site Plan/PD Application #21-005 at their regular meeting on August 17, 2021. The approved plan for SP PD #21-005 showed thirty (30) single-story, multi-unit apartment buildings, with a total of 148 apartment units. The proposed density was 5.42 dwelling units per acre, and a density bonus was recommended by the Planning Commission.

Site Plan Application #22-003 (Redwood Living Planned Development) – Final PD Site Plan

At their regular meeting on March 17, 2022, the Planning Commission recommended approval of SP PD #22-003. The Township Board approved SP PD #22-003 at their regular meeting held on April 5, 2022, and included approval of a density bonus. Approval of SP PD #22-003 constituted a rezoning of the subject properties associated with Redwood Living PD, from CA and HDR to PD (Planned Development). This also constituted an amendment to the Township zoning map.

Planned Development Procedure

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a PD Planned Development. 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. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD.

Proposed Concept Plan

A. General

The applicant has submitted a Concept Plan for a residential planned development that consists of single-story apartment homes. There are three (3) types of apartment buildings: 4-unit, 5-unit, and 6-unit. In total there are 27 apartment buildings and 130 units. Six (6) different models are offered, which are generally the same as those offered in Phase 1. Architectural plans have been submitted by the applicant. Each apartment unit has two (2) bedrooms, two (2) bathrooms, and an attached 2-stall garage. Several units have an extended garage option. A mail kiosk for Phase 2 is shown in the northeast corner of the project area.

As noted, the project area is approximately 28.71 acres in area, in the northwest portion of the Hartland Glen Golf Club property. The estimated proposed density is 4.53 dwelling units per acre. More discussion on density is provided in the next section of this report.

Public access to the development is via two (2) private roadways associated with Redwood Living PD Phase 1. An emergency access is shown on the south, for a future connection.

The Concept Plan shows the footprint of each of the 27 apartment buildings. The plan states the building setbacks, however scaled plans were not provided thus staff could not verify the distance between the buildings or the setbacks along the perimeter of the project area. Twenty-four (24) guest parking spaces are scattered throughout the development.

Existing wetlands are shown on the plan. Conceptual stormwater management plans were not provided, however the plan states that the intent is to expand the detention pond of Phase 1 to serve Phase 2. Internal sidewalks are shown, which connect to sidewalks in Phase 1.

Public water and sanitary sewer will be required for this project.

Section 3.1.18.E has specific requirements for information to be included within a planned development Concept Plan submittal. Given the size of the subject property (28.71 acres) and the scale of the proposed development (130 units), the Planning Department feels the information provided in the submittal is sufficient to consider complete.

B. Proposed Density

Section 3.1.18.C. of the Zoning Ordinance states the residential density in a planned development shall be consistent with the density designation within the Township's Comprehensive Plan. The subject property is designated Special Planning Area (SPA) on the 2020-2021 Comprehensive Plan Amendment and Amended Future Land Use Map (FLUM), for the M-59/Cundy Road/Hartland Glen Golf Course area.

Per the 2020-2021 Comprehensive Plan Amendment, this SPA would be developed as a planned development with a density that is flexible, with regards to the north and south portions of the SPA. A higher density is envisioned for the northern portion of the Hartland Glen Golf Course property, up to five

(5) dwelling units per acre, with a potential for a bonus density. A lower density is desired for the southern portion of the SPA. The overall base density of the entire SPA is to be four (4) dwelling units per acre.

The project area for Redwood Living PD Phase 2, is in the northern portion of the SPA where a higher density is desired, with a proposed density is 4.53 dwelling units per acre. The density consistent with the Amended FLUM.

The 2020-2021 Amended Future Land Use Map designations for properties adjacent to the subject site (28.71-acre site) are as follows:

North: Medium Suburban Density Residential

South: Medium Suburban Density Residential and Special Planning Area

East: Special Planning Area

West: Medium Urban Density Residential

C. Public Road Access

As noted previously, public access to the development is via two (2) existing private roadways associated with Redwood Living PD Phase 1. Phase 1 also has access to Cundy Road (public road) and Hartland Glen Lane.

D. Traffic Generation

The applicant has not submitted a traffic impact analysis as part of the Concept Plan submittal; this is one of the requirements for Preliminary Site Plan submittal.

E. Internal Vehicular/Pedestrian Circulation

The proposed development is accessed from private roadways in Phase 1 of Redwood Living PD. Two (2) private roads provide internal circulation via a looped system however the road width is not stated on the plan.

The private roads in the proposed development will be required to meet the standards of Section 5.23 of the Zoning Ordinance for a road serving twenty-five (25) or more units or parcels, which requires the private road to be constructed consistent with public road requirements of the Livingston County Road Commission.

Staff assumes the road design will be the same as shown in Phase 1, which includes a travel lane width of twenty-two (22) feet and an integral 5-foot wide sidewalk on one side of the roadway, for an overall paved width of twenty-seven (27) feet. Curb and gutter were not provided as part of the roadway design in Phase 1. If Phase 2 uses this same design, it is unlikely the private roads will meet the requirements of Section 5.23. Additional details will be required as part of the Preliminary Site Plan application.

An emergency access is shown on the south, as a future connection to potential developments to the south.

Sidewalks are provided from each unit to a private road. It is assumed that the plan is showing a 5-foot wide integral sidewalk as part of the roadway. The integral sidewalks connect to similar sidewalks in Phase 1.

F. Utilities

The applicant will need to work with the Livingston County Drain Commissioner's office on public water and sanitary sewer. They will also need to work with the Hartland Township Public Works Department to acquire the necessary Residential Equivalent Units (REU)'s for this development. A lift station was shown

on the Phase 1 plans, however additional details on the capacity of the lift station will be required to be provided as part of the Preliminary Site Plan application.

G. Design Details

A Pattern Book with specific design details was not submitted with the Concept Plan, although elevation drawings and floor plans were submitted, showing various apartment home options. The buildings are similar to those used in Phase 1 of Redwood Living PD. For a project such as this, additional design details should be provided as part of the Preliminary Site Plan application, such as detailed plans for all apartment building models, building material options (products, colors, percentage of materials), streetlights (if proposed), entry feature, common space amenities, etc.

Minimum design details are outlined in Section 3.1.18.C. and include minimum yard requirements and distance between buildings.

H. Open Space

Section 3.1.18.C requires a Planned Development to include open space; at a minimum that open space should meet the requirements of the site's previous zoning district. Historically in other residential planned developments, such as Walnut Ridge Estates and Fiddler Grove, the following formula was applied: a minimum of 25% (of total area of site) should be provided as open space, and of that 25%, 10% must be usable open space. An Open Space plan was not provided but will be required as part of the Preliminary Site Plan submittal.

I. Landscaping

A landscape plan was not submitted. The Preliminary Site Plan will be reviewed for compliance with the landscaping/screening requirements of a planned development and applicable sections of the Landscaping Ordinance (Section 5.11). Requirements may include screening/buffering where adjacent to single-family properties.

J. Exterior Lighting

No exterior lighting plan was provided as part of the Concept Plan. The Preliminary Site Plan and/or pattern book should include the design and location of streetlights if proposed.

Recognizable Benefits

One of the eligibility criteria for a planned development is that it "shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning." It is not clear based on the Concept Plan whether the proposed development satisfies these criteria. It will be ultimately up to the applicant, Planning Commission, and Township Board to come to an agreement on the extent to which a recognizable benefit shall be provided for the proposed development.

Other

The Preliminary Site Plan will include significantly more detail with respect to design and engineering, landscaping, lighting, traffic impacts, wetland determinations, common space features, etc. It would be in the Applicant's best interest to provide a summary of design details (entryway feature, landscaping, amenities, common area features, etc.) as part of the Preliminary Site Plan.

Hartland Township DPW Review

The Director of the Public Works Department has provided comments in the letter dated June 26, 2023.

Hartland Township Engineer's Review (SDA)

The Township Engineer (SDA) has provided comments in the letter dated June 19, 2023.

Hartland Deerfield Fire Authority Review

Comments on the project are provided in the review letter dated June 20, 2023.

Attachments:

1. Township DPW review letter 06.26.2023 – *PDF version*
2. Township Engineer (SDA) review letter 06.19.2023 – *PDF version*
3. Hartland Deerfield Fire Authority review letter 06.20.2023 – *PDF version*
4. Building elevations and floor plans – *PDF version*
5. Redwood Living PD Phase 2 Concept Plan 04.25.2023 – *PDF version*

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2023 Planning Commission Activity\Site Plan Applications\SP PD #23-007 Redwood PD Phase 2 concept plan \Staff Reports\Township Board\SP PD #23-007 Redwood PD Phase 2 Concept Plan 08.08.2023.docx



DEPARTMENT OF PUBLIC WORKS

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

TO: Planning Department
DATE: 06/26/2023
DEVELOPMENT NAME: Redwood Phase 2
PIN#: 12400 Highland Road

REVIEW TYPE: Site Plan

Municipal Sewer and Water access is available for the proposed site plan. 91 Water and Sewer REU's are required for this development and must be acquired prior to obtaining a land use permit from the township. Currently there are no REU's on this parcel for the development, if obtained from the current property owner that is acceptable. If the REU's must be purchased from the Township, please see the attached chart below:

	Sewer REUs	Water REUs
Owned	0	0
Required	91	91
REU Difference	91	91
Cost Each	\$9,439.20	\$5,816.10
Total Due Each	\$858,967.20	\$529,265.10
TOTAL REU COST	\$1,388,232.30	

Subsequently Public Works would like to see the basis of the design and capacity for the lift station on the southeast side of the property to ensure the station can handle its capacity. This lift station must meet the Livingston County standards for the design as well.

Public Works approves the above plans subject to applicant securing the required number of REUs and the inclusion of the following details on site and construction plans:

1. Water service lead location, size and materials including fittings.
2. Sanitary sewer material and sizes and connection detail sheet.
3. Monitoring manhole for sewer connection and location if required
4. Utility easements noted as public.
5. A note that all existing utility infrastructure within the development envelope is required to be upgraded to the current design and engineering standards.

Prior to interior construction , applicant will be required to purchase a water meter from the Township.

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

Michael T Luce,
Public Works Director

June 19, 2023

Mr. Troy Langer
Planning Director
Hartland Township
2655 Clark Road
Hartland, Michigan 48353

**Re: Concept Review for Redwood Living Phase 2
SD Job #HL23105**

Dear Mr. Langer:

We have reviewed the conceptual site plan for the above referenced project prepared by Bergmann, dated April 25, 2023 and consisting of a single plan sheet. We offer the following comments to assist with the project:

A. General

The subject site is at 12400 Highland Road, south of Cundy Road and west of Hartland Glen Lane. The site is approximately 26.71 acres with Parcel ID 4708-26-100-023. The plans show the construction phase 2 of a Planned Development (PD) clustered residential site with 130 rental units. Redwood Hartland Phase 1 has already been approved and it is currently under construction.

The existing site is located within wetlands areas. The current plans indicate that these areas will be impacted and disturbed. Plans do not indicate the regulatory status of the wetlands. EGLE Permits will be required for any proposed work within these areas.

B. Water Main

The previously approved Redwood Living Phase 1 construction plans indicate an 8-inch diameter water main serving Redwood Hartland Phase 1 apartments and two dead end mains with a hydrant and a gate valve and well at end of the phase 1.

The proposed water main will connect to the existing 8-inch water main and will need to be accompanied by a 20-foot easement. An EGLE permit for construction will be required for the proposed public watermain.

C. Sanitary Sewer

The previously approved Redwood Living Phase 1 construction plans indicate an 8-inch diameter sanitary sewer serving Redwood Hartland Phase 1 apartments and dead ends at a stub for future connection. The proposed sanitary sewer on-site will need to be accompanied by a 20-foot easement and an EGLE permit for construction will be required for the proposed public sanitary sewer. All sanitary sewer design requirements are to follow current Livingston County Drain Commissioner's (LCDC) standards and details.

D. Storm Drainage

The plans include the expansion of the proposed detention pond in phase 1 and wetlands. The storm drainage system will be subject to the Township's review and approval and a storm drain agreement from the township will be required. Coordination with Livingston County and EGLE will be needed to confirm the outlets into the wetlands as acceptable.

