



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, May 16, 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.](#) 04-06-23 Hartland Township Board Special Meeting Minutes - 6:30 p.m.
 - [d.](#) 04-06-23 Hartland Township Board Special Meeting Minutes - 7:00 p.m.
 - [e.](#) 04-18-23 Hartland Township Board Regular Meeting Minutes
 7. Pending & New Business
 - [a.](#) Rezoning Application #23-001 (Bergin Road and Old US-23)
 - [b.](#) Zoning Amendment #22-001 – Ordinance Amendment to Landscape Requirements to Section 5.7 (Dumpster Enclosure); Section 5.11 (landscaping and Screening); and Section 5.26 (Signs)
 8. Board Reports
- [BRIEF RECESS]
9. Information / Discussion
 - a. Manager's Report
 - [b.](#) Safer Roads Plan Millage Review
 10. Adjournment

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Payment of Bills

Date: May 9, 2023

Recommended Action

Move to approve the bills as presented for payment.

Discussion

Bills presented total \$36,547.30. The bills are available in the Finance office for review.

No notable invoices.

Financial Impact

Is a Budget Amendment Required? ☐ Yes ☒ No

All expenses are covered under the amended FY23 or FY24 adopted budgets.

Attachments

Bills for 05.16.2023

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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 05/16/2023 - 05/16/2023
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		

ADOBE	ADOBE INC	04/05/2023	2421365109	FOA	APRIL 2023	
49110		05/16/2023		N		21.19
04/05/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		21.19

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	21.19

VENDOR TOTAL: 21.19

ALLEGION	ALLEGION ACCESS TECH LLC	05/04/2023	906844914	FOA	REPAIRS TO HANDICAP DOOR AT TWP HALL	
49145	P.O. BOX 0371595	05/16/2023		N		1,424.54
05/04/2023	PITTSBURGH PA, 15251-7595	/ /	0.0000	N		0.00
		05/16/2023		N		1,424.54

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-930.000	REPAIRS & MAINTENANCE	1,424.54

VENDOR TOTAL: 1,424.54

ALLSTAR	ALLSTAR ALARM LLC	05/01/2023	365506	FOA	6/1/23 - 5/31/24 - WTP	
49089	8345 MAIN STREET	05/16/2023		N		456.00
05/01/2023	WHITMORE LAKE MI, 48189	/ /	0.0000	N		0.00
		05/16/2023		Y		456.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-801.000	CONTRACTED SERVICES	456.00

VENDOR TOTAL: 456.00

AMAZON.COM	AMAZON.COM	04/23/2023	113-1706831-6437	FOA	LENOVO TABLET	
49118		05/16/2023		N		195.00
04/23/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		195.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-253-727.000	SUPPLIES & POSTAGE	195.00

AMAZON.COM	AMAZON.COM	04/26/2023	113-5339240-5635	FOA	MOUSE PAD	
49120		05/16/2023		N		11.89
04/26/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		11.89

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-253-727.000	SUPPLIES & POSTAGE	11.89

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Ref #	Address	CK Run Date	PO	Hold		Discount
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		Due Date		1099		

VENDOR TOTAL: 206.89

AWWA	AMERICAN WATER WORKS ASSOCIATION	04/04/2023	S074225	FOA	DUES	
49116	PO BOX 972997	05/16/2023		N		400.00
04/04/2023	DALLAS TX, 75397	/ /	0.0000	N		0.00
		05/16/2023		N		400.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-441-804.000	MEMBERSHIP & DUES	400.00

VENDOR TOTAL: 400.00

AVI	AVI-SPL LLC	03/29/2023	P6075190-A	FOA	LICENSE, CLOUD BASED DIGITAL SIGNAGE	
49115	P.O. BOX 844612	05/16/2023		N		282.72
03/29/2023	BOSTON MA, 02284-4612	/ /	0.0000	N		0.00
		05/16/2023		N		282.72

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-806.000	CABLE TV FEES	282.72

VENDOR TOTAL: 282.72

BELLE TIRE	BELLE TIRE	04/05/2023	040523	FOA	NEW TIRE FOR RAM	
49106	P.O. BOX 641612	05/16/2023		N		174.99
04/05/2023	DETROIT MI, 48264-1612	/ /	0.0000	N		0.00
		05/16/2023		N		174.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.002	REPAIRS & MAINT VEHICLE/EQUIP	174.99

VENDOR TOTAL: 174.99

CHERRY	CHERRY TREE INN & SUITES	04/19/2023	041923	FOA	LODGING FOR MTA CONFERENCE	
49107		05/16/2023		N		329.70
04/19/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		329.70

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-192-957.000	EDUCATION/TRAINING/CONVENTION	329.70

VENDOR TOTAL: 329.70

CINTAS	CINTAS CORPORATION	05/01/2023	4154035041	FOA	MATS	
49094	P.O. BOX 630910	05/16/2023		N		49.90
05/01/2023	CINCINNATI OH, 45263	/ /	0.0000	N		0.00

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

		05/16/2023		N		49.90
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Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	49.90

VENDOR TOTAL: 49.90

CLASSIC	CLASSIC TENT AND EVENT	05/02/2023	22285	FOA	RENTED TABLES FOR 5/2/23 ELECTION	
49144	800 RICKETT RD	05/16/2023		N		353.00
05/02/2023	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		05/16/2023		N		353.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-191-956.000	MISCELLANEOUS	353.00

VENDOR TOTAL: 353.00

COMCAST	COMCAST	04/30/2023	APRIL 2023	FOA	APR 2023 - PHONE/INTERNET/CABLE FOR	
49101	P.O. BOX 70219	05/16/2023		N		1,446.69
04/30/2023	PHILADELPHIA PA, 19176-0219	/ /	0.0000	N		0.00
		05/16/2023		N		1,446.69

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-851.000	TELEPHONE	81.00
536-000-805.000	INTERNET	136.35
577-000-806.000	CABLE TV FEES	142.19
577-000-805.000	INTERNET	224.90
577-000-805.000	INTERNET	673.80
536-000-805.000	INTERNET	188.45
		1,446.69

VENDOR TOTAL: 1,446.69

DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	05/01/2023	134042	FOA	MAY 2023	
49086	PO BOX 241	05/16/2023		N		300.00
05/01/2023	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		05/16/2023		Y		300.00

Open

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

VENDOR TOTAL: 300.00

0070	DTE ENERGY	04/30/2023	200114308595	FOA	APRIL 2023 - MILLPOINTE, FIDDLERS G	
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Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

49133	P.O BOX 740786	05/16/2023		N		1,581.32
	CINCINNATI					
04/30/2023	OH, 45274-0786	/ /	0.0000	N		0.00
		05/16/2023		N		1,581.32

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-000-282.001	MILLPOINTE STREETLIGHTS DEPOSIT	290.63
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	1,242.55
		<u>1,581.32</u>

VENDOR TOTAL: 1,581.32

DULUTH	DULUTH	04/04/2023	040423	FOA	PANTS FOR M. NIXON	
49105		05/16/2023		N		155.65
04/04/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		155.65

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-719.100	UNIFORMS/CLOTHING ALLOWANCE	155.65

VENDOR TOTAL: 155.65

FIVESTAR	FIVE STAR SIGNS, INC.	04/21/2023	18439	FOA	LETTERING FOR NEW DPW TRUCK	
49146	10099 BERGIN RD, BLDG D	05/16/2023		N		524.69
04/21/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/16/2023		N		524.69

Open

GL NUMBER	DESCRIPTION	AMOUNT
539-000-142.000	EQUIPMENT	524.69

FIVESTAR	FIVE STAR SIGNS, INC.	04/27/2023	18446	FOA	SPRANGER FIELD SIGNS	
49085	10099 BERGIN RD, BLDG D	05/16/2023		N		150.00
04/27/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/16/2023		N		150.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-930.000	REPAIRS & MAINTENANCE	150.00

VENDOR TOTAL: 674.69

MARKETEER	GEORGE MOSES CO	05/01/2023	050123	FOA	MAY 2023	
49091	P.O. BOX 686	05/16/2023		N		175.00
05/01/2023	BRIGHTON MI, 48116	/ /	0.0000	N		0.00

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		05/16/2023		N		175.00
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Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-956.000	FARMERS MARKET	175.00

VENDOR TOTAL: 175.00

GODADDY	GO DADDY	04/09/2023	2532652117	FOA	ANNUAL RENEWAL HARTLANDWATER.COM	
49111		05/16/2023		N		20.17
04/09/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		20.17

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-900.000	PRINTING & PUBLICATIONS	20.17

GODADDY	GO DADDY	04/11/2023	2535018736	FOA	MONTHLY RENEWAL	
49112		05/16/2023		N		26.99
04/11/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		26.99

Open

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

VENDOR TOTAL: 47.16

GFOA	GOVERNMENT FINANCE OFFICERS ASSOC	04/05/2023	040523	FOA	RENEWAL FEES	
49099	203 N LASALLE ST, STE 2700	05/16/2023		N		190.00
04/05/2023	CHICAGO IL, 60601-1210	/ /	0.0000	N		0.00
		05/16/2023		N		190.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-192-804.000	MEMBERSHIP & DUES	190.00

VENDOR TOTAL: 190.00

0150	HARTLAND CONSOLIDATED SCHOOLS	04/30/2023	173891	FOA	APRIL 2023 FUEL	
49136	9525 E HIGHLAND ROAD	05/16/2023		N		653.17
05/03/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/16/2023		N		653.17

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-860.000	GASOLINE	560.38
101-239-860.000	GASOLINE	92.79

653.17

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

VENDOR TOTAL: 653.17

0001	HARTLAND TOWNSHIP GENERAL FUND	04/30/2023	050323	FOA	APRIL 2023 - DOG LICENSE PMTS	
49135		05/16/2023		N		19.50
04/30/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		19.50

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.250	DOG LICENSES ESCROW	19.50

VENDOR TOTAL: 19.50

HUTSON	HUTSON, INC.	04/17/2023	9898083	FOA	OIL FOR GATOR	
49109	3915 TRACTOR DR	05/16/2023		N		31.13
04/17/2023	HOWELL MI, 48855	/ /	0.0000	N		0.00
		05/16/2023		N		31.13

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.002	REPAIRS & MAINT VEHICLE/EQUIP	31.13

VENDOR TOTAL: 31.13

K&J	K & J ELECTRIC, INC	03/31/2023	10348	FOA	FIRE STATION #61	
49129	7219 EAST HIGHLAND RD	05/16/2023		N		2,002.00
02/02/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/16/2023		N		2,002.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
206-000-930.003	REPAIRS & MAINTENANCE BLD&GRDS	2,002.00

VENDOR TOTAL: 2,002.00

0220	LIVINGSTON COUNTY TREASURER	04/24/2023	04242023	FOA	BOR/PRE ADJUSTMENTS	
49084	200 E. GRAND RIVER	05/16/2023		N		2,778.53
04/24/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/16/2023		N		2,778.53

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-209-850.000	TAX CHARGEBACKS	764.91
204-000-850.000	TAX CHARGEBACKS	893.12
206-000-850.000	TAX CHARGEBACKS	1,120.50

2,778.53

0220	LIVINGSTON COUNTY TREASURER	04/24/2023	042423	FOA	BOR/PRE ADJUSTMENT TAX YR 2018 - PID	
49083	200 E. GRAND RIVER	05/16/2023		N		16.48

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04/24/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/16/2023		N		16.48

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-209-850.000	TAX CHARGEBACKS	16.48

0220	LIVINGSTON COUNTY TREASURER	04/30/2023	050323	FOA	APRIL 2023 DOG LICENSE PMTS	
49134	200 E. GRAND RIVER	05/16/2023		N		230.50
04/30/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/16/2023		N		230.50

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.250	DOG LICENSES ESCROW	230.50

VENDOR TOTAL: 3,025.51

LDPA	LIVINGSTON DAILY PRESS & ARGUS	04/11/2023	041123	FOA	APRIL 2023	
49113		05/16/2023		N		11.99
	3964 SOLUTIONS CENTER					
04/11/2023	CHICAGO IL, 60677-3009	/ /	0.0000	Y		0.00
		05/16/2023		N		11.99

Open

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

VENDOR TOTAL: 11.99

LOWES	LOWES BUSINESS ACCT/SYNCB	04/17/2023	041723	FOA	WATER SYSTEM	
49108	P.O. BOX 530970	05/16/2023		N		250.22
04/17/2023	ATLANTA GA, 30353-0970	/ /	0.0000	N		0.00
		05/16/2023		N		250.22

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	3.96
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	246.26
		250.22

VENDOR TOTAL: 250.22

MASTERS	MASTERS TELECOM LLC	03/27/2023	16005	FOA	MARCH 2023	
49097		05/16/2023		N		19.57
03/27/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		19.57

Open

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GL NUMBER	DESCRIPTION	AMOUNT
101-265-851.000	TELEPHONE	19.57
MASTERS	MASTERS TELECOM LLC	04/24/2023 17126 FOA APRIL 2023
49098		05/16/2023 N 19.41
04/24/2023	,	/ / 0.0000 N 0.00
		05/16/2023 N 19.41

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-851.000	TELEPHONE	19.41

VENDOR TOTAL: 38.98

MGFOA	MGFOA	04/14/2023 041423 FOA BACK TO BASICS 2023 - T. HUBBARD
49117	4020 COPPER VIEW STE 130	05/16/2023 N 270.00
04/14/2023	TRAVERSE CITY MI, 49684	/ / 0.0000 N 0.00
		05/16/2023 N 270.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-441-957.000	EDUCATION/TRAINING/CONVENTION	270.00

VENDOR TOTAL: 270.00

MMTA	MICHIGAN MUNICIPAL TREASURERS ASSOC	04/04/2023 7791 FOA 2023 ADVANCED INSTITUTE
49096		05/16/2023 N 379.00
	PO BOX 324	
04/04/2023	TAWAS CITY MI, 48764	/ / 0.0000 N 0.00
		05/16/2023 N 379.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-253-957.000	EDUCATION/TRAINING/CONVENTION	379.00

VENDOR TOTAL: 379.00

MTA	MICHIGAN TOWNSHIPS ASSOCIATION	04/07/2023 206150 FOA 2023 ANNUAL CONFERENCE
49125	P.O. BOX 80078	05/16/2023 N 275.00
04/07/2023	LANSING MI, 48908-0078	/ / 0.0000 N 0.00
		05/16/2023 N 275.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-191-957.000	EDUCATION/TRAINING/CONVENTION	275.00

VENDOR TOTAL: 275.00

LCDPA	MICHIGAN.COM	06/01/2023 JUNE 2023 FOA JUNE 2023
49140	PO BOX 742520	05/16/2023 N 63.00

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		Due Date		1099		

06/01/2023	CINCINNATI OH, 45274-2520	/ /	0.0000	N		0.00
		05/16/2023		N		63.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-101-804.000	MEMBERSHIP & DUES	63.00

VENDOR TOTAL: 63.00

OTTAWA	OTTAWA COUNTY	04/24/2023	042423	FOA	REFUND OF PIVOT POINT CLASS	
49121		05/16/2023		N		(44.00)
04/24/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		(44.00)

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-209-957.000	EDUCATION/TRAINING/CONVENTION	(44.00)

VENDOR TOTAL: (44.00)

PB PLUMBIN	PETE BLACK PLUMBING	04/27/2023	20875265	FOA	REPLACE COLD WATER INLET VALVE AT SP	
49093	2440 W HIGHLAND RD, STE 104	05/16/2023		N		350.00
04/27/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/16/2023		Y		350.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-930.000	REPAIRS & MAINTENANCE	350.00

PB PLUMBIN	PETE BLACK PLUMBING	05/03/2023	20905370	FOA	REPAIR ON MATTHEW LANE	
49141	2440 W HIGHLAND RD, STE 104	05/16/2023		N		1,625.00
05/03/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/16/2023		Y		1,625.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	1,625.00

VENDOR TOTAL: 1,975.00

1180	PETER'S TRUE VALUE HARDWARE	05/01/2023	K67235	FOA	LYSOL BATH CLEANER	
49088	3455 W. HIGHLAND ROAD	05/16/2023		N		17.16
05/01/2023	MILFORD MI, 48380	/ /	0.0000	N		0.00
		05/16/2023		N		17.16

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-740.000	OPERATING SUPPLIES	17.16

1180	PETER'S TRUE VALUE HARDWARE	05/02/2023	K67262	FOA	STIHL TRIMMER, AIR FILTER	
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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
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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		

49123	3455 W. HIGHLAND ROAD	05/16/2023		N		407.97
05/02/2023	MILFORD MI, 48380	/ /	0.0000	N		0.00
		05/16/2023		N		407.97

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	407.97

1180	PETER'S TRUE VALUE HARDWARE	05/03/2023	K67284	FOA	TOP SOIL	
49127	3455 W. HIGHLAND ROAD	05/16/2023		N		26.32
05/03/2023	MILFORD MI, 48380	/ /	0.0000	N		0.00
		05/16/2023		N		26.32

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	26.32

1180	PETER'S TRUE VALUE HARDWARE	05/04/2023	K67292	FOA	SAFETY GLASSES	
49130	3455 W. HIGHLAND ROAD	05/16/2023		N		6.99
05/04/2023	MILFORD MI, 48380	/ /	0.0000	N		0.00
		05/16/2023		N		6.99

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	6.99

VENDOR TOTAL: 458.44

7532	PRINTING SYSTEMS, INC.	05/02/2023	227406	FOA	ELECTION SUPPLIES	
49131	12005 BEECH DALY	05/16/2023		N		192.60
05/02/2023	TAYLOR MI, 48180	/ /	0.0000	N		0.00
		05/16/2023		N		192.60

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-191-727.000	SUPPLIES & POSTAGE	192.60

VENDOR TOTAL: 192.60

RURALKING	RURAL KING	04/30/2023	043023	FOA	PARKS SUPPLIES, WATER/CEMETERY SUPPL	
49102	4216 DEWITT AVE	05/16/2023		N		1,164.76
04/30/2023	MATTOON IL, 61938	/ /	0.0000	N		0.00
		05/16/2023		N		1,164.76

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-740.000	OPERATING SUPPLIES	248.87
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	26.98
101-567-930.000	REPAIRS & MAINTENANCE	6.99
101-751-930.000	REPAIRS & MAINTENANCE	39.99

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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		

101-265-930.000	REPAIRS & MAINTENANCE			40.00		
101-751-740.000	OPERATING SUPPLIES			101.94		
536-000-740.000	OPERATING SUPPLIES			51.96		
536-000-719.100	UNIFORMS/CLOTHING ALLOWANCE			239.95		
101-751-930.000	REPAIRS & MAINTENANCE			32.32		
536-000-930.002	REPAIRS & MAINT VEHICLE/EQUIP			71.88		
536-000-740.000	OPERATING SUPPLIES			24.99		
536-000-719.100	UNIFORMS/CLOTHING ALLOWANCE			127.95		
536-000-740.000	OPERATING SUPPLIES			29.98		
536-000-930.002	REPAIRS & MAINT VEHICLE/EQUIP			22.99		
536-000-740.000	OPERATING SUPPLIES			97.97		
				1,164.76		

VENDOR TOTAL: 1,164.76

SANMARINO	SAN MARINO EXCAVATING, INC.	04/25/2023	149903	FOA	WATER TOWER DUMPSTER RENTAL	
49090	5550 MITCHEL WAY	05/16/2023		N		530.00
04/25/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/16/2023		N		530.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-801.000	CONTRACTED SERVICES	530.00

VENDOR TOTAL: 530.00

SHUTTERSTO	SHUTTERSTOCK.COM	04/19/2023	041923	FOA	APRIL 2023	
49114		05/16/2023		N		29.00
04/19/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		29.00

Open

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

VENDOR TOTAL: 29.00

SITEONE	SITEONE LANDSCAPE SUPPLY	04/04/2023	128242440-001	FOA	FERTILIZER FOR TOWNSHIP HALL/SHOVELS	
49100		05/16/2023		N		335.87
04/04/2023	,	/ /	0.0000	N		0.00
		05/16/2023		N		335.87

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	277.24
536-000-740.000	OPERATING SUPPLIES	58.63

335.87

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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		

VENDOR TOTAL: 335.87

SPALDING	SPALDING DEDECKER	03/31/2023	94221	FOA	M-59 SIDEWALK THRU 4/2/23	
49082	905 SOUTH BLVD EAST	05/16/2023		N		5,713.25
04/26/2023	ROCHESTER HILLS MI, 48307	/ /	0.0000	N		0.00
		05/16/2023		N		5,713.25

Open

GL NUMBER	DESCRIPTION	AMOUNT
401-444-969.005	SIDEWALKS	5,713.25

VENDOR TOTAL: 5,713.25

STAPLES	STAPLES	04/29/2023	8070119372	FOA	MISC SUPPLIES	
49087	PO BOX 660409	05/16/2023		N		176.71
04/29/2023	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		05/16/2023		N		176.71

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-191-727.000	SUPPLIES & POSTAGE	31.52
101-253-727.000	SUPPLIES & POSTAGE	79.98
101-172-727.000	SUPPLIES & POSTAGE	65.21
		176.71

STAPLES	STAPLES	05/06/2023	8070203847	FOA	MISC SUPPLIES	
49137	PO BOX 660409	05/16/2023		N		41.71
05/06/2023	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		05/16/2023		N		41.71

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-172-727.000	SUPPLIES & POSTAGE	41.71

STAPLES	STAPLES	05/06/2023	8070203847CR	FOA	RETURN	
49138	PO BOX 660409	05/16/2023		N		(48.63)
05/06/2023	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		05/16/2023		N		(48.63)

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-192-727.000	SUPPLIES & POSTAGE	(48.63)

VENDOR TOTAL: 169.79

SZOTTDODGE	SZOTT DODGE	04/24/2023	042423	FOA	AC/HEAT REPAIR ON CHRYSLER PACIFICA	
49119	2565 HIGHLAND RD	05/16/2023		N		1,439.15
04/24/2023	HIGHLAND MI, 48356	/ /	0.0000	N		0.00
		05/16/2023		N		1,439.15

Open

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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		

GL NUMBER	DESCRIPTION	AMOUNT
101-239-930.000	REPAIRS & MAINTENANCE	1,439.15

VENDOR TOTAL: 1,439.15

SPIRITOFLLI	THE SPIRIT OF LIVINGSTON	04/24/2023	54452	FOA	BUSINESS CARDS/ID BADGE ASSESSING	
49103	3280 W GRAND RIVER	05/16/2023		N		111.00
04/24/2023	HOWELL MI, 48855	/ /	0.0000	N		0.00
		05/16/2023		N		111.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-209-727.000	SUPPLIES & POSTAGE	111.00

SPIRITOFLLI	THE SPIRIT OF LIVINGSTON	05/02/2023	54473	FOA	FARMERS MKT CANVAS BAGS	
49124	3280 W GRAND RIVER	05/16/2023		N		5,700.00
05/02/2023	HOWELL MI, 48855	/ /	0.0000	N		0.00
		05/16/2023		N		5,700.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-956.000	FARMERS MARKET	5,700.00

VENDOR TOTAL: 5,811.00

SCADA	UTILITIES INSTRUMENTATION SERVICE	04/28/2023	530370623	FOA	TROUBLESHOOT VT SCADA WELL CONTROLS	
49092	2290 BISHOP CIRCLE EAST	05/16/2023		N		480.00
04/28/2023	DEXTER MI, 48130	/ /	0.0000	N		0.00
		05/16/2023		N		480.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	480.00

VENDOR TOTAL: 480.00

WATERTECH	WATER TECH	03/31/2023	56773	FOA	MARCH 2023	
49081	718 S MICHIGAN	05/16/2023		N		44.00
03/31/2023	HOWELL MI, 48843	/ /	0.0000	N		0.00
		05/16/2023		N		44.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	44.00

VENDOR TOTAL: 44.00

WSP	WSP USA ENVIRONMENT	05/08/2023	H19220990	FOA	WATER SUPPLY ASSISTANCE THRU 4/21/23	
49142	P.O. BOX 74008618	05/16/2023		N		1,566.00

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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		

05/08/2023	CHICAGO IL, 60674-8618	/ /	0.0000	N		0.00
		05/16/2023		N		1,566.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
539-000-150.000	WATER CONSTRUCT IN PROGRESS	1,566.00

WSP	WSP USA ENVIRONMENT	05/08/2023	H19220991	FOA	WWTP LTM/REPORTING THRU 4/21/23	
49143	P.O. BOX 74008618	05/16/2023		N		1,393.50
05/08/2023	CHICAGO IL, 60674-8618	/ /	0.0000	N		0.00
		05/16/2023		N		1,393.50

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-441-801.007	TREATMENT PLANT SAMPLING	1,393.50

VENDOR TOTAL:	2,959.50
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TOTAL - ALL VENDORS:	36,547.30
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FUND TOTALS:

Fund 101 - GENERAL FUND	17,199.24
Fund 204 - MUNICIPAL STREET FUND	893.12
Fund 206 - FIRE OPERATING	3,122.50
Fund 401 - CAPITAL PROJECTS FUND	5,713.25
Fund 536 - WATER SYSTEM FUND	5,954.89
Fund 539 - WATER REPLACEMENT FUND	2,090.69
Fund 577 - CABLE TV FUND	1,323.61
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: May 9, 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 - \$1,146,282.54

April 27, 2023 Payroll - \$82,796.24

May 15, 2023 Payroll - \$68,313.50

Financial Impact

Is a Budget Amendment Required? ☐ Yes ☒ No

All expenses are covered under the amended FY23 budget or FY24 adopted budget.