Expansion of the phase 1 detention pond footprint does not appear to be enough for the proposed development. Stormwater management calculations shall be provided to confirm that the system is sized properly for the development.

Hartland Township follows the current version of the LCDC Detention design Standards except where modified by the township engineering manual.

E. Site Paving

It is noted that the development plans on connecting to the private streets dead ends shown in phase 1 of the Redwood Development with access drives from Hartland Glen Lane. Private roads and driveways shall meet the requirement of Hartland Township's Zoning Ordinance Article 30.00, unless amended herein. Private roads longer than 600 feet shall provide one or more additional easements to facilitate the development of a continuous road network.

When the potential number of units or parcels served is twenty-five (25) or greater, proposed private roads must be constructed consistent with public road requirements of the Livingston County Road Commission. LCRC states that "A minimum residential roadway surface width shall not be less than thirty feet. This dimension will be measured from either, shoulder hinge point to shoulder hinge point, or from face of curb to face of curb. Open ditch section roadways will have a minimum of twenty - two feet of pavement width and a gravel or paved shoulder width of four feet on either side of the pavement".

The proposed roads appear to be narrower than the required LCRC required width, however we are not in receipt of the PD Agreement to confirm if this has already been agreed upon. The previously approved Redwood Living Phase 1 construction plans show proposed 22' wide roadways.

Permits Required

The following permits may be required and will need to be provided to the Township:

Hartland Township:

1. All necessary easements including water main and sanitary sewer. Easements must be on Hartland Township Standard Easement document and include a sketch. A current title policy for ownership verification shall be provided with all executed easement submittals, if applicable.
2. A Land Use Permit will be granted after the pre-construction meeting.
3. Storm Water Agreement (for the storm water improvements on the site).
4. Maintenance bond and insurance for the water main to be dedicated to the township.

Livingston County:

1. Copy of Livingston County Drain Commissioner approval and permit.
2. Copy of a Soil Erosion and Sedimentation permit from Livingston County Drain Commissioner.
3. Copy of Livingston County Road Commission approval and permit.

Michigan Department of Environment, Great Lakes, and Energy (EGLE):

1. EGLE Permit for all water main installation.
2. EGLE Permit for all public sanitary sewer installation.
3. NPDES Notice of Coverage Documentation.
4. EGLE Permit for all proposed work within the state-regulated wetlands, if applicable.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

Concept Review Recommendation

Overall, there are no evident issues with the concept plan from an engineering perspective. Future reviews will provide detailed analysis of the proposed improvements.

The comments are not necessarily conclusive. The site plan and final engineering plans for this development are to be prepared in accordance with the Hartland Township Engineering Design Standards and 2023 Hartland Township Standard Details.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER ASSOCIATES, INC.



Mark Collins, PE

Municipal Project Manager



Luisa Amici

Engineer



HARTLAND DEERFIELD FIRE AUTHORITY
HARTLAND AREA FIRE DEPT.

3205 Hartland Road
Hartland, MI. 48353-1825

Voice: (810) 632-7676
E-Mail: firemarshal@hartlandareafire.com

June 20, 2023

To: Hartland Township Planning Commission
Attn: Zoning Department

Re: Redwood Phase 2 for Site Plan Review
12400 Highland Road, Hartland MI 48353

March 18, 2021

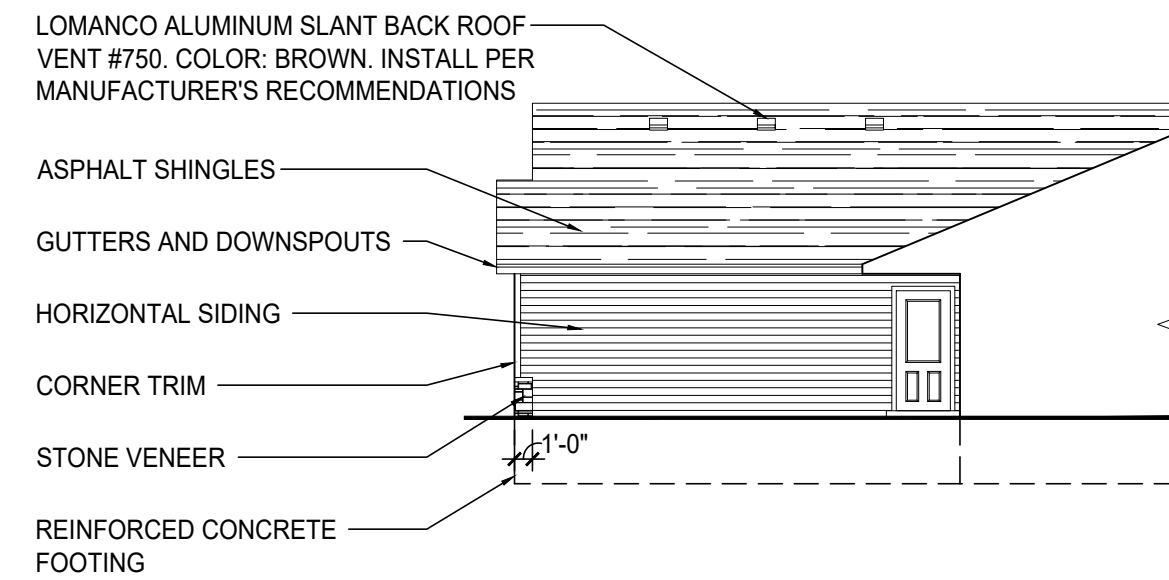
This office has reviewed the Hartland Plaza Site Plan dated April 25, 2023.

We have the following comments regarding Phase 2.

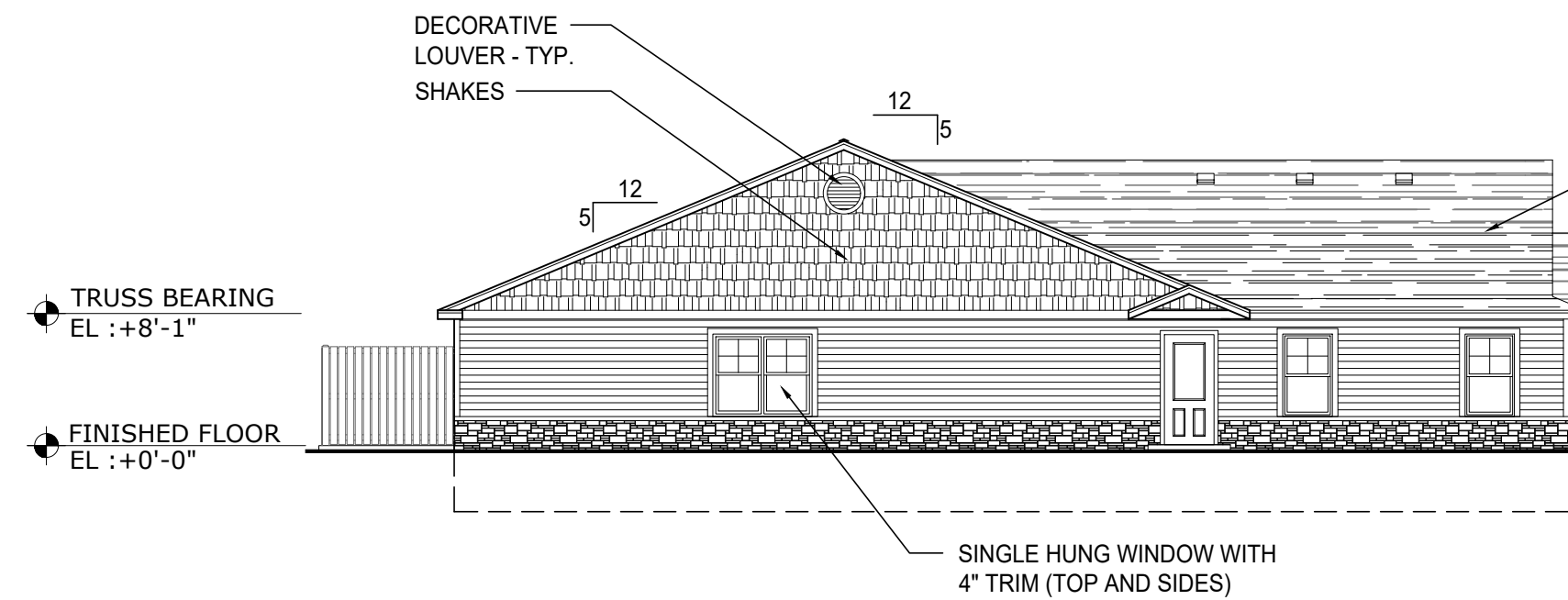
1. Ensure turning radius is a minimum of 50'.
2. Interior walls from adjoining apartments have a minimum two hour separation.

Any revised drawings affecting the Fire Department must be submitted for review.

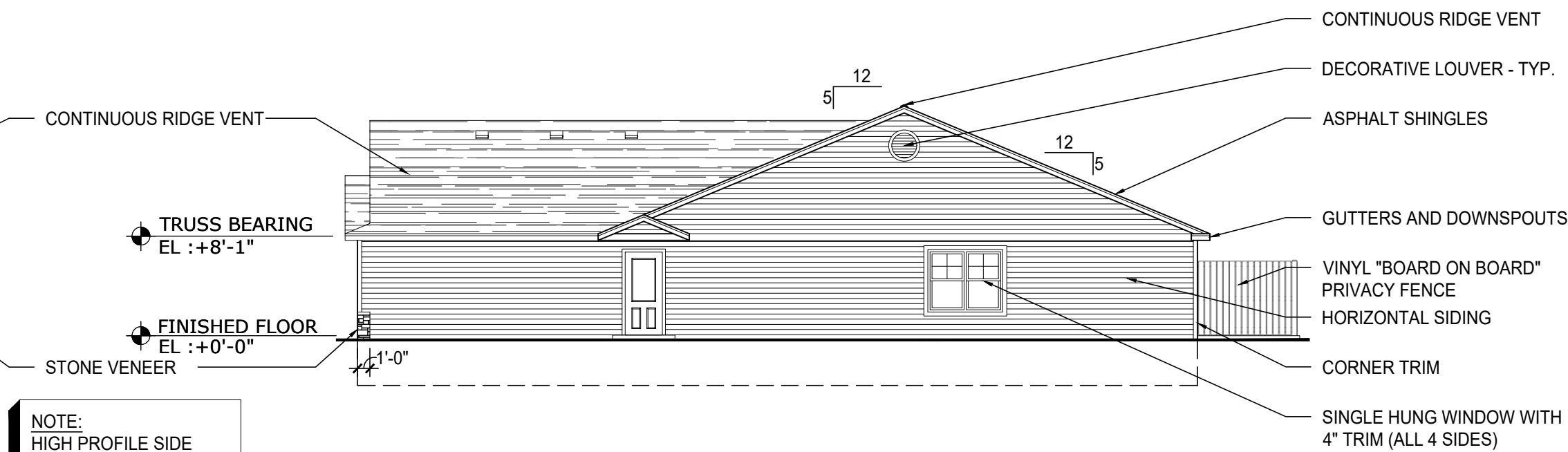
Jon Dehanke
Captain / Fire Inspector



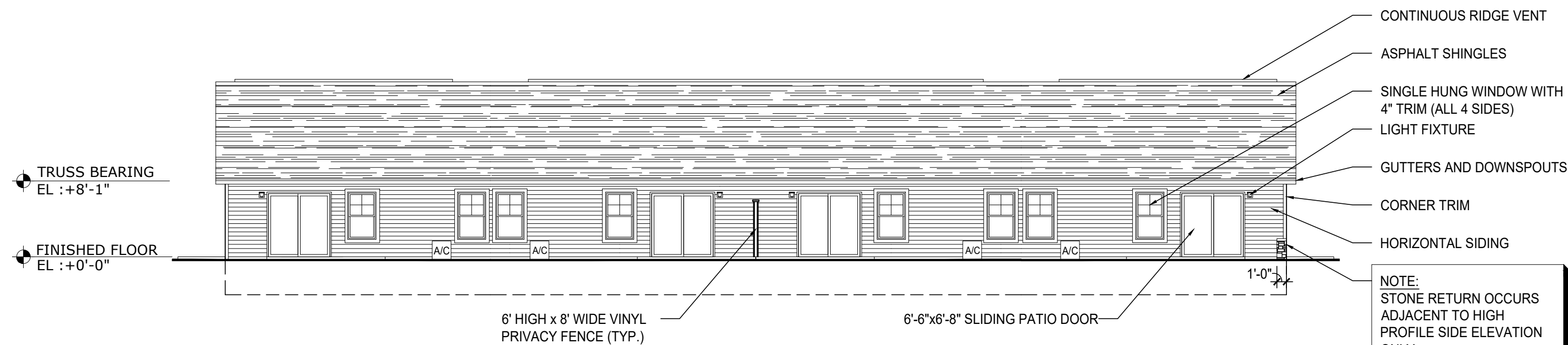
5 PARTIAL SIDE ELEVATION
FORESTWOOD
SCALE: 3/32" = 1'-0"