Attachments

Post Audit Bills List 04.17.2023

Post Audit Bills List 04.20.2023

Post Audit Bills List 04.27.2023

Post Audit Bills List 05.03.2023

Post Audit Bills List 05.04.2023

Payroll for 04.27.2023

Payroll for 05.15.2023

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CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
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Check Date	Bank	Check #	Payee	Description	GL #	Amount
04/17/2023	FOA	43611	CROMAINE DISTRICT LIBRARY	ARPA COMMUNITY PROJECTS	285-703-884.000	8,053.00
04/17/2023	FOA	43612	HARTLAND AREA COMMUNITY COUNCIL	ARPA COMMUNITY PROJECTS	285-703-884.000	8,132.00
04/17/2023	FOA	43613	HARTLAND AREA HISTORICAL SOCIETY	ARPA COMMUNITY PROJECTS	285-703-884.000	8,030.00
04/17/2023	FOA	43614	HARTLAND AREA PROJECT	ARPA COMMUNITY PROJECTS	285-703-884.000	8,500.00
04/17/2023	FOA	43615	HARTLAND FARMERS MARKET	ARPA COMMUNITY PROJECTS	285-703-884.000	5,700.00
04/17/2023	FOA	43616	HARTLAND LIONS CLUB	ARPA COMMUNITY PROJECTS	285-703-884.000	8,760.00
04/17/2023	FOA	43617	HARTLAND MUSIC HALL	ARPA COMMUNITY PROJECTS	285-703-884.000	7,500.00
04/17/2023	FOA	43618	HARTLAND SENIOR ACTIVITY CENTER	ARPA COMMUNITY PROJECTS	285-703-884.000	4,477.00
04/17/2023	FOA	43619	ROTARY CLUB OF HARTLAND	ARPA COMMUNITY PROJECTS	285-703-884.000	6,200.00
			TOTAL - ALL FUNDS	TOTAL OF 9 CHECKS		65,352.00

GL TOTALS			---			
285-703-884.000			ARPA COMMUNITY PROJECTS		65,352.00	
			TOTAL		65,352.00	

CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK DATE FROM 04/20/2023 - 04/20/2023

Check Date	Bank	Check #	Payee	Description	GL #	Amount
04/20/2023	FOA	43648	CONSUMERS ENERGY	UTILITIES - GAS	101-265-920.001	852.40
		43648		UTILITIES - GAS	536-000-920.001	298.42
						<hr/> 1,150.82
04/20/2023	FOA	43649	DELTA DENTAL	ACCRUED DENTAL BENEFITS	001-000-257.101	211.61
		43649		EMPLOYMENT EXPENSE	101-192-716.000	64.06
		43649		EMPLOYMENT EXPENSE	101-215-716.000	92.55
		43649		EMPLOYMENT EXPENSE	101-253-716.000	121.04
		43649		EMPLOYMENT EXPENSE	101-400-716.000	171.57
		43649		EMPLOYMENT EXPENSE	101-441-716.000	222.10
		43649		EMPLOYMENT EXPENSE	536-000-716.000	175.11
						<hr/> 1,058.04
04/20/2023	FOA	43650	DTE ENERGY	UTILITIES - ELECTRIC	101-265-920.002	1,253.26
		43650		STREET LIGHTS	101-448-921.000	40.93
		43650		UTILITIES	101-567-920.000	15.84
		43650		UTILITIES - ELECTRIC	101-751-920.002	338.10
		43650		UTILITIES - ELECTRIC	206-000-920.002	22.58
		43650		UTILITIES - ELECTRIC	536-000-920.002	3,259.42
						<hr/> 4,930.13
04/20/2023	FOA	43651	HARTLAND AREA COMMUNITY COUNCIL	FARMERS MARKET	101-751-956.000	100.00
04/20/2023	FOA	43652	LIVINGSTON DAILY PRESS & ARGUS	PRINTING & PUBLICATIONS	101-215-900.000	220.00
04/20/2023	FOA	43653	MUTUAL OF OMAHA	ACCRUED STD/LTD BENEFITS	001-000-257.103	164.26
		43653		EMPLOYMENT EXPENSE	101-192-716.000	99.00
		43653		EMPLOYMENT EXPENSE	101-209-716.000	97.97
		43653		EMPLOYMENT EXPENSE	101-215-716.000	66.96
		43653		EMPLOYMENT EXPENSE	101-253-716.000	71.31
		43653		EMPLOYMENT EXPENSE	101-400-716.000	112.79
		43653		EMPLOYMENT EXPENSE	101-441-716.000	84.33
		43653		EMPLOYMENT EXPENSE	536-000-716.000	124.62
						<hr/> 821.24
04/20/2023	FOA	43654	PRIORITY HEALTH	ACCRUED MEDICAL BENEFITS	001-000-257.100	2,245.88
		43654		EMPLOYMENT EXPENSE	101-192-716.000	1,162.90
		43654		EMPLOYMENT EXPENSE	101-215-716.000	1,860.65
		43654		EMPLOYMENT EXPENSE	101-253-716.000	581.45
		43654		EMPLOYMENT EXPENSE	101-441-716.000	3,198.04
		43654		EMPLOYMENT EXPENSE	536-000-716.000	2,180.47
						<hr/> 11,229.39
04/20/2023	FOA	43655	VSP INSURANCE CO. (CT)	DECEMBER 2022 PREMIUMS	001-000-257.102	45.70
		43655		DECEMBER 2022 PREMIUMS	101-192-716.000	15.54
		43655		DECEMBER 2022 PREMIUMS	101-215-716.000	26.43
		43655		DECEMBER 2022 PREMIUMS	101-253-716.000	26.16
		43655		DECEMBER 2022 PREMIUMS	101-400-716.000	34.61
		43655		DECEMBER 2022 PREMIUMS	101-441-716.000	43.06
		43655		DECEMBER 2022 PREMIUMS	536-000-716.000	37.07

Check Date	Bank	Check #	Payee	Description	GL #	Amount
						228.57
TOTAL - ALL FUNDS				TOTAL OF 8 CHECKS		19,738.19

--- GL TOTALS ---

001-000-257.100	ACCRUED MEDICAL BENEFITS	2,245.88
001-000-257.101	ACCRUED DENTAL BENEFITS	211.61
001-000-257.102	ACCRUED VISION BENEFITS	45.70
001-000-257.103	ACCRUED STD/LTD BENEFITS	164.26
101-192-716.000	EMPLOYMENT EXPENSE	1,341.50
101-209-716.000	EMPLOYMENT EXPENSE	97.97
101-215-716.000	EMPLOYMENT EXPENSE	2,046.59
101-215-900.000	PRINTING & PUBLICATIONS	220.00
101-253-716.000	EMPLOYMENT EXPENSE	799.96
101-265-920.001	UTILITIES - GAS	852.40
101-265-920.002	UTILITIES - ELECTRIC	1,253.26
101-400-716.000	EMPLOYMENT EXPENSE	318.97
101-441-716.000	EMPLOYMENT EXPENSE	3,547.53
101-448-921.000	STREET LIGHTS	40.93
101-567-920.000	UTILITIES	15.84
101-751-920.002	UTILITIES - ELECTRIC	338.10
101-751-956.000	FARMERS MARKET	100.00
206-000-920.002	UTILITIES - ELECTRIC	22.58
536-000-716.000	EMPLOYMENT EXPENSE	2,517.27
536-000-920.001	UTILITIES - GAS	298.42
536-000-920.002	UTILITIES - ELECTRIC	3,259.42
	TOTAL	19,738.19

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Check Date	Bank	Check #	Payee	Description	GL #	Amount
04/27/2023	FOA	43656	HARTLAND TOWNSHIP WATER O & M	WATER OLD NATIONAL BANK - MM	536-000-003.013	242,000.00
04/27/2023	FOA	43657	HARTLAND TOWNSHIP WATER O & M	WATER OLD NATIONAL CD	536-000-003.019	240,000.00
04/27/2023	FOA	43658	VERIZON WIRELESS	DUE TO EMPLOYEES	101-000-232.000	44.00
		43658		REPAIRS & MAINTENANCE	101-209-930.000	80.02
		43658		TELEPHONE	101-265-851.000	760.37
		43658		TELEPHONE	536-000-851.000	792.40
		43658		CONTRACTED SERVICES & RENTALS	577-000-801.000	40.01
						<hr/> 1,716.80
			TOTAL - ALL FUNDS	TOTAL OF 3 CHECKS		483,716.80

--- GL TOTALS ---

101-000-232.000	DUE TO EMPLOYEES	44.00
101-209-930.000	REPAIRS & MAINTENANCE	80.02
101-265-851.000	TELEPHONE	760.37
536-000-003.013	WATER OLD NATIONAL BANK - MM	242,000.00
536-000-003.019	WATER OLD NATIONAL CD	240,000.00
536-000-851.000	TELEPHONE	792.40
577-000-801.000	CONTRACTED SERVICES & RENTALS	40.01
	TOTAL	483,716.80

Check Date	Bank	Check #	Payee	Description	GL #	Amount
05/03/2023	FOA	43659	ALLSTAR ALARM LLC	REPAIRS & MAINT - HERO TEEN CTR	101-265-930.001	299.00
05/03/2023	FOA	43660	APPLIED INNOVATION	REPAIRS & MAINTENANCE	101-172-930.000	711.31
05/03/2023	FOA	43661	BS&A SOFTWARE	REPAIRS & MAINTENANCE	101-209-930.000	2,655.00
		43661		REPAIRS & MAINTENANCE	101-253-930.000	3,510.00
						<hr/> 6,165.00
05/03/2023	FOA	43662	CINTAS CORPORATION	CONTRACTED SERVICES	101-265-801.000	57.47
05/03/2023	FOA	43663	CORPORATE WAREHOUSE SUPPLY	SUPPLIES & POSTAGE	101-172-727.000	528.85
05/03/2023	FOA	43664	ECOSHIELD PEST SOLUTIONS DET	CONTRACTED SERVICES	101-265-801.000	318.00
		43664		CONTRACTED SERVICES	536-000-801.000	139.00
						<hr/> 457.00
05/03/2023	FOA	43665	FOSTER, SWIFT, COLLINS & SMITH	LEGAL FEES	101-101-826.000	1,809.50
		43665		LEGAL FEES	536-000-826.000	1,175.00
		43665		LEGAL FEES	590-000-826.000	305.50
						<hr/> 3,290.00
05/03/2023	FOA	43666	HARTLAND AREA YOUTH ATHLETIC	CONTRACTED SERVICES	101-751-801.000	563.57
05/03/2023	FOA	43667	HARTLAND AREA YOUTH ATHLETIC	CONTRACTED SERVICES	101-751-801.000	1,285.72
05/03/2023	FOA	43668	HARTLAND COMMUNITY SOCCER ASSN	CONTRACTED SERVICES	101-751-801.000	1,039.76
05/03/2023	FOA	43669	HARTLAND CONSOLIDATED SCHOOLS	GASOLINE	101-239-860.000	73.54
		43669		GASOLINE	536-000-860.000	480.10
						<hr/> 553.64
05/03/2023	FOA	43670	HARTLAND TOWNSHIP GENERAL FUND	MOBILE HOME FEES ESCROW	701-000-290.300	279.00
05/03/2023	FOA	43671	HARTLAND YOUTH LACROSSE	CONTRACTED SERVICES	101-751-801.000	563.57
05/03/2023	FOA	43672	LIVINGSTON COUNTY TREASURER	MOBILE HOME FEES ESCROW	701-000-290.300	1,395.00
05/03/2023	FOA	43673	LIVINGSTON CTY.DRAIN COMMISSIO	LCDC CONTRACT SERVICES	590-000-801.008	193,978.64
05/03/2023	FOA	43674	LOWES BUSINESS ACCT/SYNCE	REPAIRS & MAINTENANCE	101-751-930.000	37.80
		43674		OPERATING SUPPLIES	536-000-740.000	357.90
						<hr/> 395.70
05/03/2023	FOA	43675	MICHIGAN ASSOC OF PLANNING	MEMBERSHIP & DUES	101-400-804.000	725.00
05/03/2023	FOA	43676	PETE BLACK PLUMBING	REPAIRS & MAINTENANCE BLD&GRDS	206-000-930.003	382.00
05/03/2023	FOA	43677	PETER'S TRUE VALUE HARDWARE	REPAIRS & MAINTENANCE	101-751-930.000	79.99
		43677		REPAIRS & MAINTENANCE BLD&GRDS	206-000-930.003	4.65
		43677		REPAIRS & MAINTENANCE SYSTEM	536-000-930.001	149.90
						<hr/>