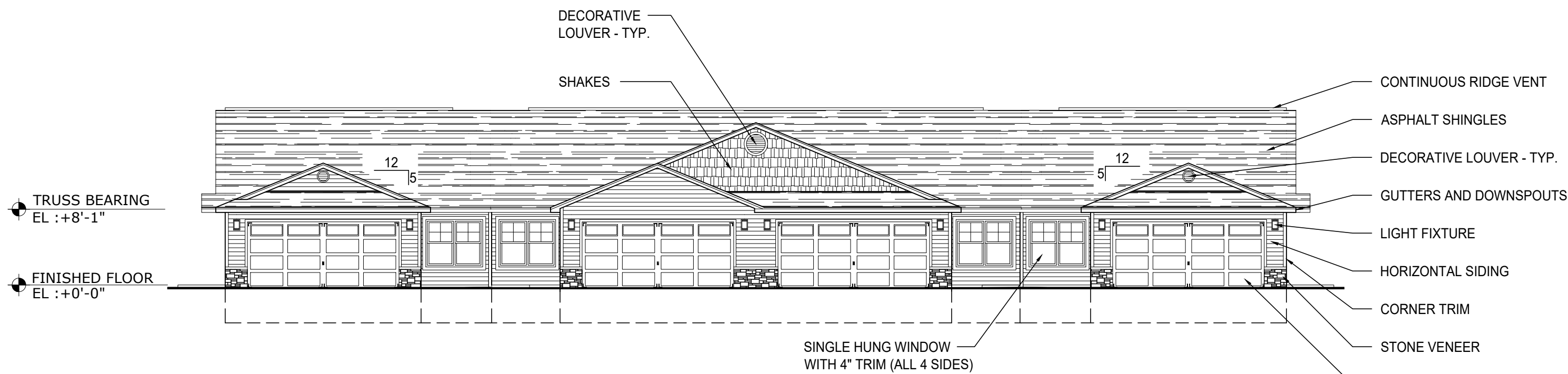
4 HIGH PROFILE SIDE ELEVATION
MEADOWOOD
SCALE: 3/32" = 1'-0"



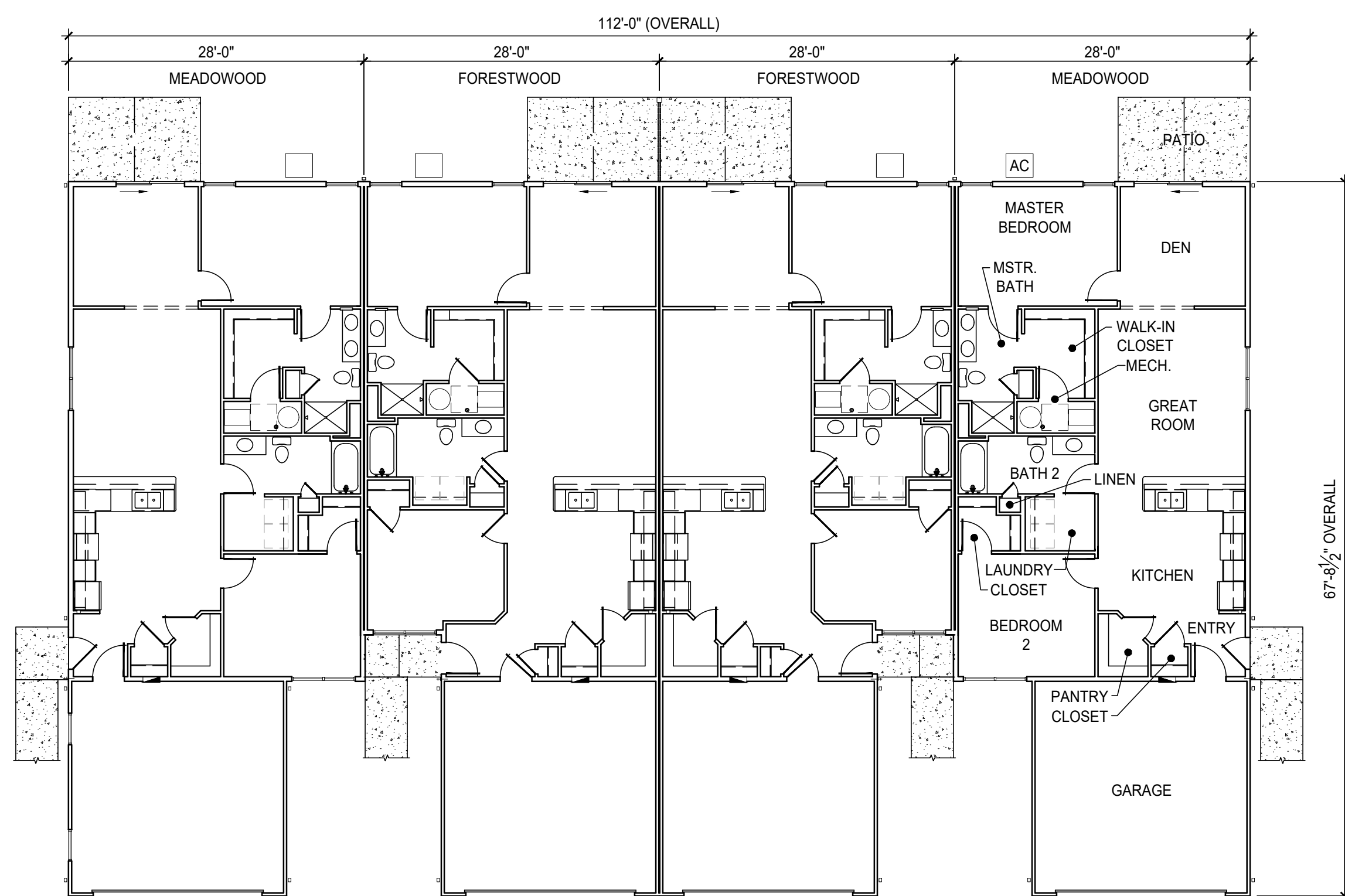
3 STANDARD SIDE ELEVATION
MEADOWOOD
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION
MEADOWOOD, FORESTWOOD
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION
MEADOWOOD, FORESTWOOD
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN
MEADOWOOD, FORESTWOOD
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS		
ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	7" CLAPBOARD CELECT CELLULAR COMPOSITE	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	CELLULAR PVC TRIM	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE
NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.		

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333

MPG
MANN • PARSONS • GRAY
ARCHITECTS
mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS

DATE: FEBRUARY 10, 2022

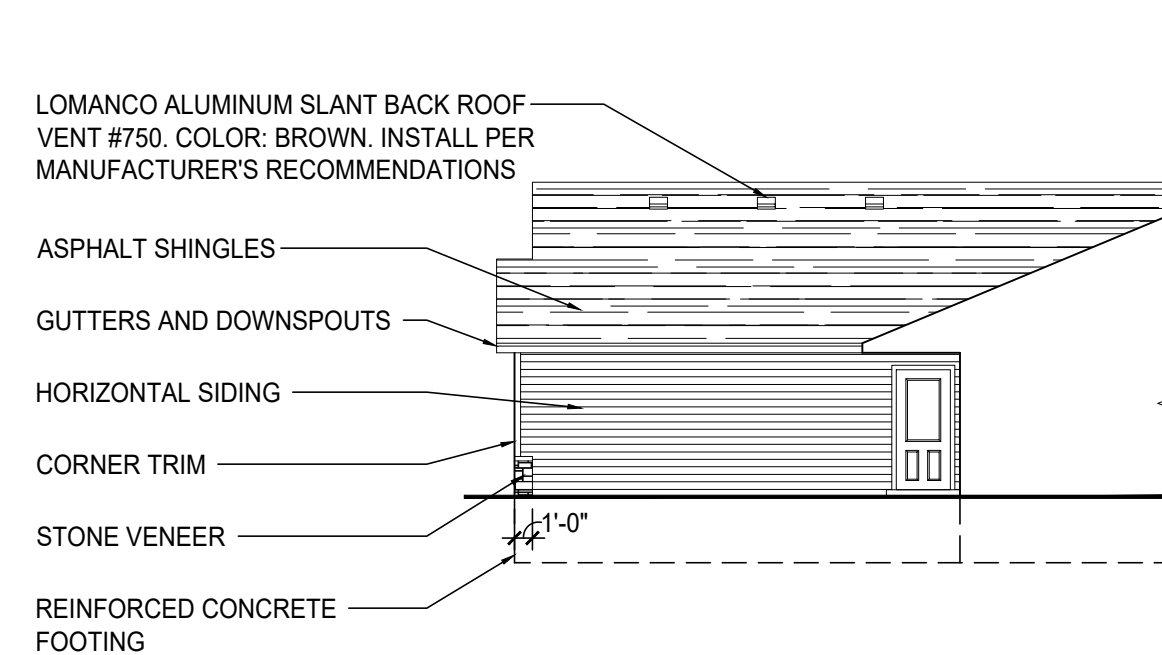
PROJECT #: 22921

REDWOOD HARTLAND HIGHLAND ROAD

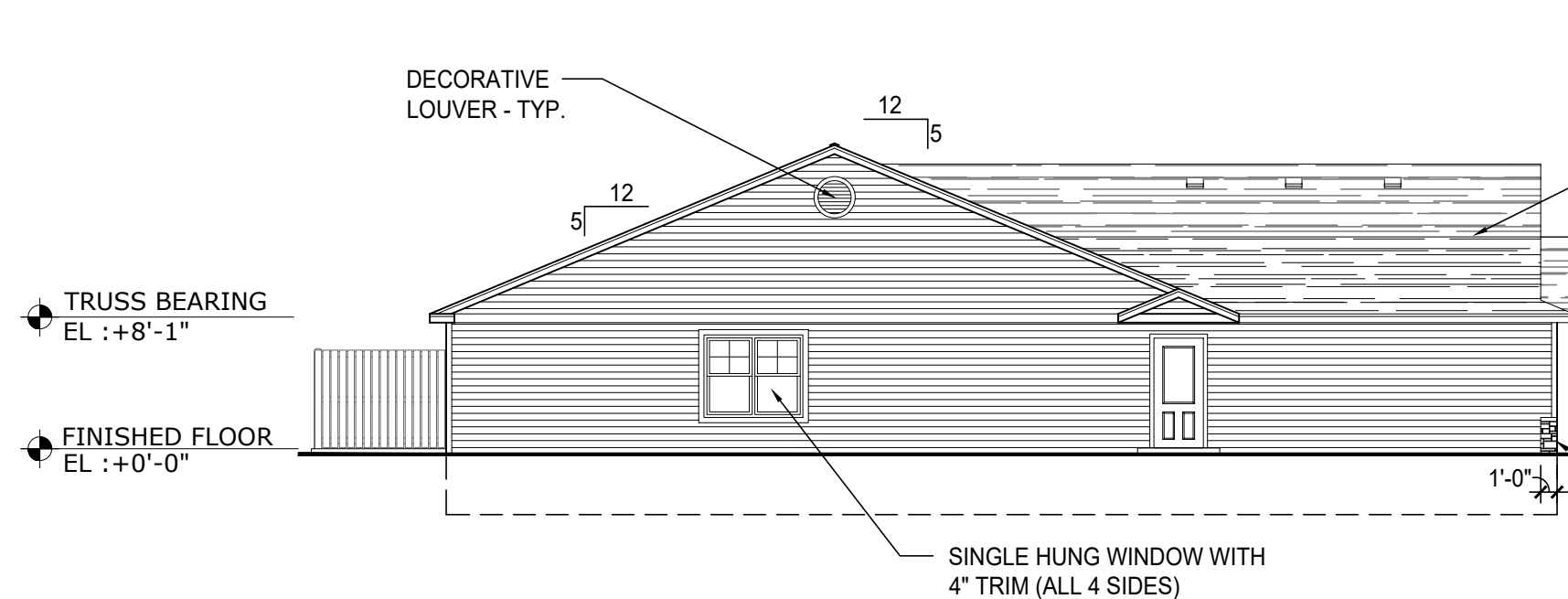
12400 HIGHLAND ROAD
HARTLAND (TWP.), MICHIGAN 48353



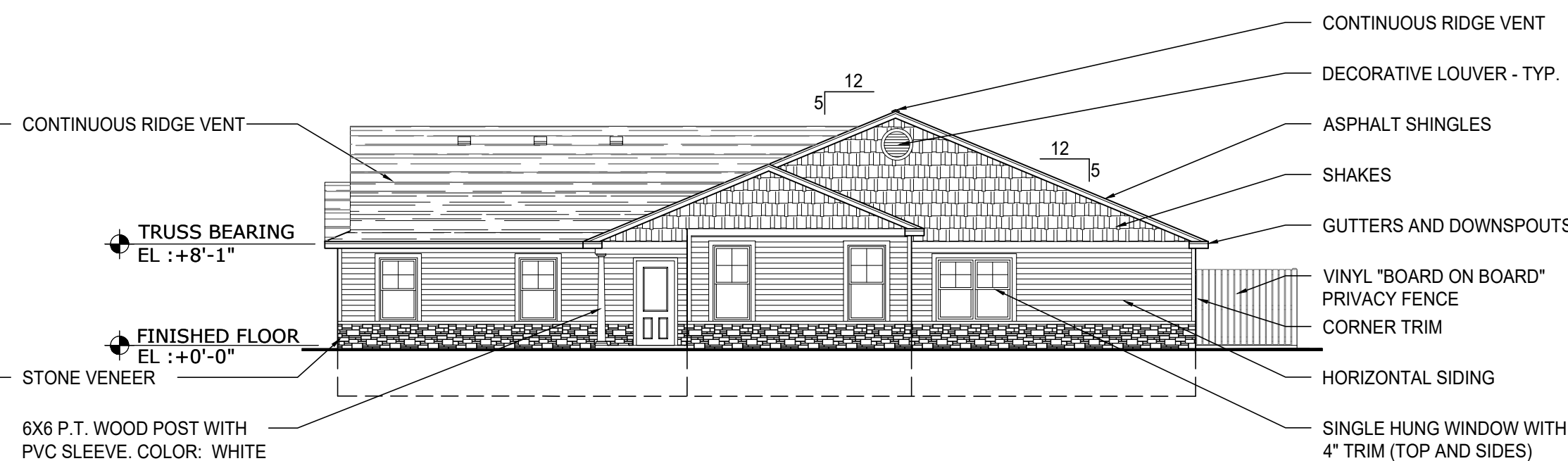
A1.1



5 PARTIAL SIDE ELEVATION
FORESTWOOD
SCALE: 3/32" = 1'-0"

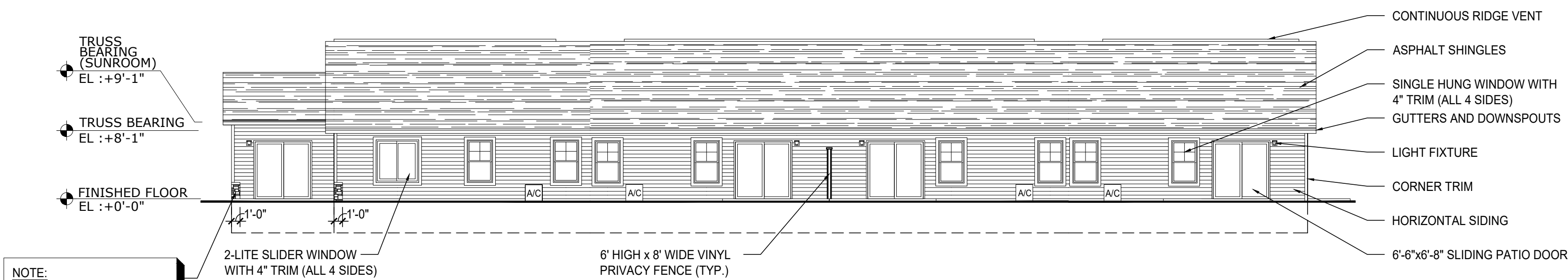


4 STANDARD SIDE ELEVATION
MEADOWOOD
SCALE: 3/32" = 1'-0"



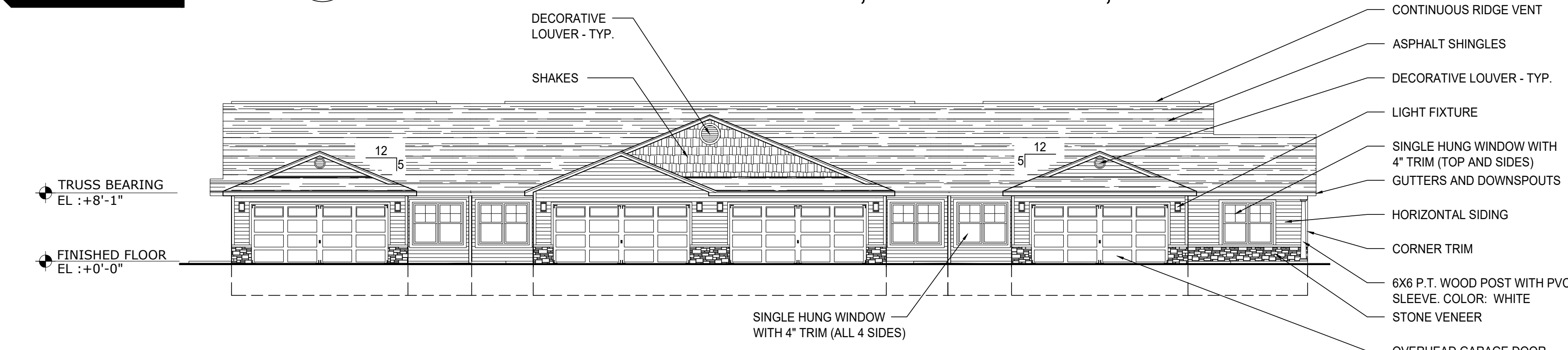
3 HIGH PROFILE SIDE ELEVATION
CAPEWOOD
SCALE: 3/32" = 1'-0"

NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

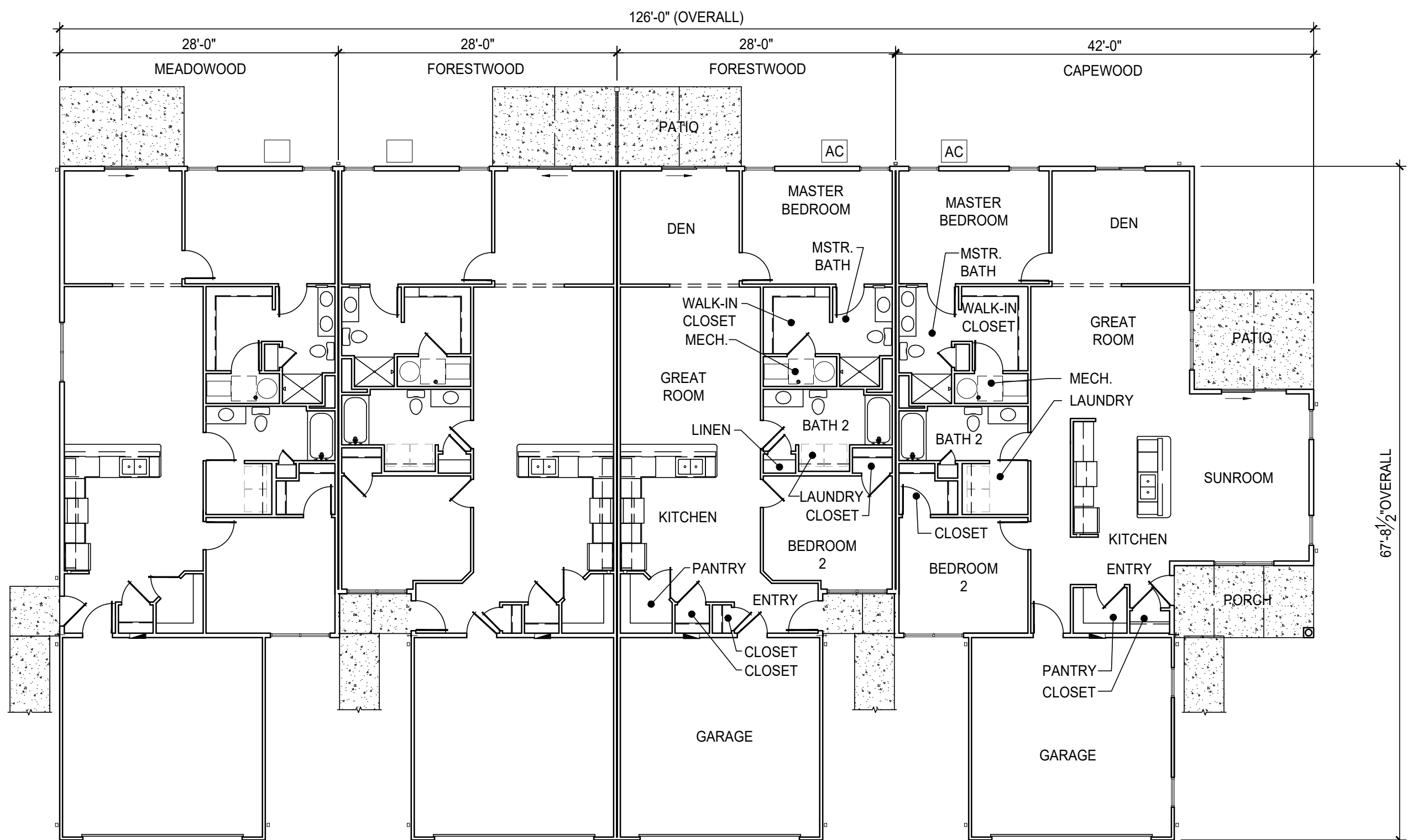


NOTE:
STONE RETURN OCCURS
ADJACENT TO HIGH
PROFILE SIDE ELEVATION
ONLY

2 REAR ELEVATION
MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION
MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN
MEADOWOOD, FORESTWOOD
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	7" CLAPBOARD CELECT CELLULAR COMPOSITE	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	CELLULAR PVC TRIM	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

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BUILDING FLOOR PLAN AND ELEVATIONS