Check Date	Bank	Check #	Payee	Description	GL #	Amount
						234.54
05/03/2023	FOA	43678	PIONEER APPRAISALS, INC	CONTRACTED SERVICES	101-209-801.000	100.00
05/03/2023	FOA	43679	POCHERT, SUSAN A	LOT REFUNDS	101-000-643.100	300.00
05/03/2023	FOA	43680	RED WING BUSINESS ADVANTAGE ACCT	UNIFORMS/CLOTHING ALLOWANCE	536-000-719.100	202.49
05/03/2023	FOA	43681	RHINO SOFT WASH ROOFS &	CONTRACTED SERVICES	101-463-801.000	500.00
05/03/2023	FOA	43682	ROSATI,SCHULTZ,JOPPICH&AMTSBUECH	LEGAL FEES	101-722-826.000	81.00
05/03/2023	FOA	43683	SERVICEPRO	CONTRACTED SERVICES	101-265-801.000	880.00
05/03/2023	FOA	43684	SPALDING DEDECKER	REDWOOD USA LLC	101-400-801.100-0026	1,360.00
		43684		PIRHL	101-400-801.100-0027	5,270.00
		43684		YATOOMA OIL	101-400-801.100-0033	2,720.00
		43684		PWRW LLC (BUFFALO WILD WINGS)	101-400-801.100-0042	204.00
		43684		WATER CONSTRUCT IN PROGRESS	539-000-150.000	6,495.00
						16,049.00
05/03/2023	FOA	43685	STAPLES	SUPPLIES & POSTAGE	101-172-727.000	114.12
		43685		SUPPLIES & POSTAGE	101-192-727.000	216.15
		43685		OPERATING SUPPLIES	101-265-740.000	120.69
						450.96
05/03/2023	FOA	43686	THE HUNTINGTON NATIONAL BANK	BOND - PRINCIPAL	358-000-991.000	95,000.00
		43686		BOND INTEREST PAYMENT	358-000-997.000	7,718.75
						102,718.75
05/03/2023	FOA	43687	TOSHIBA AMERICA BUSINESS	REPAIRS & MAINTENANCE	101-172-930.000	2.95
05/03/2023	FOA	43688	USA BLUE BOOK	REPAIRS & MAINTENANCE SYSTEM	536-000-930.001	545.77
			TOTAL - ALL FUNDS	TOTAL OF 30 CHECKS		334,735.69

--- GL TOTALS ---

101-000-643.100	LOT REFUNDS	300.00
101-101-826.000	LEGAL FEES	1,809.50
101-172-727.000	SUPPLIES & POSTAGE	642.97
101-172-930.000		714.26
101-192-727.000	SUPPLIES & POSTAGE	216.15
101-209-801.000	CONTRACTED SERVICES	100.00
101-209-930.000	REPAIRS & MAINTENANCE	2,655.00
101-239-860.000	GASOLINE	73.54
101-253-930.000	REPAIRS & MAINTENANCE	3,510.00
101-265-740.000	OPERATING SUPPLIES	120.69
101-265-801.000	CONTRACTED SERVICES	1,255.47
101-265-930.001	REPAIRS & MAINT - HERO TEEN CTR	299.00
101-400-801.100-0026	REDWOOD USA LLC	1,360.00
101-400-801.100-0027	PIRHL	5,270.00

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DB: Hartland

CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK DATE FROM 05/03/2023 - 05/03/2023

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Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-400-801.100-0033			YATOOMA OIL			2,720.00
101-400-801.100-0042			PWRW LLC (BUFFALO WILD WINGS)			204.00
101-400-804.000			MEMBERSHIP & DUES			725.00
101-463-801.000			CONTRACTED SERVICES			500.00
101-722-826.000			LEGAL FEES			81.00
101-751-801.000			CONTRACTED SERVICES			3,452.62
101-751-930.000			REPAIRS & MAINTENANCE			117.79
206-000-930.003			REPAIRS & MAINTENANCE BLD&GRDS			386.65
358-000-991.000			BOND - PRINCIPAL			95,000.00
358-000-997.000			BOND INTEREST PAYMENT			7,718.75
536-000-719.100			UNIFORMS/CLOTHING ALLOWANCE			202.49
536-000-740.000			OPERATING SUPPLIES			357.90
536-000-801.000			CONTRACTED SERVICES			139.00
536-000-826.000			LEGAL FEES			1,175.00
536-000-860.000			GASOLINE			480.10
536-000-930.001			REPAIRS & MAINTENANCE SYSTEM			695.67
539-000-150.000			WATER CONSTRUCT IN PROGRESS			6,495.00
590-000-801.008			LCDC CONTRACT SERVICES			193,978.64
590-000-826.000			LEGAL FEES			305.50
701-000-290.300			MOBILE HOME FEES ESCROW			1,674.00
			TOTAL			334,735.69

Check Date	Bank	Check #	Payee	Description	GL #	Amount
05/04/2023	FOA	43689	CONSUMERS ENERGY	STREET LIGHTS	101-448-921.000	118.54
05/04/2023	FOA	43690	HARTLAND TOWNSHIP WATER O & M	WATER INDEPENDENT BANK CD	536-000-003.028	241,000.00
05/04/2023	FOA	43691	MACOMB ASSESSORS ORGANIZATION	EDUCATION/TRAINING/CONVENTION	101-209-957.000	120.00
05/04/2023	FOA	43692	PITNEY BOWES BANK INC RESERVE	SUPPLIES & POSTAGE	101-172-727.000	37.80
		43692		SUPPLIES & POSTAGE	101-191-727.000	672.72
		43692		SUPPLIES & POSTAGE	101-192-727.000	4.75
		43692		SUPPLIES & POSTAGE	101-209-727.000	5.40
		43692		SUPPLIES & POSTAGE	101-215-727.000	115.80
		43692		SUPPLIES & POSTAGE	101-253-727.000	5.40
		43692		TAX COLLECTION	101-253-811.100	19.20
		43692		SUPPLIES & POSTAGE	101-400-727.000	3.60
		43692		SUPPLIES & POSTAGE	101-722-727.000	2.40
		43692		FARMERS MARKET	101-751-956.000	1.20
		43692		SUPPLIES/POSTAGE	536-000-727.000	42.15
		43692		SUPPLIES & POSTAGE	590-000-727.000	42.15
						<hr/> 952.57
05/04/2023	FOA	43693	STATE OF MICHIGAN	MISCELLANEOUS	101-465-956.000	548.75
TOTAL - ALL FUNDS				TOTAL OF 5 CHECKS		242,739.86

--- GL TOTALS ---

101-172-727.000	SUPPLIES & POSTAGE	37.80
101-191-727.000	SUPPLIES & POSTAGE	672.72
101-192-727.000	SUPPLIES & POSTAGE	4.75
101-209-727.000	SUPPLIES & POSTAGE	5.40
101-209-957.000	EDUCATION/TRAINING/CONVENTION	120.00
101-215-727.000	SUPPLIES & POSTAGE	115.80
101-253-727.000	SUPPLIES & POSTAGE	5.40
101-253-811.100	TAX COLLECTION	19.20
101-400-727.000	SUPPLIES & POSTAGE	3.60
101-448-921.000	STREET LIGHTS	118.54
101-465-956.000	MISCELLANEOUS	548.75
101-722-727.000	SUPPLIES & POSTAGE	2.40
101-751-956.000	FARMERS MARKET	1.20
536-000-003.028	WATER INDEPENDENT BANK CD	241,000.00
536-000-727.000	SUPPLIES/POSTAGE	42.15
590-000-727.000	SUPPLIES & POSTAGE	42.15
	TOTAL	242,739.86

Check Register Report For Hartland Township
For Check Dates 04/27/2023 to 04/27/2023

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
04/27/2023	FOA	17375	MISSION SQUARE	1,939.51	1,939.51	0.00	Open
04/27/2023	FOA	17376	MISSION SQUARE	3,568.11	3,568.11	0.00	Open
04/27/2023	FOA	17377	MISSION SQUARE	1,965.04	1,965.04	0.00	Open
04/27/2023	FOA	17378	MISSION SQUARE	200.00	200.00	0.00	Open
04/27/2023	FOA	DD8460	BEDUHN, TIMOTHY L.A.	2,070.50	0.00	1,605.82	Cleared
04/27/2023	FOA	DD8461	BERNARDI, MELYNDA A	1,880.94	0.00	1,467.42	Cleared
04/27/2023	FOA	DD8462	BROOKS, TYLER J	2,587.00	0.00	1,836.55	Cleared
04/27/2023	FOA	DD8463	CARRIGAN, AMANDA K	991.66	0.00	873.64	Cleared
04/27/2023	FOA	DD8464	CASE, SUSAN E	1,861.26	0.00	1,148.14	Cleared
04/27/2023	FOA	DD8465	CIOFU, LARRY N	2,856.09	0.00	2,072.07	Cleared
04/27/2023	FOA	DD8466	DRYDEN-HOGAN, SUSAN A	3,777.57	0.00	2,689.83	Cleared
04/27/2023	FOA	DD8467	ECKMAN, MATTHEW A	142.50	0.00	125.53	Cleared
04/27/2023	FOA	DD8468	FOUNTAIN, WILLIAM J	2,856.09	0.00	2,399.54	Cleared
04/27/2023	FOA	DD8469	FOX, LAWRENCE E	360.00	0.00	317.16	Cleared
04/27/2023	FOA	DD8470	GERMANE, MATTHEW J	746.00	0.00	663.94	Cleared
04/27/2023	FOA	DD8471	GRISSIM, SUSAN L	142.50	0.00	131.59	Cleared
04/27/2023	FOA	DD8472	HAASETH, GWYN M	510.00	0.00	458.87	Cleared
04/27/2023	FOA	DD8473	HORNING, KATHLEEN A	3,106.09	0.00	2,159.99	Cleared
04/27/2023	FOA	DD8474	HUBBARD, TONYA S	1,720.22	0.00	1,244.29	Cleared
04/27/2023	FOA	DD8475	JOHNSON, LISA	2,289.90	0.00	1,465.09	Cleared
04/27/2023	FOA	DD8476	KENDALL, ANTHONY S	50.07	0.00	46.25	Cleared
04/27/2023	FOA	DD8477	LANGER, TROY D	4,017.92	0.00	2,841.23	Cleared
04/27/2023	FOA	DD8478	LOFTUS, DANIEL M	747.36	0.00	641.39	Cleared
04/27/2023	FOA	DD8479	LOUIS, CASEY	1,023.65	0.00	792.95	Cleared
04/27/2023	FOA	DD8480	LUCE, MICHAEL T	3,656.46	0.00	2,688.68	Cleared
04/27/2023	FOA	DD8481	MAYER, JAMES L	90.00	0.00	79.28	Cleared
04/27/2023	FOA	DD8482	MCMULLEN, SUMMER L	836.00	0.00	712.58	Cleared
04/27/2023	FOA	DD8483	MITCHELL, MICHAEL E	90.00	0.00	83.11	Cleared
04/27/2023	FOA	DD8484	MORGANROTH, CAROL L	2,165.84	0.00	1,679.66	Cleared
04/27/2023	FOA	DD8485	MURPHY, THOMAS A	163.00	0.00	143.60	Cleared
04/27/2023	FOA	DD8486	NIXON, MITCHELL A	2,131.25	0.00	1,650.95	Cleared
04/27/2023	FOA	DD8487	O'CONNELL, DENISE	746.00	0.00	532.36	Cleared
04/27/2023	FOA	DD8488	PETRUCCI, JOSEPH M	746.00	0.00	633.30	Cleared
04/27/2023	FOA	DD8489	SHOLLACK, DONNA M	2,247.91	0.00	1,709.72	Cleared

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
04/27/2023	FOA	DD8490	SOSNOWSKI, SHERI R	1,846.04	0.00	1,432.17	Cleared
04/27/2023	FOA	DD8491	VERMILLION, KAREN L	1,814.88	0.00	1,312.28	Cleared
04/27/2023	FOA	DD8492	WEST, ROBERT M	4,466.67	0.00	2,723.75	Cleared
04/27/2023	FOA	DD8493	WYATT, MARTHA K	3,120.52	0.00	2,040.75	Cleared
04/27/2023	FOA	EFT676	FEDERAL TAX DEPOSIT	13,061.92	13,061.92	0.00	Cleared
04/27/2023	FOA	EFT677	MI DEPT OF TREASURY	4,203.77	4,203.77	0.00	Cleared
Totals:			Number of Checks: 040	82,796.24	24,938.35	42,403.48	
Total Physical Checks:			4				
Total Check Stubs:			36				