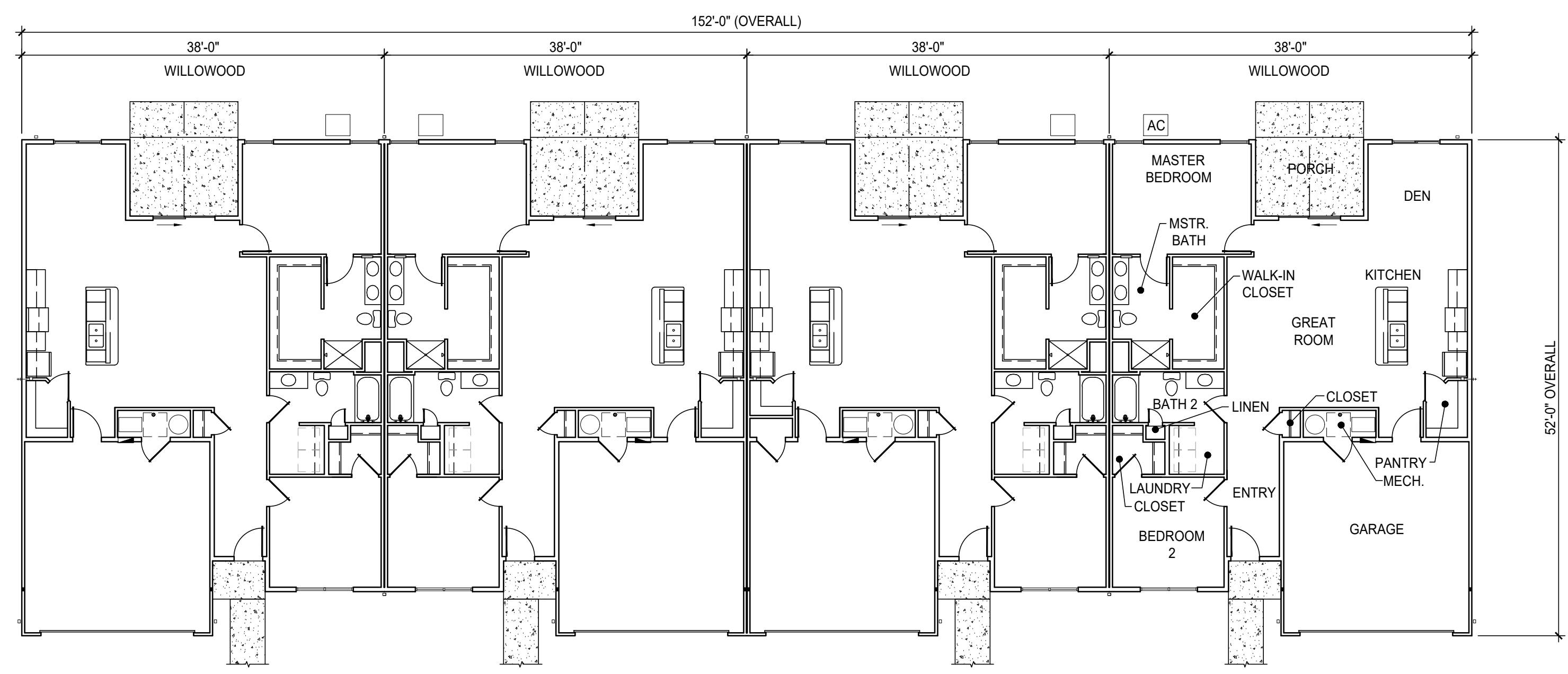
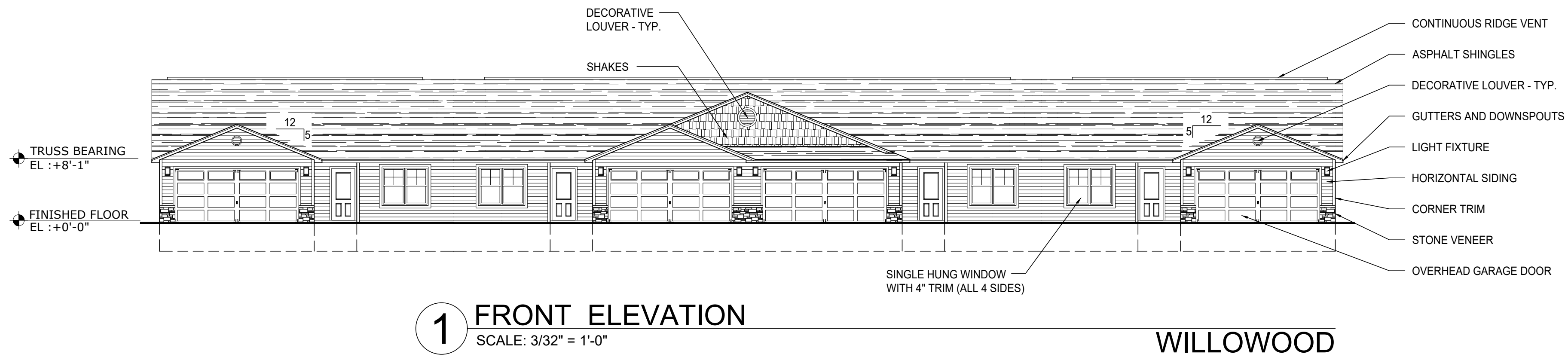
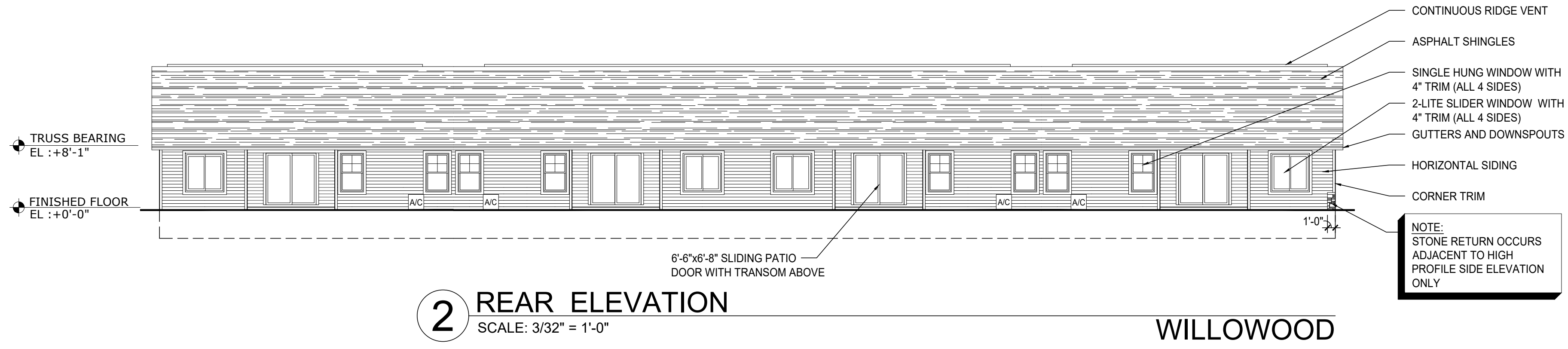
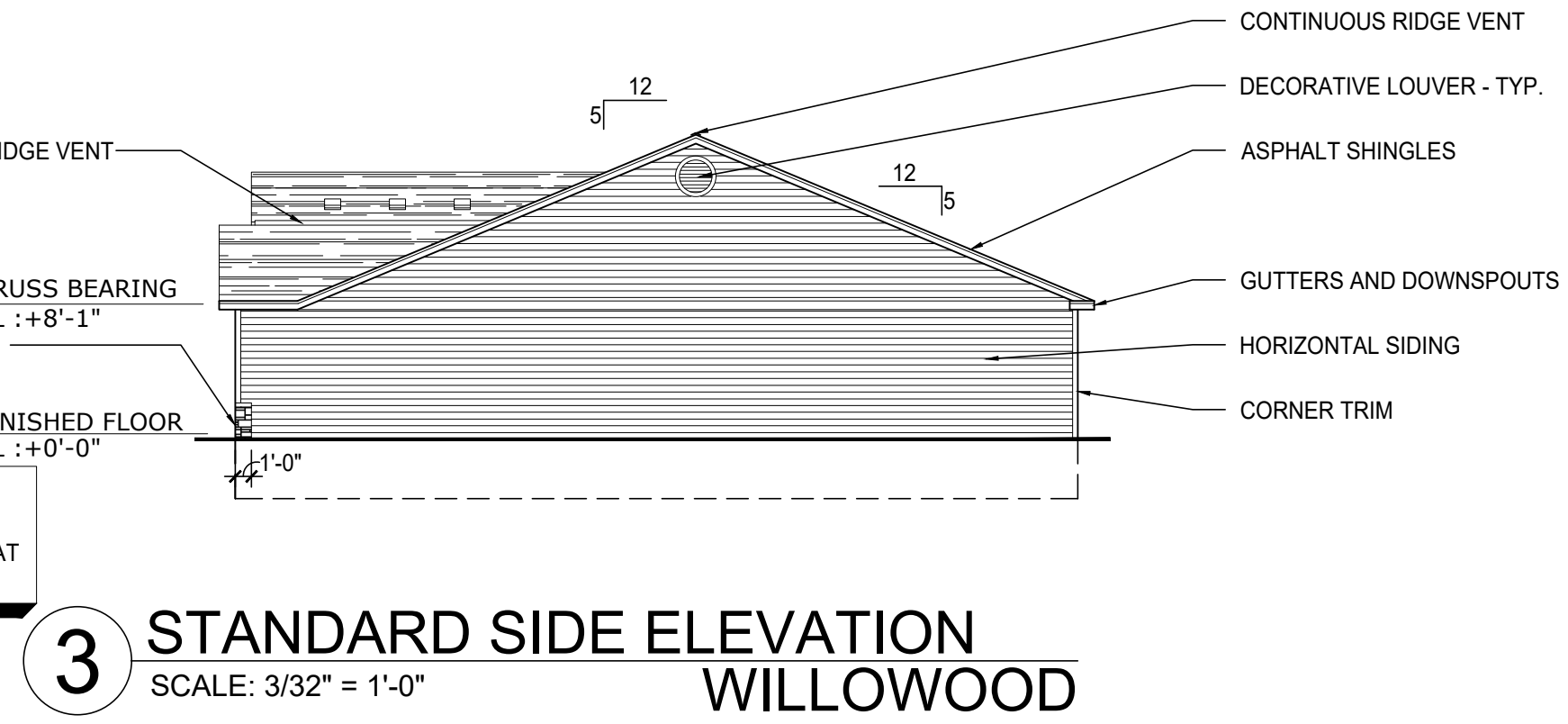
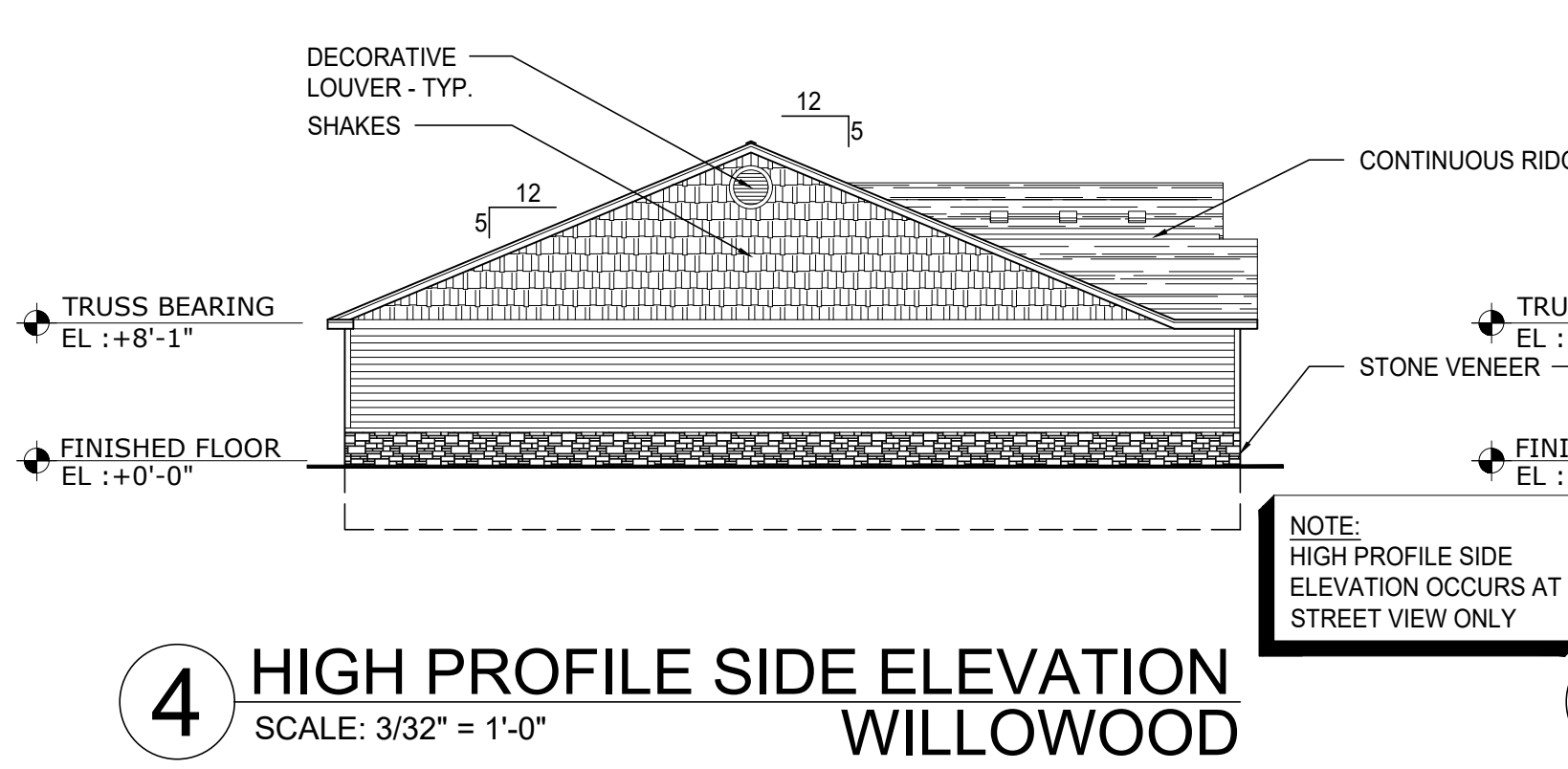
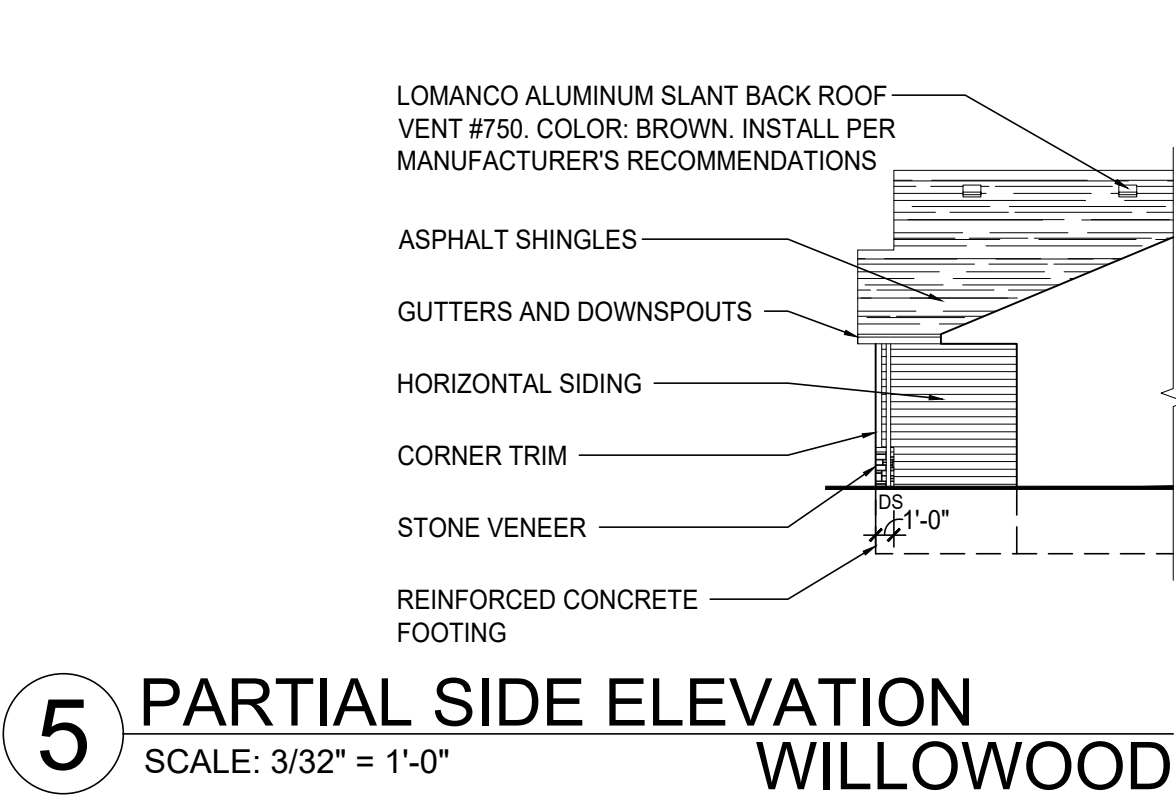
PROJECT #: 22921 DATE: FEBRUARY 10, 2022