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
05/15/2023	FOA	17380	MISSION SQUARE	1,889.51	1,889.51	0.00	Open
05/15/2023	FOA	17381	MISSION SQUARE	3,269.72	3,269.72	0.00	Open
05/15/2023	FOA	17382	MISSION SQUARE	1,963.96	1,963.96	0.00	Open
05/15/2023	FOA	DD8494	BEDUHN, TIMOTHY L.A.	1,947.50	0.00	1,500.36	Cleared
05/15/2023	FOA	DD8495	BERNARDI, MELYNDA A	1,880.94	0.00	1,467.43	Cleared
05/15/2023	FOA	DD8496	BROOKS, TYLER J	2,691.00	0.00	1,903.37	Cleared
05/15/2023	FOA	DD8497	CARRIGAN, AMANDA K	540.91	0.00	476.55	Cleared
05/15/2023	FOA	DD8498	CASE, SUSAN E	1,855.17	0.00	1,144.19	Cleared
05/15/2023	FOA	DD8499	CIOFU, LARRY N	2,856.09	0.00	2,072.05	Cleared
05/15/2023	FOA	DD8500	DRYDEN-HOGAN, SUSAN A	3,777.57	0.00	2,689.81	Cleared
05/15/2023	FOA	DD8501	HAASETH, GWYN M	700.00	0.00	626.26	Cleared
05/15/2023	FOA	DD8502	HORNING, KATHLEEN A	2,856.09	0.00	1,994.74	Cleared
05/15/2023	FOA	DD8503	HUBBARD, TONYA S	1,571.63	0.00	1,131.42	Cleared
05/15/2023	FOA	DD8504	JOHNSON, LISA	1,923.13	0.00	1,186.49	Cleared
05/15/2023	FOA	DD8505	KENDALL, ANTHONY S	50.07	0.00	46.24	Cleared
05/15/2023	FOA	DD8506	LANGER, TROY D	3,767.92	0.00	2,650.99	Cleared
05/15/2023	FOA	DD8507	LOFTUS, DANIEL M	758.77	0.00	650.31	Cleared
05/15/2023	FOA	DD8508	LOUIS, CASEY	897.86	0.00	694.70	Cleared
05/15/2023	FOA	DD8509	LUCE, MICHAEL T	3,656.46	0.00	2,688.68	Cleared
05/15/2023	FOA	DD8510	MORGANROTH, CAROL L	1,865.84	0.00	1,451.36	Cleared
05/15/2023	FOA	DD8511	NIXON, MITCHELL A	2,107.00	0.00	1,627.74	Cleared
05/15/2023	FOA	DD8512	RADLEY, JAMES W	1,080.00	0.00	900.30	Cleared
05/15/2023	FOA	DD8513	SHOLLACK, DONNA M	2,122.91	0.00	1,614.57	Cleared
05/15/2023	FOA	DD8514	SOSNOWSKI, SHERI R	1,839.97	0.00	1,427.44	Cleared
05/15/2023	FOA	DD8515	VERMILLION, KAREN L	1,814.88	0.00	1,312.25	Cleared
05/15/2023	FOA	DD8516	WEST, ROBERT M	4,266.67	0.00	2,571.55	Cleared
05/15/2023	FOA	DD8517	WYATT, MARTHA K	2,889.40	0.00	1,864.42	Cleared
05/15/2023	FOA	EFT678	FEDERAL TAX DEPOSIT	11,472.53	11,472.53	0.00	Cleared

Totals:	Number of Checks: 028	68,313.50	18,595.72	35,693.22
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Total Physical Checks:	3
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Total Check Stubs:	25
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Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: 04-06-23 Hartland Township Board Special Meeting Minutes – 6:30 p.m.

Date: April 26, 2023

Recommended Action

Move to approve the Hartland Township Special Meeting Minutes for April 6, 2023 at 6:30 p.m.

Discussion

Draft minutes are attached for review.

Financial Impact

None

Attachments

4-6-23 (a) HTB Minutes - DRAFT

HARTLAND TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING MINUTES

April 06, 2023 – 6:30 PM

DRAFT

1. Call to Order

The meeting was called to order by Supervisor Fountain at 6:30 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

Move to approve the agenda for the Hartland Township Board Special Meeting of April 6, 2023.

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

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. Pending and New Business

Board Discussion to review the Livingston County Septage Receiving Station

- a) Manager West gave a brief overview of the Livingston County Board of Public Works (LCBPW) meeting this morning stating that the LCBPW went into closed session on this issue. Manager West did call for an update and stated there was limited discussion regarding the Septage Receiving Station (SRS) financial anomalies and the impact on the residents of Hartland and Tyrone Townships. This has been going on now for 15 months since the change in the rate schedule from connections to REU counts for the RTS. He stated that he wanted to bring this to the attention of the Board as there has been limited discussion on this matter even though we have reached out, both publicly and privately, to the parties involved, and that we may want to explore a different course of action to move this process forward. He stated we notified the LCBPW, per the Master Operating Agreement, that we were going to enact the flow limit of the SRS on January 13, 2023. This was done on the basis that our overall available REU sewer capacity had dropped below 200 REUs to be allocated. He stated that the SRS did exceed their 217 REU limit in January, and in February had a couple of days where they were over, but overall, they were relatively in compliance on an average daily basis. He stated this gave us an indication that we were making some progress. Unfortunately, in March, on almost every single day of operation they exceeded the 217 REU limit. He stated there were multiple days they went over 500 REUs, which appears to be a blatant disregard of the flow limit. We have had no communication as to an explanation for this and until it was called out at the meeting, there was no previous mention that they had exceeded the flow limit. The Board

HARTLAND TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING MINUTES

April 06, 2023 – 6:30 PM

discussed the flow limit average including Sundays, Sunday operations in violation of the Master Operating Agreement, comments made by members of the LCBPW at the meeting, efforts made to help keep the SRS open, enforcement of the Master Operating Agreement, potential next steps for the Township to take to move forward in resolving the issues.

Move to authorize the Township Supervisor and Township Manager to work with legal counsel to uphold the terms of the Master Operating Agreement with Livingston County for sanitary sewer services.

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

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

Voting Nay: None

Absent: None Motion passes: 7-0-0

Further discussion was then held on the communication with legal counsel, the hosting fee, how we got to this point, the effects on the residents, and hauler locations and benefits.

7. Adjournment

Move to adjourn the meeting at 6:56 p.m.

Motion made by Treasurer Horning, Seconded by Trustee Germane.

Voting Yea: Supervisor Fountain, Township 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: 04-06-23 Hartland Township Board Special Meeting Minutes – 7:00 p.m.

Date: April 26, 2023

Recommended Action

Move to approve the Hartland Township Special Meeting Minutes for April 6, 2023 at 7:00 p.m.

Discussion

Draft minutes are attached for review.

Financial Impact

None

Attachments

4-6-23 (b) HTB Minutes - DRAFT

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

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

4. Approval of the Agenda

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

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

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

Voting Nay: None

Absent: None

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

There was no consent agenda for this meeting.

7. Pending and New Business

a. Water and Sewer Infrastructure Districts

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

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

April 06, 2023 – 7:00 PM

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

b. Hartland Township Future Land Use and Development Forecast

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

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

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

April 06, 2023 – 7:00 PM

8. Adjournment

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

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

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

Voting Nay: None

Absent: None

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: 04-18-23 Hartland Township Board Regular Meeting Minutes

Date: April 26, 2023

Recommended Action

Move to approve the Hartland Township Board Regular Meeting Minutes for April 18, 2023.

Discussion

Draft minutes are attached for review.

Financial Impact

None

Attachments

04-18-23 HTB Minutes - DRAFT

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

April 18, 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

Also present were Township Manager Bob West (remote from Canada), Planning Director Troy Langer and Public Works Director Mike Luce.

4. Approval of the Agenda

Move to approve the agenda for the April 18, 2023 Hartland Township Board Meeting as presented.

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

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 April 18, 2023 Hartland Township Board Meeting as presented.

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

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 04-04-23 Hartland Township Board Regular Meeting Minutes

7. Pending & New Business

- a. Rezoning Application #23-001 (Bergin Road and Old US-23)

The applicant, Tom Kalas of 31350 Telegraph Road, Suite 200, Bingham Farms, MI, came forward. Planning Director Langer gave a brief overview of the rezoning request of 158.8 acres located on the southwest corner of Old US-23 and Bergin Road. The property is currently zoned as

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

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Commercial Agricultural (CA), which is generally a residential single-family area with a minimum lot size of two acres. This zoning area has an agricultural component to it, if you wanted to have horses and farming. He stated the applicant is requesting to rezone this property to Light Industrial (LI) which would allow a mix of light manufacturing, offices and generally anything that is housed within a building. There are very little outdoor components to this zoning. The Planning Commission (PC) held a public hearing on this request in February and there were some residents that attended and spoke on this rezoning. Director Langer stated that most residents that spoke were against the rezoning, and that the PC recommended to deny the zoning request as it was not consistent with the Future Land Use Plan and for other reasons. He stated that the request was then brought to the Livingston County Planning Commission (LCPC) in March for their review. The LCPC recommended disapproval of the rezoning and it is now before the Board for a final determination. Director Langer pointed out a typographical error in the staff report motion in the board package, regarding to "approve" the rezoning rather than to "deny" the rezoning request as recommended by the PC and the LCPC.

Applicant Kalas gave an overview of the property zoned CA, that permits large single-family lots which are not really marketable, nor economically feasible at this time. He cited high interest rates, and increased material costs where a builder cannot build a 2200 to 2500 square foot house and bring it to market at less than \$750,000 in today's economy. He stated they have owned the property for several years and when they looked at the ordinances, they noticed it was master planned for medium density residential (MDR) where minimum lot size is 12,000 square foot and minimum widths of 80 feet which equates to minimum 80 by 150 lots for single family residential homes. He stated they felt the best zoning for this district was LI where the permitted uses would give them the most flexibility to market and develop this property. He stated this rezoning would not be completely out of line in this area as there are LI zoning and uses to the north and east of the property. He did state that there was CA to the south and west that were listed on the master plan as MDR. He stated that when they look at LI they are looking at uses that are in demand in today's market, such as climate controlled indoor storage. He stated the LI zoning not only allows typical LI uses, but also allows for restaurants, banks with drive-throughs, public buildings, post offices, urgent care facilities, motels, hotels, recreation facilities, and child and adult daycare, all things that are in more demand today. He stated that at the PC public hearing many of the residents were from Meadowview Estates to the west of the property and that there is a parcel of his land that has about 30 acres of wetlands and that the west side of his property is heavily wooded which would provide a nice natural buffer for the residents of Meadowview Estates. This would be in addition to the buffering required of the township ordinances between LI and single family residential. He stated that he has a large parcel of property that under LI would allow for a flexible mixed use type of development and at 158 acres would be way to large of a parcel to develop and absorb single family residential homes, which would not be financially feasible. He stated he was available for questions and is requesting a Board vote to approve the rezoning.

Treasurer Horning had a concern as to having a rezoning request for flexibility, yet there is no proposed overall plan for the parcel to see what LI uses you would be considering. She stated that this property is not zoned LI and the Future Land Use Map does not show it as LI and she would be inclined to honor the PC and the LCPC decisions to deny the rezoning. Trustee Petrucci stated that he has issues with property owners that purchase property without checking local zoning for adjacent properties and then complain when an allowed development is built on an adjacent property. That being said, he also would have issues with property owners that did check the local zoning of adjacent property and purchased the property only to have the Township change the zoning of the adjacent property to get something built next to them they never expected. There are good things in LI but there are things that we would not want, nor would the residents in this area want, at this location. He stated down the road he would consider a mixed use for this property with

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some commercial on US 23 and residential behind it, but would not support LI here. He stated there is LI in our Township that has not been sold and is available.

Move to deny the rezoning as outlined in the Staff Memorandum and Resolution.

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 Motion passes: 7-0-0

Voting Nay: None

Absent: None

b. Special Event Permit #23-005 Hartland Polo Classic

Applicant Emmalynn Wheaton, Executive Director of the Hartland Chamber of Commerce came forward. Director Langer gave a brief overview of the Chamber's request to host the Hartland Polo Classic benefitting the Hartland Chamber Scholarship and Community Giveback programs. They have requested two days, Saturday, June 17 and Sunday, June 18 for the event. This is the same event that has previously been held at the Polo Club and will now be held at Heritage Park. The event will have liquor sales which requires a Special Event Permit from the Township. Ms. Wheaton came forward and provided more details regarding the specifics of the event, such as the live polo event, catered food, music, dancing and a bar. The Liquor License will come from the State of Michigan and be provided to the Township along with the insurance certificate. Trash removal and extra bathroom facilities will also be provided. She stated they were expecting about 400 to 600 guests for this event. The second day will be more of a family friendly version of the event with a live polo match, food trucks, a kids play zone, and a beer tent covered under the liquor license. A brief discussion was held on potential field damage and the deposit that will be required to cover the cost of field repairs if necessary.