REDWOOD HARTLAND HIGHLAND ROAD



12400 HIGHLAND ROAD
HARTLAND (TWP.), MICHIGAN 48353

A1.2



EXTERIOR FINISH MATERIAL SELECTIONS		
ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
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SHAKES	VINYL	VARIES
CORNER TRIM	CELLULAR PVC TRIM	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
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PRELIMINARY

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BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 22921

DATE: FEBRUARY 10, 2022

REDWOOD HARTLAND HIGHLAND ROAD

12400 HIGHLAND ROAD
HARTLAND (TWP.), MICHIGAN 48353

Redwood
APARTMENT NEIGHBORHOODS

A1.3

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BUILDING FLOOR PLAN AND ELEVATIONS

DATE: FEBRUARY 10, 2022

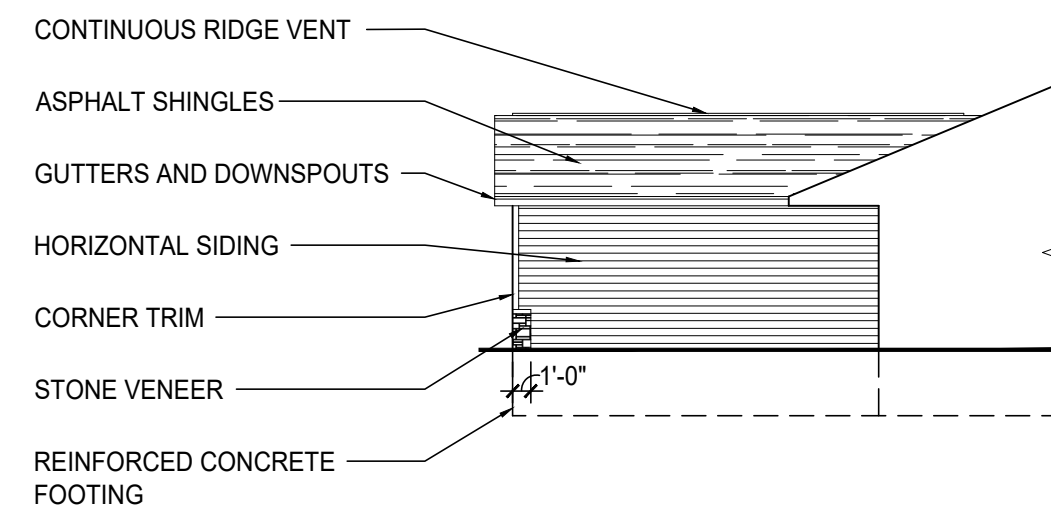
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REDWOOD HARTLAND HIGHLAND ROAD