Move to approve Special Event Permit #23-005 as outlined in the Staff Memorandum dated April 11, 2023.

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

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

Voting Nay: None

Absent: None

c. Investment Policy Update

Treasurer Horning gave a brief overview of the changes proposed to the Investment Policy, updating the list of banks by removing banks no longer in business or qualified under the requirements, and adding qualified banks that we may use in the future. She stated that we are looking into investing our sewer funds because we now have finite dates as to when the bonds are callable. Finance Director Susan Dryden Hogan provided the chart of bond payments and with Treasurer Horning's list of funds and where they are currently held, they approached the investment firm of Robinson Capital to develop a program that would allow us to invest in securities and bonds that we can't go out and do on our own but follow PA 20. We will be keeping the funds safe, but by balancing liquidity with maturity dates we will be able to get higher interest rates. Trustee Germane inquired as to how long we have had the Investment Policy and Treasurer Horning gave a brief history of the Investment Policy and stated that we update it every year now.

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

April 18, 2023 – 7:00 PM

Move to approve the update to the 2023 Investment Policy 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

Absent: None

d. Hartland Senior Center Contract

Treasurer Horning gave a brief update stating this is renewal of the standard contract with the Senior Center. Manager West stated this will extend the contract for another three years. Trustee Germane inquired as to whether the contract amount is what we have in the budget and Manager West stated it was. Trustee Germane inquired as to if the cost of living continues to rise would we be able to increase this amount during the term of this contract. Manager West stated we could do this if warranted, we would just need to process a budget amendment.

Move to approve the Senior Center Contract for three additional years per the attached.

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

e. Heritage Park Memorandum of Agreement with Recreation Partners 2023-2028

Manager West gave a brief overview of the Heritage Park Agreement stating the original agreement was for ten years when the park was opened in 2013. He stated this is the first renewal and it basically removed language related to construction parameters in the original agreement and is for five years. Manager West is also requesting a \$2000 annual increase to be split between the three recreation partners. Manager West stated that the recreation partners are in agreement with the contract. This will require a budget amendment as we did not realize this agreement was expiring in this fiscal year. Trustee Germane stated he did not have the original agreement and wanted to confirm that other than removing things that were no longer applicable in the previous contract, the Township's obligations have not changed other than what will be paying the partners. Manager West confirmed this. Clerk Ciofu stated that HAYAA Lacrosse was missing in a couple of sections and Manager West stated this would be corrected. Trustee Germane inquired as to whether the partners are spending their own funds on the maintenance of the field. Manager West stated there was a base rate for the Township to maintain them and any items such as fertilizer and field striping would be the recreation partner's expense. Trustee Germane also inquired as to the start date of the agreement being in March whether we have missed a payment. Manager West stated that we made the March payment as a good faith gesture that we would complete the contract. Trustee Petrucci inquired as to whether we needed to vote on the budget amendment and Manager West stated that by approving the motion, the Board is also approving the Financial Impact listed on the Agenda Memorandum.

Move to approve the 2023-2028 Heritage Park Memorandum of Agreement with Recreation Partners.

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

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Absent: None

f. 2023 Citizen Survey Agreement

Manager West stated this will be our third Citizens Survey. This was scheduled for last year but was postponed due to the signing of the police contract. This survey is to gauge the climate of the citizens in our community. He stated we will be modifying some of the previous years questions and adding questions related to items such as fire protection services and road improvements. This will increase the 2022 budgeted cost and additional \$2000. Manager West is recommending approval of this Survey as he feels this will be a benefit to the Township. He did state we put this out for bid, but we would lose our event benchmarks if we continuously switch vendors. There is value in remaining with the same firm so they can benchmark our survey to previous surveys to see how we have improved. Supervisor Fountain inquired as to when the survey would be distributed. Manager West stated that we would go out in the fall about a month after school starts when vacations are over and people are getting settled into their school routine, as recommended by the survey company. We will continue to work with our partners in developing questions for the survey.

Move to approve the agreement with Cobalt Services to conduct the 2023 Hartland Township Citizen Survey 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

Absent: None

g. 2023 Chloride Purchase

Public Works Director Mike Luce presented the standard contract for road chloride with Livingston County and Chloride Solutions. Chloride Solutions applies chloride to the unpaved roads after the County grades them. He stated we do this four times a year, with the first three applications funded by the General Fund, and the fourth by the Road Millage Fund. Chloride Solutions is the preferred contractor for Livingston County and there will be a very minor increase over last year's price. Manager West stated that because there are multiple agreements that need original signatures, he is requesting authorization for Director Luce to sign on behalf of Hartland Township Board.

Move to authorize the Public Works Director to act on behalf of the Township Board to facilitate the purchase and application of roadway chloride with the forthcoming contract from Chloride Solutions in an amount not to exceed \$108,500.

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

h. HERO Center Improvements

Manager West gave a brief overview of the HERO Center Improvements stating that he and Director Luce met with Steve Livingway and Trustee Germane to discuss the original allocation of \$50,000 from the American Rescue Plan Act (ARPA) funds for improvements to the HERO

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

April 18, 2023 – 7:00 PM

Center. He stated we are trying to focus on the building and because of the multiple minor improvements requiring separate contractors, and where we are getting multiple quotes for each project, he is requesting that Public Works Director Luce act as the general contractor to facilitate and take care of all HERO Center improvements as requested. He stated we have a draft outline of projects, that may change based on what is discovered during the repairs and that they are requesting a contingency amount should this occur. Supervisor Fountain inquired as to the timeline for the repairs. Manager West stated it is difficult to schedule contractors for a specific time at this point, but the intent is to have the repairs completed in mid-summer. Work will be scheduled around the HERO Center schedule working mostly in the mornings before the Center opens and on weekends. Director Luce commented that the plumbing and electrical are issues that will take more time and will be scheduled on weekends and on HERO Center breaks. Trustee Germane inquired as to the \$5000 difference in the estimate costs in the two project lists in the package and Director Luce stated that the additional \$5000 was the contingency amount partly for landscaping and drainage issues. Trustee Germane also introduced one of the HERO Board members in the audience and invited her forward to speak. Lori Clark came forward and stated she is the Parent Representative on the HERO Board and wanted to introduce herself to the Board and thank them for their support for the Center. She also stated that it was unique that the HERO Center does not charge, which makes the Center special and successful, and stated that the HERO Center recently received a grant from Home Depot in part due to the fact they do not charge.

Move to authorize the Public Works Director to act on behalf of the Township to facilitate the purchase and installation of the HERO Center Improvements in an amount not to exceed \$55,000.

Motion made by Clerk Ciofu, 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

- i. Amended Resolution of Determination of wages and benefits of the Township Supervisor

Move to adopt the Amended Resolution of Determination of Wages and Benefits of the Township Supervisor for the 2023-2024 fiscal year.

Motion made by Treasurer Horning, 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

8. Board Reports

Treasurer Horning - No report.

Trustee Germane - No report.

Trustee O'Connell - No report.

Trustee McMullen - No report

Trustee Petrucci - No report

Clerk Ciofu - Stated we were still processing Absent Ballots for the May 2, 2023 Special Election and that yesterday was the last day to register to vote for this election, other than coming into the Clerk's Office with proof of residency to register.

Supervisor Fountain - Stated that Manager West, Director Luce, and several Board members were at last night's Livingston County Infrastructure meeting. There was a brief presentation on the Septage Receiving Station by Commissioner Nakagiri at the Board table and there were very few comments

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

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made by anybody at the meeting. He stated he believed that this is the first time this issue has been discussed at the County Board. He stated that Manager West did a very nice job when asked to speak and brought our narrative on this issue to the County Board. He thanked Manager West for being very patient and professional through the whole discussion process.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager West gave a brief update on the ARPA Civic Organization Initiative and that the organizations were e-mailed that the contracts were ready and upon signing they would receive their ARPA funds. He stated the Cemetery Clean Up Day was very successful again this year. He informed the Board that a draft solar ordinance is going before the Ordinance Review Committee. He also stated we are taking applications for DPW seasonal employees. Manager West informed the Board that staff are looking at a concept to allow five-year SAD's for gravel roads. Trustee Petrucci inquired as to the orange barrels on M-59 and Director Luce stated it was his opinion that this is for restoration from the road improvements last fall. Trustee Germane inquired about the e-mail sent to the Board from a resident regarding starting our own police force and a brief discussion was held on the matter.

10. Adjournment

Move to adjourn the meeting at 8:05 p.m.

Motion made by Treasurer Horning, Seconded by Trustee McMullen.

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: Troy Langer, Planning Director

Subject: Rezoning Application #23-001 (Bergin Road and Old US-23)

Date: May 9, 2023

Recommended Action

Move to Deny the rezoning as outlined in the Staff Memorandum and Amended Resolution

Discussion

Applicant: Szerene Land, LLC

Rezoning Request

The applicant is requesting to rezone one (1) parcel from CA (Conservation Agricultural) to LI (Light Industrial). The subject property is approximately 158.8 acres in size (Parcel ID #4708-33-100-020).

The request was originally discussed by the Township Board at their April 18, 2023 regular meeting. However, there was a typographical error in the resolution to deny. As a result, the resolution is being brought back for a determination. The typo did not include the word “not.” Below is the part of the resolution:

WHEREAS, the Township has determined that it is **NOT** in the best interests of the public health, safety, and welfare to change the zoning of the subject properties; and

A corrected resolution is attached. Please refer to the packet materials from the April 18th Township Board meeting for additional information. The purpose of this staff memorandum is simply to correct a resolution and not provide all the previously submitted materials.

Attachments

1. Resolution No. 23-____, to Deny Zoning Map Amendment – *PDF version*

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2023 Planning Commission Activity\Site Plan Applications\REZ #23-001 Szerene Land LLC Old Us 23\Staff reports\Planning Commission\REZ #23-001 TB staff report TB 05.09.2023.docx



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. 23-__

**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 is currently undeveloped and appears to be used for agricultural purposes and is 158.8 acres in area, with a tax parcel 4708-33-100-020; and

WHEREAS, the current zoning of the property in the CA (Conservation Agricultural) zoning district requires a minimum lot size of 2.00 acres and 200 feet of lot width; and

WHEREAS, the proposed zoning of the property to the LI (Light Industrial) zoning district requires a minimum lot size of 40,000 square feet and a minimum of 120 feet of lot width; and

WHEREAS, the Hartland Township Future Land Use Map depicts the property in the Medium Urban Density Residential category; and

WHEREAS, amending the Zoning Map, for the subject property, to the LI (Light Industrial) category, would be inconsistent with the Future Land Use Map designation; and

WHEREAS, the Township has determined that it is not in the best interest of the public health, safety, and welfare to change the zoning of the subject property; and

WHEREAS, the requested amendment to the Zoning Map would decrease the amount of land designated as Medium Urban Density Residential, on the 2020-2021 Amendment to the Future Land Use Map (FLUM), by approximately seventeen percent (17%);

WHEREAS, the Township has determined that changing the subject property to LI would further extend the Township's Light Industrial development further into existing and future residentially developed areas; and

WHEREAS, the subject property is not adequately served by municipal water and sanitary sewer; and

WHEREAS, the Township Planning Commission reviewed the proposed rezoning of the subject property under Rezoning Application #23-001 on February 9, 2023; and

WHEREAS, the Township Planning Commission recommended denial of Rezoning #23-001 at the February 9, 2023, regular meeting; and

WHEREAS, the Livingston County Planning Commission reviewed Rezoning Application #23-001 at their regular meeting on March 15, 2023; and recommended disapproval; and

WHEREAS, the Township Board has determined that not 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 Deny an Amendment to 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 _____, 2023.

Larry N. Ciofu, Hartland Township Clerk

EXHIBIT A

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

THE TOWNSHIP OF HARTLAND ORDAINS:

Section 1. Denial of Amendment of Township Zoning Map. Denial of the request to amend the Zoning Map from CA (Conservation Agricultural) to LI (Light Industrial) for Tax Parcel Number 4708-33-100-020, which consists of approximately 158.8 acres, located at the Southwest corner of Old US 23 and Bergin Road, in Section 33 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: Troy Langer, Planning Director

Subject: Zoning Amendment #22-001 – Ordinance Amendment to Landscape Requirements to Section 5.7 (Dumpster Enclosure); Section 5.11 (landscaping and Screening); and Section 5.26 (Signs)

Date: May 9, 2023

Recommended Action

Move to approve the amendment as outlined in the resolution

Discussion

Per the Hartland Township Zoning Ordinance (Section 7.4) and the State Enabling Act, a public hearing is required for a Zoning Ordinance Text Amendment. The Planning Commission held work sessions to discuss this amendment on June 9, 2022, and June 23, 2022. A public hearing was originally scheduled for Zoning Amendment (ZA) #22-001, to be held at the August 11, 2022 Planning Commission meeting. Unfortunately, a quorum of the Planning Commission was not available for that date and the public hearing did not occur. The remaining Planning Commission meetings from September through December 2022 and into January and February of 2023 have been scheduled with development projects and proposals.