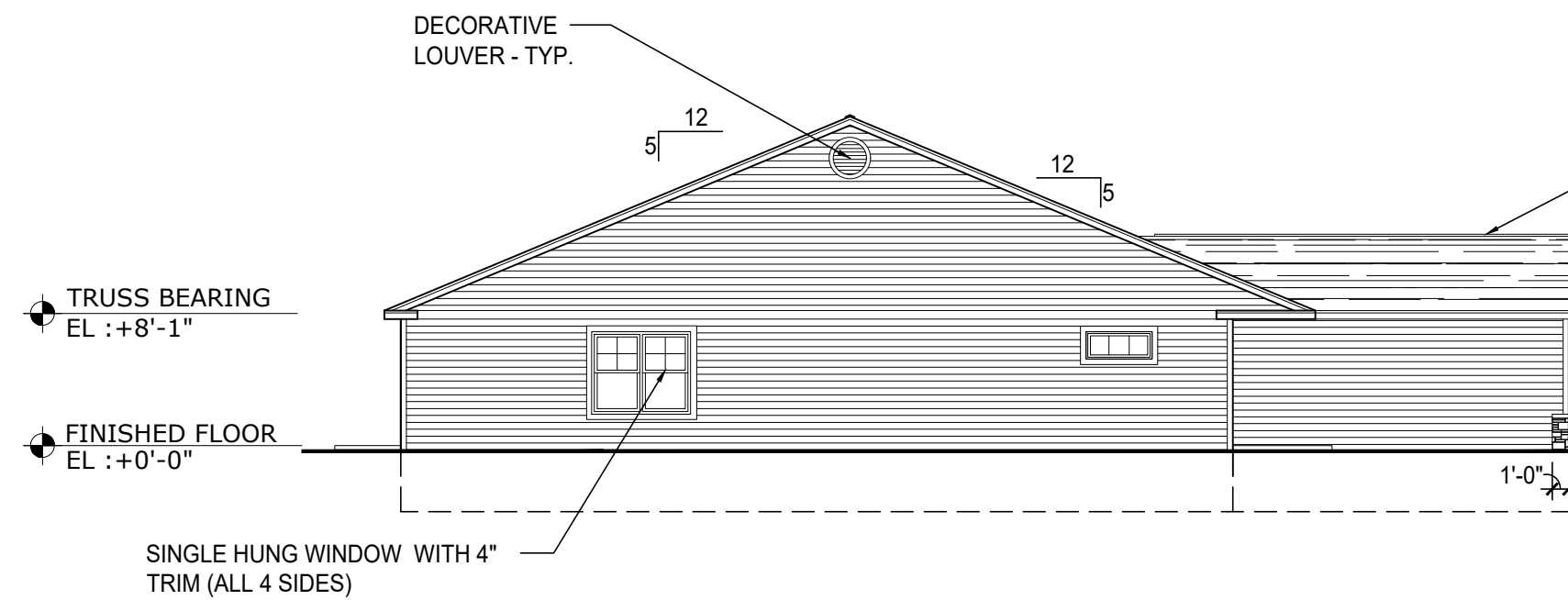


12400 HIGHLAND ROAD
HARTLAND (TWP.), MICHIGAN 48353

A1.6

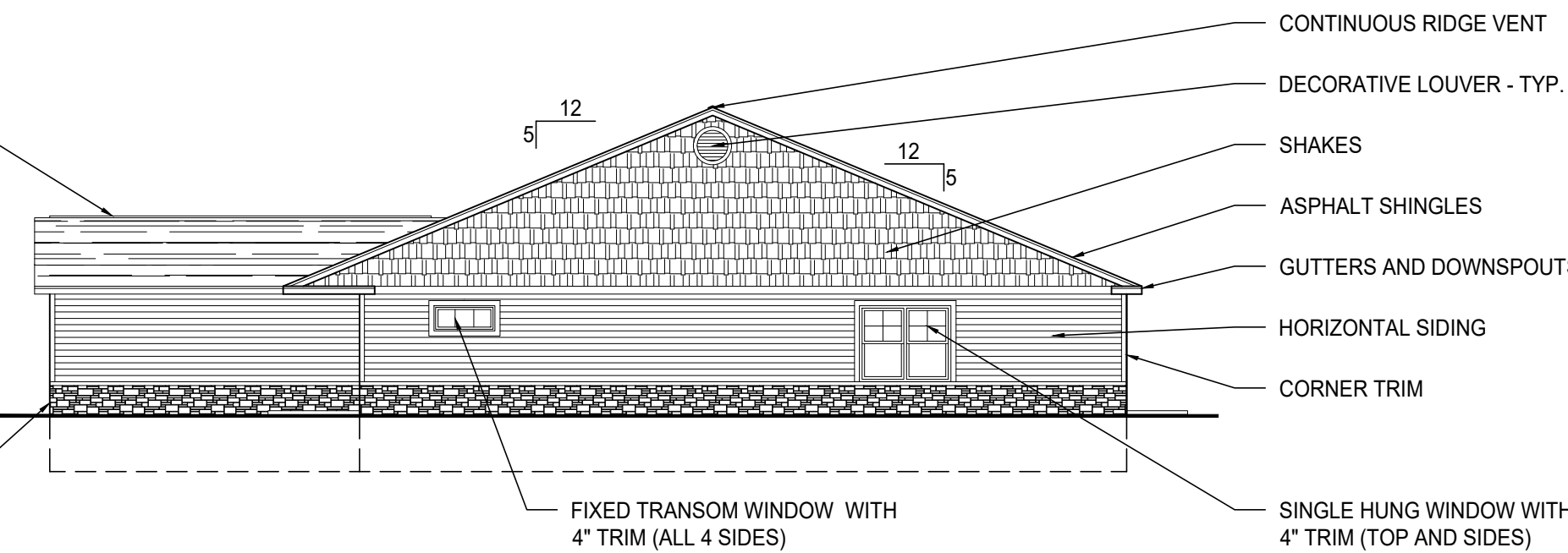


5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD

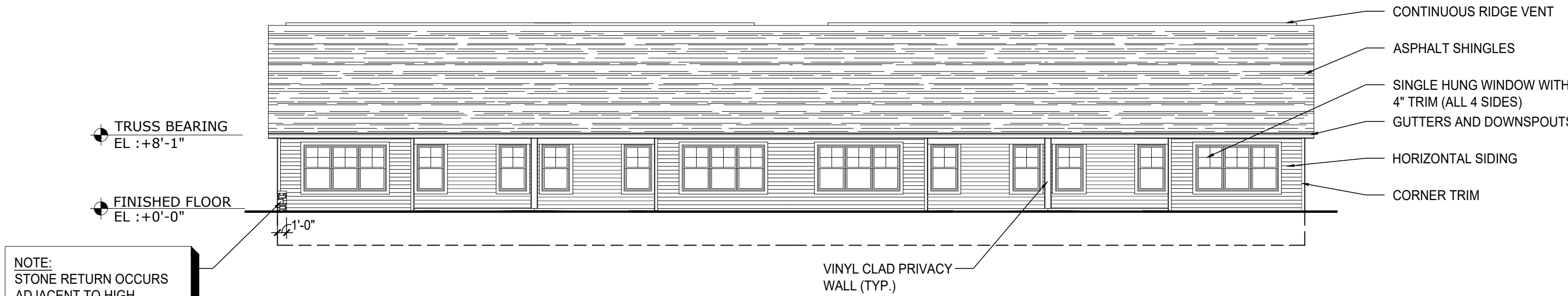


4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD

NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

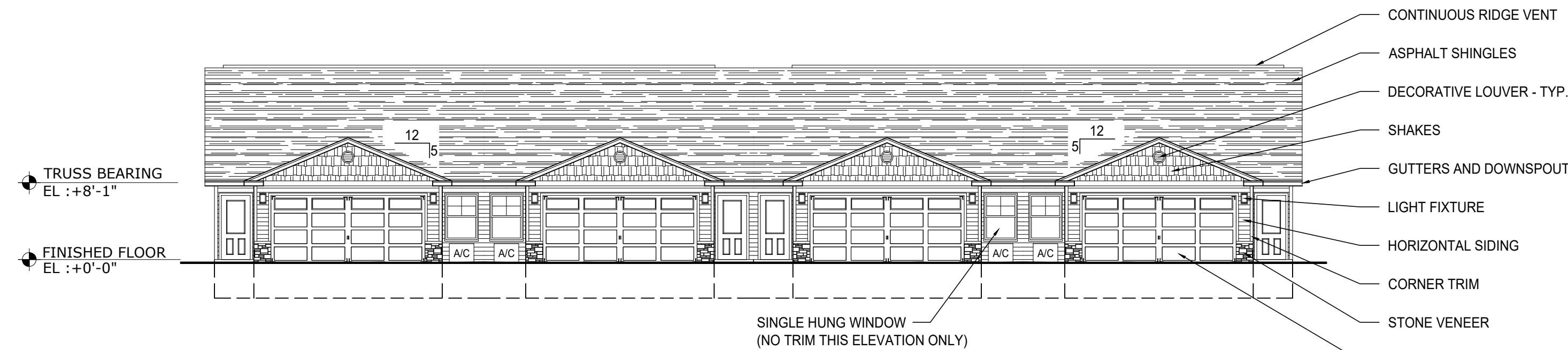


3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD

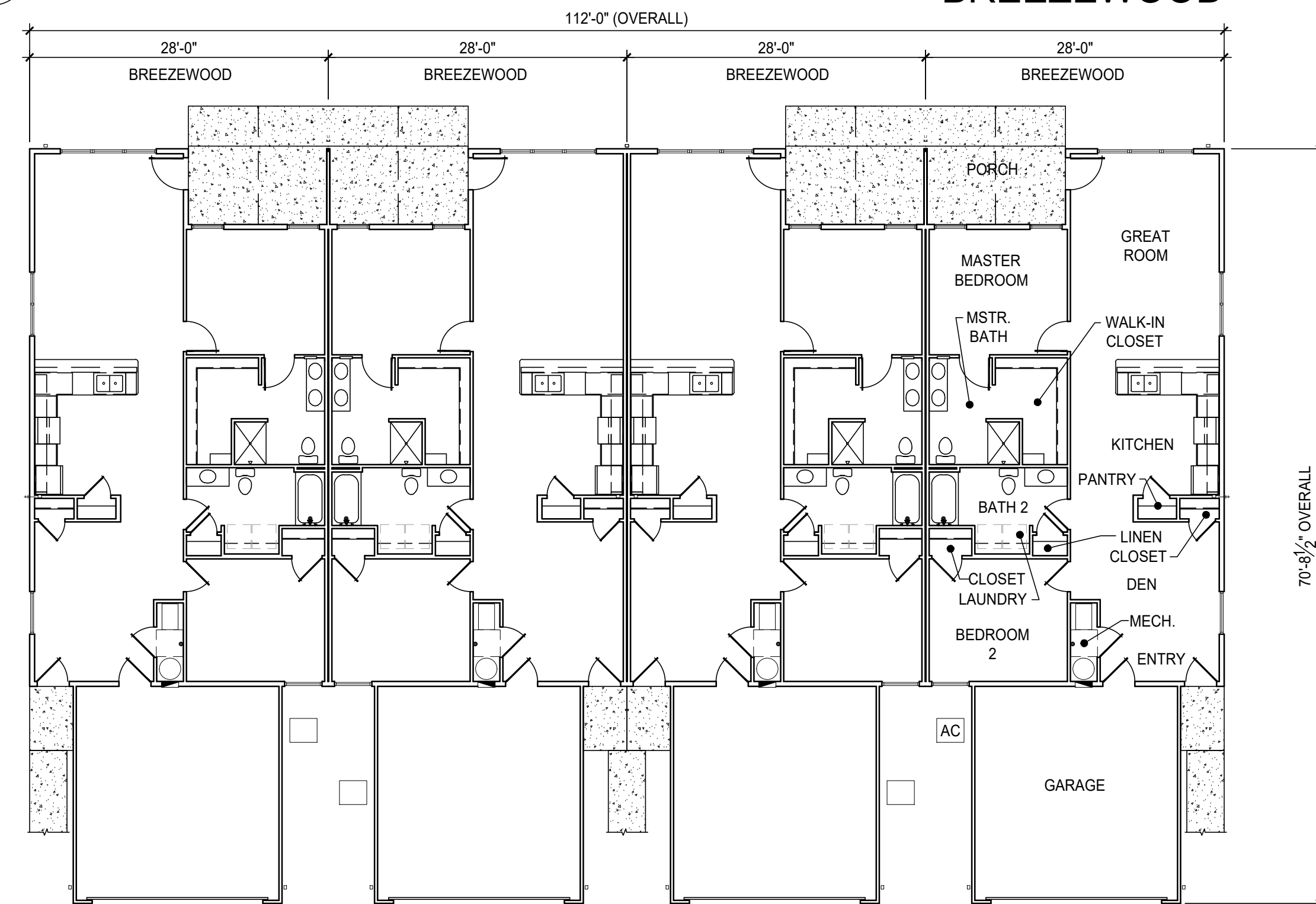


2 REAR ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD

NOTE:
STONE RETURN OCCURS
ADJACENT TO HIGH
PROFILE SIDE ELEVATION
ONLY



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0" BREEZEWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	7" CLAPBOARD CELECT CELLULAR COMPOSITE	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	CELLULAR PVC TRIM	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS

NOTE:
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BUILDING FLOOR PLAN AND ELEVATIONS