A new legal notice was published for the public hearing for ZA #22-001, to be held at the March 9, 2023 Planning Commission meeting. The Planning Commission recommended approval of the proposed Amendment on March 23, 2023. The Livingston County Planning Commission also recommended approval at their April 19, 2023 regular meeting.

The Ordinance Review Committee (ORC) and has been working on an ordinance amendment regarding landscaping and screening requirements in the Zoning Ordinance as outlined in Section 5.11 (Landscaping and Screening). Section 5.7 (Dumpster Enclosure) provides standards for dumpster enclosures, including landscaping requirements around the enclosure (Section 5.7.5.) and is part of the discussion as well. Similarly, landscaping requirements associated with monument signs are found in Section 5.26.8.M.ii.b., thus this is also part of the amended language.

The ORC examined landscape standards and ordinances from many other communities, including the following communities:

Ann Arbor Township
Brighton Township
Commerce Township
Genoa Township
Green Oak Township
City of Novi
West Bloomfield Township

The research included townships comparable to the size and character of Hartland Township as well as several cities which had some notable landscape standards to consider such as plant material options and design options for screening parking lots and detention areas.

The ORC met on several occasions to discuss potential revisions to various sections of the current landscape ordinance and offer guidance to Planning staff in their efforts to prepare a draft version of the amended ordinance. The intent of the modifications to the ordinance is to both simplify and update the current landscape requirements where necessary and to make it “user friendly” for staff, applicants, and the general public. Additionally, the goal is to reduce planting requirements where possible and allow for flexibility in the landscape standards and overall design.

Planning staff worked with Planning Commissioner Grissim, a member of the ORC, on the project. Several draft versions of the ordinance were presented to the ORC for their input. Memorandums were sent to the Planning Commission in 2018 and 2020 which provided updates on the project.

A draft version of the amended ordinance was recently presented to the Planning Commission at their Work Session on June 9, 2022. The discussion was continued at the Planning Commission Work Session on June 23, 2022, and at that meeting the Planning Commission initiated a zoning ordinance amendment to the landscape requirements as outlined in Section 5.7, 5.11, and 5.26.

The amended language applies primarily to Section 5.11 (Landscaping and Screening), with minor changes to Section 5.7.5 (Dumpster Enclosure) and Section 5.26 (Signs), where landscape requirements apply to monument signs. The proposed changes are too numerous to list individually in this memorandum thus a general summary of the revisions is provided below.

The first section lists landscape standards that are proposed to be eliminated or reduced regarding plant material. The remaining sections list proposed updates and reorganization of the Landscape and Screening Ordinance. Please note that the section references below are based on the current Zoning Ordinance designations.

Modifications to plant material requirements:

1. Eliminate landscaping requirement around a dumpster enclosure (Section 5.7.5.).
2. Simplify landscaping requirement for a divider median-eliminate shrub requirement and only require trees and lawn/live plantings to meet required 80% ground coverage (Section 5.11.2.A.vii.)
3. Eliminate landscaping requirement around base of a monument sign (Section 5.11.2.A.ix and 5.26.8.M.ii.b.-Signs). This reduces the number of general landscaping categories from 6 to 5 categories.
4. Eliminate the requirement to provide an extra 25% trees and shrubs, above and beyond the minimum required plants (Section 5.11.2.B.i.).
5. Reduce foundation planting area width from 10 feet to 8 feet. Allow lawn to be a portion of the foundation planting requirement (Section 5.11.2.D.).
6. Eliminate shrub requirement in interior parking lot islands and require lawn and typical number of shade/canopy trees. Require typical number of shrubs/ground coverage/canopy trees in the first row of parking islands closest to the commercial building and/or parking islands located on the perimeter of a parking lot (Section 5.11.2.E.i.d.).
7. Eliminate plantings around a masonry screen wall that is located adjacent to a parking lot (Section 5.11.2.E.ii.a.(3)).

Revise and/or add tables, lists, or drawings

1. Update Figure 5.11.2.B.i (Site Landscaping) and provide additional drawings to denote the following areas:
 - End cap
 - Landscape island in parking row (also called landscaped area in parking lot)

- 15-foot wide landscape area along the length of an internal roadway
 - Perimeter area visible from a public or private road
 - Perimeter area not visible from a public road
 - Buffering and screening
 - Detention basin
2. Provide drawing for detention/retention pond grading and landscaping requirements.
 3. Provide drawing of tree protection fencing.
 4. Revise berm slopes from 1:4 to over 1:3 with a flatter crest. Revise berm drawing (Section 5.11.2.F.ii.).
 5. Update/simplify the plant list in Section 5.11.3.C.ii:
 - Require large or small shrubs and eliminate the “medium” shrub category. Revise other sections as necessary where medium shrubs are stated as part of a formula for required landscaping.
 - Update plant chart (“Suggested Plant Materials”) for large and small shrubs-shrub names, shrub height/spread at time of planting. Update tree list as necessary (Section 5.11.3.C.ii.). Add an expanded plant list as found in other ordinances.
 - Update Section 5.11.3.C.iv. accordingly, to match plant chart.

Updates and reorganization of Landscape Ordinance

1. Reorganize order of some sub-sections, for instance, move the sub-section “Treatment of Existing Plant Material” to “General Site Landscaping”, in order to consider existing plants as part of the required plantings where applicable.
2. Re-write parking lot landscaping section. (Section 5.11.2.E.).
3. Add language to Tree Preservation section. Add requirement for a tree survey by a professional where existing trees are to be preserved and be used to meet tree requirements. Provide a drawing of tree protection fencing, for landscaping to be preserved.
4. Require landscape plans to be prepared by a Registered Landscape Architect (RLA), signed and sealed, unless waived by the Planning Commission or Planning Department. Waiver options are provided. This is in place of the current requirement that states the “Planning Commission may require sealed plans when the project is over five (5) acres in size, or part of a Planned Development, or contains unique or natural features that would benefit from that level of expertise”. The recommended change would provide a professional level of expertise; reduce the number of mistakes in plant selection and design principals; and make the review process much easier for staff and the applicant (Section 5.11.1.D.).
5. Update irrigation standards-irrigation may be waived if the project incorporates landscaping that will contribute points towards LEED certification or equivalent rating system (Section 5.11.2.A.viii.).
6. Add requirement to increase the massing of foundation landscaping/plantings proportionately where the building is taller than 1-story, or building height is twenty (20 feet or greater, or building is longer than 70 feet (Section 5.11.2.D.i.g.)
7. Reduce parking lot berm screening from 3 feet to minimum of 2 feet in height (Section 5.11.2.E.ii.a.(1)).
8. Define the percentage of (tree) heights required for an evergreen tree screen/buffer (Section 5.11.2.G.i.a.).
9. Add language to allow “greenbelt” shrubs to count as “parking lot screen shrubs” or plantings for a detention area, where those areas are adjacent to one another, in order to decrease the number of required plants in overlapping areas.
10. Revise detention requirements-plantings to be integrated into the overall site design; new planting formula; clarify side slope of basin; and add language that Planning Commission could modify detention requirements (plantings) if stormwater collection systems include bioswales, rain gardens and other features that are in place to filter stormwater. Provide drawing of detention pond planting scheme. (Section 5.11.2.H.)
11. Clarify depth of mulch requirements around plant material. Clarify that rock, stone, or gravel can only be used in a narrow maintenance strip along building foundations and cannot be used as mulch (Section

5.11.3.C.iv.j.).

12. Add section on subdivision planting requirements to require street trees.
13. State throughout the ordinance as applicable that landscaped areas must provide 80% bed coverage with plant material at the ground level within two (2) years. This includes parking islands, foundation landscape beds around a building, and any mulched planting beds. The intent is to avoid large, mulched areas with few plants and the potential for weeds.
14. Additional language/ revised language as applicable to clarify and simplify the standards as currently stated.

Other comments

Draft drawings are provided as attachments, for General Site Landscaping, Detention/Retention Pond Grading and Landscaping, and Tree Protection Fencing. Other revisions will be necessary for various charts and other drawings currently provided in Section 5.11 (Landscaping and Screening), and those pages are provided as well. The final details on those items will be addressed at a future time when staff will be working with Clear Zoning on the amended ordinance sections.

Process

Zoning Ordinance Text Amendments are outlined in Section 7.4.4 of the Zoning Ordinance, as follows:

4. Zoning Ordinance Text Amendment Criteria. The Planning Commission and Township Board shall consider the following criteria for initiating amendments to the zoning ordinance text or responding to a petitioner's request to amend the ordinance text.
 - A. The proposed amendment would correct an error in the Ordinance.
 - B. The proposed amendment would clarify the intent of the Ordinance.
 - C. Documentation has been provided from Township staff or the Zoning Board of Appeals indicating problems or conflicts in implementation or interpretation of specific sections of the ordinance.
 - D. The proposed amendment would address changes to state legislation.
 - E. The proposed amendment would address potential legal issues or administrative problems with the Zoning Ordinance based on recent case law or opinions rendered by the Attorney General of the State of Michigan.
 - F. The proposed amendment would promote compliance with changes in other Township ordinances and county, state or federal regulations.
 - G. The proposed amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.
 - H. Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the Township, promote implementation of the goals and policies of the Comprehensive Plan and enhance the overall quality of life in Hartland Township.

Based on Section 7.4.4 of the Zoning Ordinance, either the Planning Commission or the Township Board may initiate a Zoning Ordinance Text Amendment. The Planning Commission initiated the amendment at their Work Session on June 23, 2022.

Per the Hartland Township Zoning Ordinance and the State Enabling Act, a public hearing is required for a Zoning Ordinance text amendment. Given the requirements for publishing a notice for a text amendment, the public hearing has been scheduled for the August 11, 2022 Planning Commission meeting.

Attachments:

1. Draft Landscape Ordinance with strikeouts dated 03.13.2023 – PDF version
2. Draft drawing – General Site Landscaping – PDF version
3. Draft drawing – Detention/Retention Pond Grading and Landscaping Requirements – PDF version
4. Draft drawing – Tree Protection Fencing – PDF version
5. Draft edits to drawings and charts – PDF version
6. Liv. County Memo 04.12.2023 – PDF version
7. Resolution to Approve

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2022 Planning Commission Activity\Zoning Amendments\ZA 22-001 Amend Landscape Requirements\Staff reports\Planning Commission\ZA22-001 TB staff report 05.09.2023.docx

5.7 DUMPSTER ENCLOSURE

All dumpster enclosures shall comply with the following requirements:

1. Dumpsters shall be completely enclosed and secured by a decorative masonry screen wall on three sides, and steel reinforced, opaque and lockable wooden gates.
2. The type, color, and pattern of the enclosure materials shall match or complement the exterior façade materials of the building and meet the architectural standards in Section 5.24 if applicable.
3. The height of the enclosure shall be sufficient to completely screen all dumpsters and materials, a minimum of six (6) feet in height.
4. The bottom surface within the enclosure shall be constructed of **eight (8) inch thick, reinforced** concrete and shall extend a minimum of ten (10) feet in front of the enclosure.
- ~~5. The enclosure shall be screened with plant materials to the satisfaction of the Planning Commission. Such screening shall also meet the requirements of Section 5.11.1., Section 5.11.3., and Section 5.11.4. contained herein unless superseded by the Planning Commission.~~

5.11 LANDSCAPING AND SCREENING

1. Intent and Scope of Requirements

A. Intent. Landscaping enhances the visual image of the Township, preserving natural features, improving property values, and alleviating the impact of noise, traffic, and visual distraction associated with certain uses. Screening is important to protect less intensive uses from the noise, light, traffic, litter and other impacts of more intensive, nonresidential uses. Lighting and sidewalks create, where appropriate, an important part of the Township's visual image. These provisions are intended to set minimum standards for the design and use of landscaping, greenbelts, screening, lighting, and walkways, and for the protection and enhancement of the Township's environment. More specifically, the intent of these provisions is to:

- i. Improve the appearance of off-street parking areas, vehicular use areas, and property abutting public rights-of-way,
- ii. Protect and preserve the appearance, character, and value of the neighborhoods that abut non-residential areas, parking areas, and other intensive use areas, thereby protecting the public health, safety and welfare,
- iii. Create a safe and efficient means of pedestrian circulation,
- iv. Reduce soil erosion and depletion, and v. Increase soil water retention, thereby helping to prevent flooding.