DATE: FEBRUARY 10, 2022

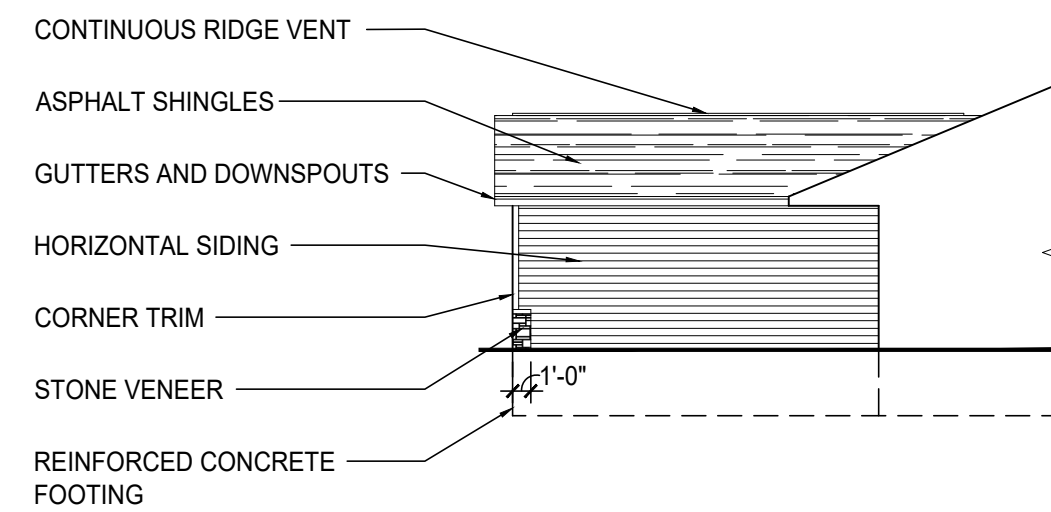
PROJECT #: 22921

REDWOOD HARTLAND HIGHLAND ROAD

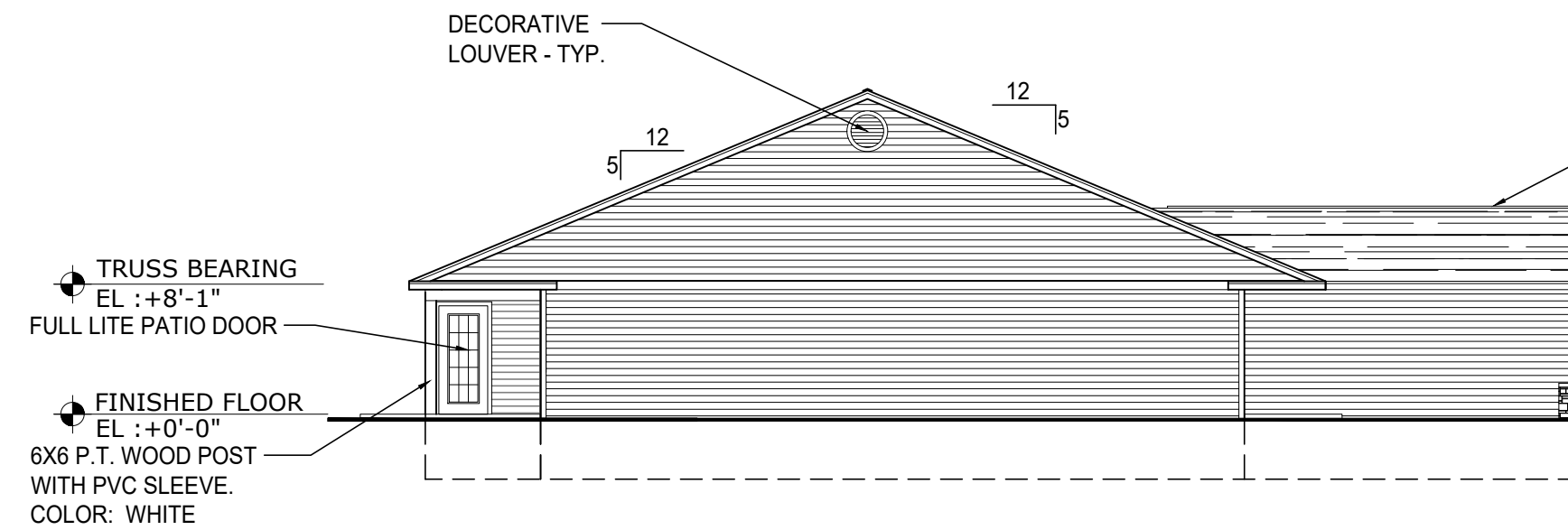
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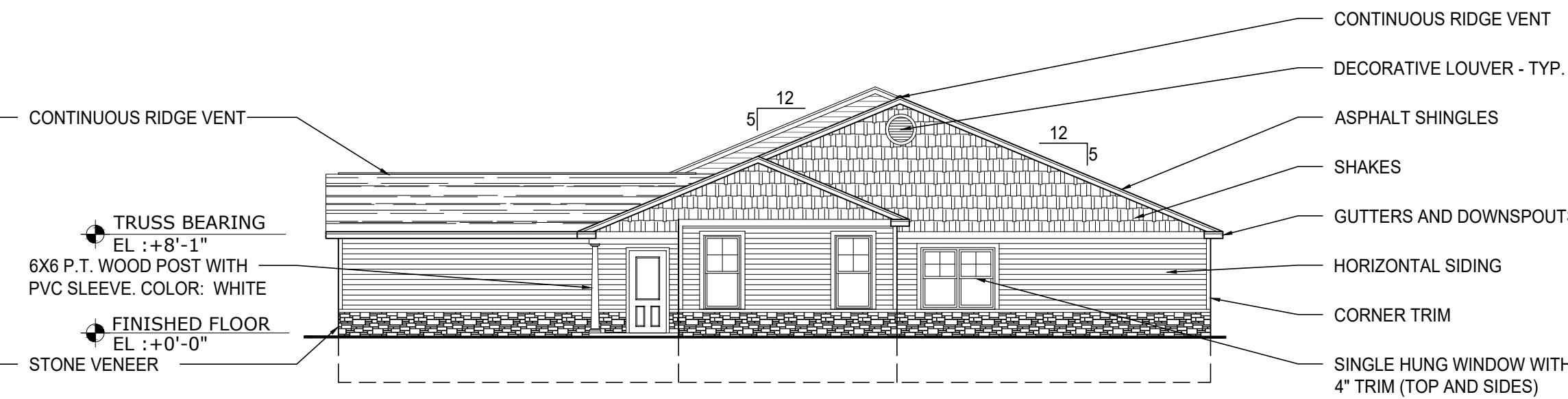
A1.7



5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD

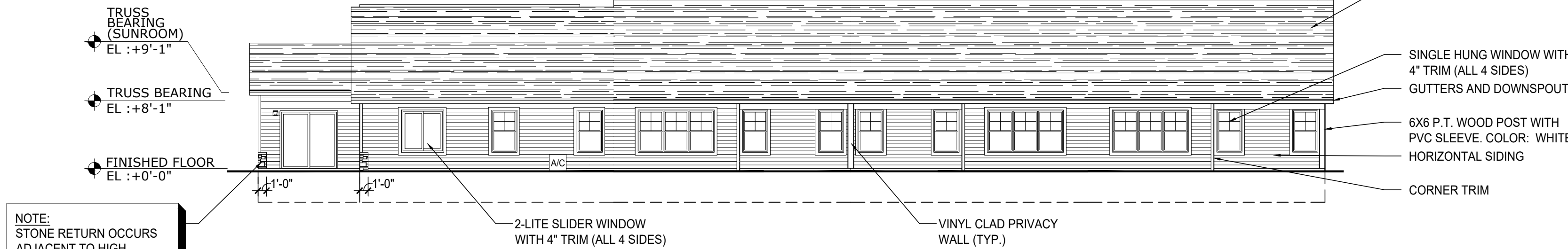


4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD



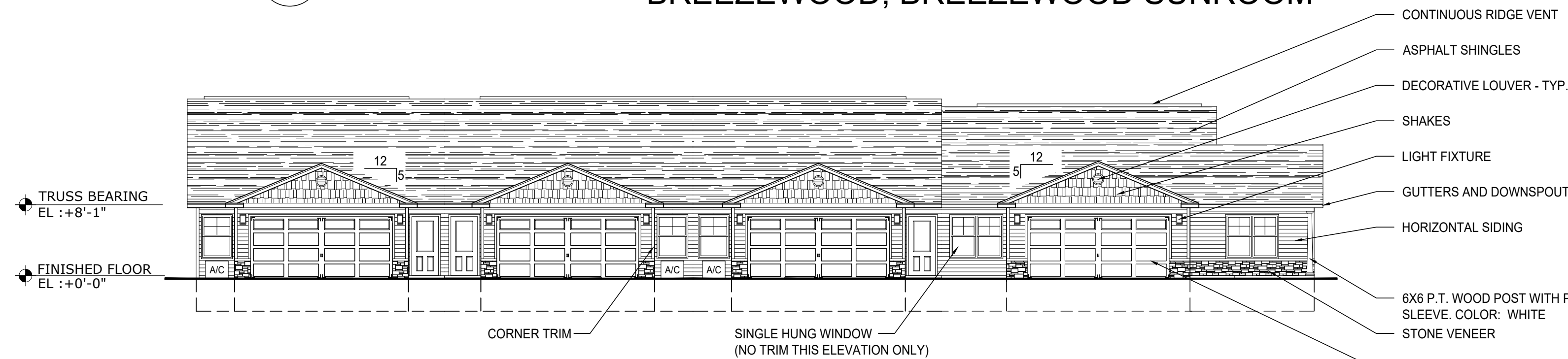
3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD SUNROOM

NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

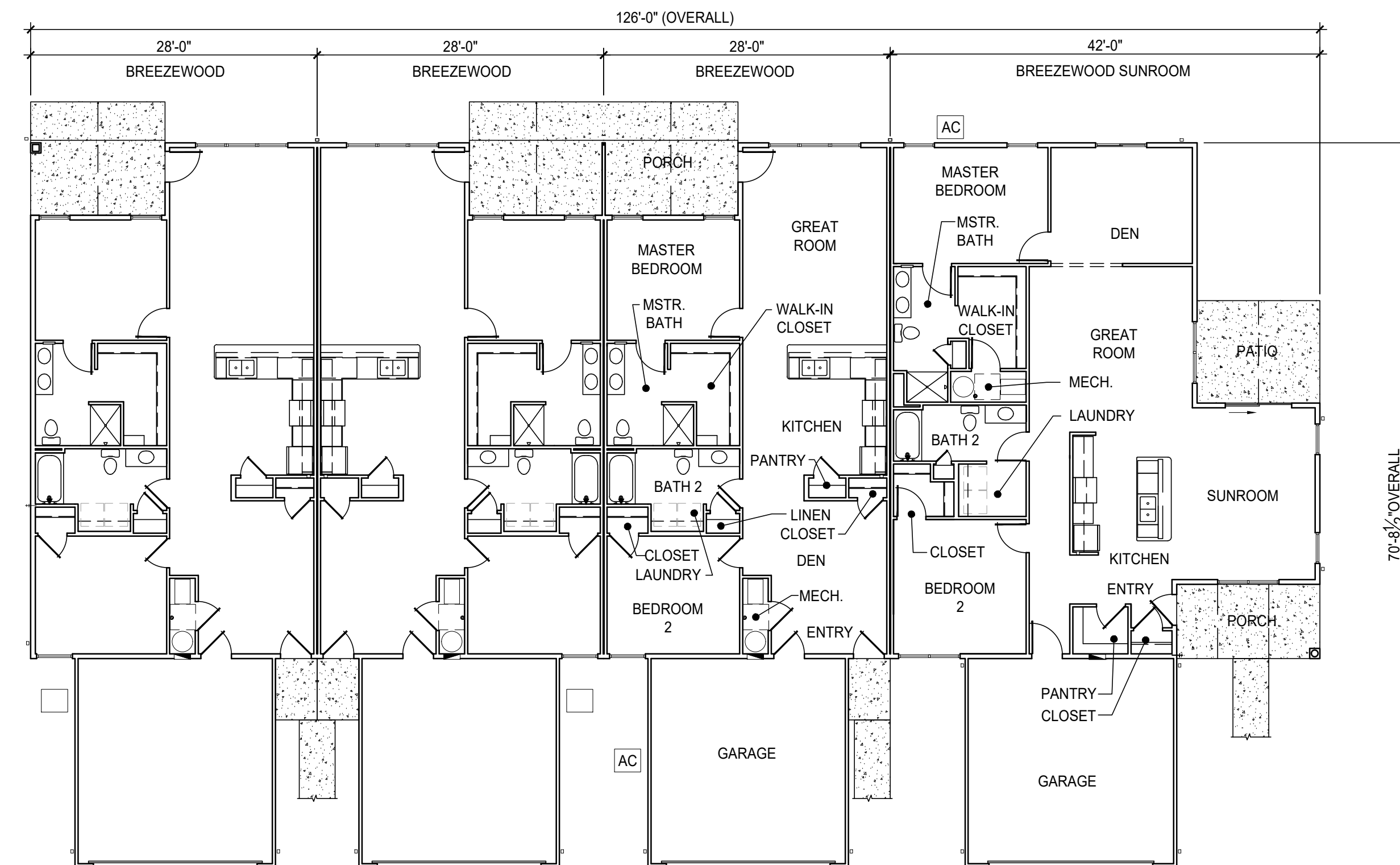


2 REAR ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD, BREEZEWOOD SUNROOM

NOTE:
STONE RETURN OCCURS
ADJACENT TO HIGH
PROFILE SIDE ELEVATION
ONLY



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD, BREEZEWOOD SUNROOM



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0" BREEZEWOOD, BREEZEWOOD SUNROOM

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
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NOTE:
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AND LEGIBLE FROM THE STREET OR ROAD.

SITE DATA:

PARCEL: 08-26-100-023

ZONING: SITE* - CA, CONSERVATION AGRICULTURAL
NORTH - CA, CONSERVATION AGRICULTURAL
WEST - SR, SUBURBAN RESIDENTIAL
EAST - PUD, PLANNED UNIT DEVELOPEMNT
SOUTH - CA, CONSERVATION AGRICULTURAL
* - PROJECT WILL REZONE TO A PLANNED UNIT DEVELOPMENT

PROPOSED AREA: 28.71 ACRES

BUILDING SETBACK: FRONT - 50' (60' FROM CUNDY ROAD)
SIDE - 15'
REAR - 25'

UNIT DENSITY: 4.53 UNITS PER ACRE PROPOSED

PARKING: 24 GUEST PARKING SPACES

DRIVE LINEAL FOOTAGE: ±3,330'

LIMITS OF DISTURBANCE: 19.4 ACRES

ROAD SECTION: 27' (11' LANE + 11' LANE + 5' SIDEWALK)

FORESTWOOD

MEADOWWOOD

CAPEWOOD

WILLOWOOD

BREEZEWOOD

BREEZEWOOD SUNROOM

★

EXTENDED GARAGE

PHASE 1	
FORESTWOOD	34
FORESTWOOD EXT GRG	16
MEADOWWOOD	14
MEADOWWOOD EXT GRG	8
CAPEWOOD	8
WILLOWOOD INTERIOR	18
WILLOWOOD EXTERIOR	18
BREEZEWOOD INTERIOR	8
BREEZEWOOD EXTERIOR	2
BREEZEWOOD SUNROOM	4
SITE TOTAL	130

SITE LEGEND:

PROPERTY SETBACK LINE

PROPERTY LINE

-572-

EXISTING CONTOUR

WET

REGULATED WETLANDS