B. Scope of Requirements. A detailed landscape plan shall be submitted as part of the site plan review process in accordance with the provisions set forth in Section 6.1, Site Plan Review. No site plan shall be approved unless it shows landscaping, screening, buffering, berming grading, walls, fencing, lighting and

sidewalks consistent with the requirements of this Ordinance. Landscaping shall include plant materials such as trees, shrubs, ground covers, perennial and annual plants; landscape elements such as rocks, water features, fences, walls, paving materials, and site lighting; and site furnishings such as benches, drinking fountains, trash receptacles, and planters. All graphics, contained in this Section, are for illustrative purposes only. The requirements in this Section shall not apply to single family detached homes, unless otherwise specifically noted.

C. Minimum Requirements. The requirements in this Section are minimum requirements, and under no circumstances shall they preclude the developer and the Township from agreeing to more extensive standards.

D. Design Creativity for Landscaping. Creativity in landscape design is encouraged. Accordingly, required trees and shrubs may be planted at uniform intervals, at random, or in groupings, depending on the designer's desired visual effect. The developer and landscape professional shall work with the Township to ensure consistency with the character of the area, providing the massing and visual interest to enhance the architecture and ensure coordination of the proposed landscaping with adjoining properties and throughout the community.

~~A landscape professional shall be professionally trained and have expertise in the area of landscape architecture, horticulture, landscape design or a similar field. Expertise in types of plant material, growth patterns, durability, installation and maintenance is required. The Planning Commission may require sealed plans from a Licensed Landscape Architect when the project is over five (5) acres in size, part of a Planned Development or contains unique or natural features that would benefit from that level of design expertise.~~

Whenever a landscape plan is required under the provisions of the Ordinance a detailed planting plan of said improvements shall be submitted and approved with the site plan prior to the issuance of a **land use permit**. Unless waived by the Planning Commission, or the Planning Department reviewing the plan, the plan shall be prepared by a landscape architect, registered in the State of Michigan. A waiver could include the following:

i. Minor site plan amendment as **outlined** in Section 6.1.10 of the Zoning Ordinance.

ii. Agricultural operation

iii. Adding a drive-through window in an existing building.

iv. Building addition less than ten percent (10%) of the overall existing building size.

v. Addition of parking spaces that include screening consistent with previously approved landscape plan.

vi. Any other site improvement where the Planning Commission deems such improvements does not require a plan prepared by a registered landscape architect.

2. General Landscaping Requirements

A. General Requirements

i. Standards. All developed portions of the site shall conform to the following general landscaping standards, except where specific landscape elements, such as a greenbelt, berm, or screening are required. All unpaved portions of the site shall be planted with grass, ground cover, shrubbery, or other suitable live plant material, which shall extend to any abutting street pavement edge, unless an alternate material is approved by the Planning Commission.

ii. All planting beds with shrub or groundcover requirements shall provide a minimum eighty percent (80%) ground coverage within two (2) years of planting.

iii. Units of Measurement. For purposes of determining the minimum number of live plant materials required for a site, when the calculation results in a fractional number, any fraction of less than one-half (1/2) may be disregarded, while a fraction of one-half (1/2) or more shall be counted as a requirement for one plant.

iv. Lot Frontage Measurement. For purposes of determining the minimum number of live plant materials required for a site, lot frontage shall mean the distance between the two side lot lines of a lot or parcel of land as measured at the road and shall include any openings for driveways, sidewalk, or easements.

~~iv. Lawn Areas. Grass areas in the front yard of all non-residential uses shall be planted with sod or hydro-seeded.~~

v. Maintenance of Unobstructed Visibility. No landscaping shall be established or maintained on any parcel or in any parking lot that will obstruct the view of drivers. Accordingly, all landscaping shall comply with the provisions concerning clear vision area set forth in Section 5.1, Clear Vision Area.

vi. Utility Clearance. In no case shall landscaping material be planted in a way that will interfere with or cause damage to underground utility lines, public roads, or other public facilities. Species of trees whose roots are known to cause damage to public roadways, sewers, or other utilities shall not be planted closer than fifteen (15) feet from any such roadways, sewers, or utilities. Trees shall be setback from overhead utility lines as indicated in Table 5.11.2.A.vi, Utility Clearance.

vii. Landscaping of Divider Medians. Where traffic on driveways, maneuvering lanes, private roads, or similar vehicle access ways are separated by a divider median, the median shall be curbed and have a minimum width of ten (10) feet. A minimum of one (1) canopy or evergreen tree ~~and six (6) medium shrubs~~ shall be planted for the initial twenty five (25) lineal feet or portion thereof plus one (1) additional canopy or evergreen tree ~~and four (4) additional medium shrubs~~ for every increment of twenty five (25) lineal feet. Trees may be planted at uniform intervals, at random, or in groupings, but in no instance shall the center-to-center distance between trees exceed sixty (60) feet. The ground surface

shall be covered with grass, groundcover, shrubbery or other live plant material to meet ground coverage in Section 5.11.2.A.ii.

viii. Irrigation. The site plan shall indicate the proposed method of watering landscaped areas. For all new developments, requiring site plan approval, an in-ground irrigation/ sprinkler system is required. The Planning Commission may permit an alternate method of irrigation in accordance with Section 5.11.7, Modification to Landscape Requirements. To assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic, underground, or drip irrigation system, subject to the following:

a. All automatic irrigation systems shall be designed to minimize water usage, have rain sensors, and shall be shut off during water emergencies, periods of protracted rainfall, or water rationing periods.

b. The irrigation requirement may be waived by the reviewing authority if the project incorporates landscaping that will contribute points towards LEED certification or an equivalent rating system.

ix. Landscaping around the base of monument signs. Landscaping shall be provided at the base of the monument sign. The landscape area shall be a minimum width of five (5) feet on each of the longest sign faces and be defined by a landscape edge to maintain a finished appearance. Plantings shall include a mix of evergreen/deciduous shrubs or ornamental trees. Landscaping should provide year-round interest. Perennials, annuals and mulch may be used as in-fill but shall not exceed thirty percent 30% of the planting area. Landscaping should be in scale with the sign height and length to create a substantial base.

B. General Site Landscaping

i. Site landscaping is required by this Section in ~~six-five~~ general areas: greenbelt; foundation; parking lot interior and perimeter; retention/detention facilities; ~~monument signs~~; and, screening and buffering. As part of site plan review, the applicant shall identify the minimum number of trees and shrubs required to meet the general areas described in this Section. ~~In addition to these minimum requirements, the applicant shall provide additional trees and shrubs comprising twenty-five percent 25% of the minimum required for each Plant Material Category. Additional plantings shall be used to further enhance the site's overall landscape plan and may be used in existing planting beds or to provide continuity between landscape areas.~~

The Planning Commission may allow substitutions to Section 5.11.3.C, Plant Material Specifications when it finds that the intent of this Ordinance would be met, and the landscape plan enhanced through the modification.

ii. Landscaping may include the preservation of existing trees and shrubs along with new trees, shrubs, grass, ground cover, and other living plant material. ~~No more than one-third (33%) of the area being comprised of grass or ground covers. The one-third (33%) shall be calculated within each required~~

~~landscape area, i.e. greenbelt, screening, foundation, etc.~~ Preserved landscaping shall meet the intent and quality as required by this Section.

[TEXT MOVED FROM SEC 5.11. ~~4.E.5~~]

5iii. Treatment of Existing Plant Material. The following regulations shall apply to existing plant material:

Aa. Consideration of Existing Elements in the Landscape Design.

i.(1) In instances where healthy plant material exists on a site prior to its development, the Planning Commission may permit substitution of such plant material in place of the requirements set forth ~~previously~~ in this Section, provided such substitution is in keeping with the spirit and intent of this Ordinance. In order to satisfy the landscape requirements the preserved trees shall be of high quality and a minimum of four (4) inch caliper measured twelve (12) inches above grade and located within the developed portion of the site.

ii.(2) In no case shall the minimum number of required trees be reduced by more than fifty percent (50%) through the use of the preserved trees.

iii.(3) Existing trees, berms, walls, or other landscape elements may be used to satisfy the requirements set forth ~~previously~~, provided that such landscaping is in conformance with the requirements of this Section.

Bb. Preservation of Existing Plant Material

(1) Trees

i.(a) ~~Site~~ The plans shall show all existing trees which are located in the portions of the site that will be built upon or otherwise altered, and are ~~eight (8)~~ four (4) inches or greater in caliper, ~~measured four and one-half (4.5) feet above grade.~~

(b) If existing trees are proposed to remain and be used to meet tree requirements a tree survey, prepared by a professional land surveyor, shall be submitted showing all trees to be preserved. Tree size (height or trunk diameter), species and condition of the tree shall be provided on the survey.

(2) Trees and Other Plantings

ii.(a) Trees and plantings shall be labeled "To Be Removed" or "To Be Saved" on the site plan. If existing plant material is labeled "To Be Saved" on the site plan, protective measures should be implemented, such as the placement of fencing ~~or stakes~~ at the drip line around each tree or planting bed. Protective fencing shall be installed prior to the commencement of any construction activities. No vehicle or other construction equipment or materials shall be parked or stored within the drip line of any tree or other plant material intended to be saved. Refer to Figure _____.

(b) If existing tree(s) and plant material to be saved are not being watered by an irrigation system currently, they are not required to received irrigation.

.iii.(b) In the event that healthy plant materials which are intended to meet the requirements of the Ordinance are cut down, damaged or destroyed during construction, said plant material shall be replaced with the same species as the damaged or removed tree plantings to meet all other requirements. A modified landscape plan shall be submitted to the Township showing the replacement of the damaged or removed tree plantings and the proposed replacement to the Zoning Administrator for review and approval. The Zoning Administrator, at his/her discretion, may require Planning Commission review and approval.

C. Greenbelt

i. A greenbelt shall be planted along any public or private road right-of-way within the first thirty (30) feet of the property, see 5.11.2.B.i, General Site Landscaping. Plantings may occur within the right-of-way, private property or a combination of both. If the plantings are not permitted within the first thirty (30) feet of the property, due to conflicts with utilities, sight lines or other right-of-way encumbrances, the Planning Commission may allow the planting elsewhere within the required front yard setback if it finds the intent of the greenbelt is still met. The greenbelt shall meet the following standards:

a. The greenbelt shall be a minimum of twenty (20) feet wide and shall generally run parallel to the public or private right-of-way, excluding regulated wetlands. The greenbelt should be arranged to simulate a natural setting with staggered or clustered plantings, except where a more traditional or formal design is appropriate for the development and surrounding area and will meet the intent of this Section.

b. The greenbelt shall include one (1) canopy tree for every thirty (30) linear feet or portion thereof of lot frontage. For example, eighty (80) feet of frontage shall require three (3) canopy trees. The Planning Commission may approve a substitution of evergreen trees for up to fifty percent (50%) ~~percent~~ of the canopy trees.

c. The greenbelt shall include three (3) small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial forty (40) linear feet or portion thereof of lot frontage. Thereafter, one (1) additional small deciduous ornamental tree or large deciduous or evergreen shrub shall be required for every twenty (20) feet or portion thereof of lot frontage. For example, eighty (80) feet of frontage shall require five (5) ornamental trees or large shrubs.

d. The greenbelt shall be planted with grass, groundcover, shrubbery or other live plant material, other than those areas used as drives, sidewalks or other approved structures and areas where live plant material would not survive.

e. Public rights-of-way located adjacent to required landscaped areas and greenbelts shall be maintained by the owner or occupant of the adjacent property as if the rights-of-way were part of the

required landscaped areas or greenbelts. No plantings except grass or ground cover shall be permitted closer than three (3) feet from the edge of the road pavement.

f. The Planning Commission may determine that existing trees which are preserved within the road right-of-way, easement or determined greenbelt area may meet all or part of the requirement based on their location, species, size and integration into the overall landscape plan. Preservation of the trees located within the right-of-way must be confirmed in writing by all agencies having an easement over said right-of-way prior to site plan review.

g. In instances where the greenbelt is adjacent to a parking area, the greenbelt shrubs may be used to provide the required screening as outlined in Section 5.11.2.E. Perimeter Parking Lot Landscaping.

ii. A minimum fifteen (15) foot wide landscape area shall be provided along the length of internal roadways providing shared public access to the site. The landscape area shall be planted with a minimum of one (1) canopy or evergreen tree for every thirty (30) feet or portion thereof. Where an internal roadway abuts a parking area, screening shall be provided per Section 5.11.2.E.ii.

D. Foundation Landscaping

i. Foundation ~~plantings-landscaping~~ shall be required to visually break up the mass of buildings ~~and enhance the traffic flow~~ in accordance with the following requirements and as illustrated in Figure 5.11.2.B.i., General Site Landscaping. Foundation landscape areas can be a combination of lawn and plantings.

a. The length of this planting area must equal at least sixty percent (60%) of front and sides of the building length along the front and sides of buildings which face a public or private road, is adjacent to a parking lot or other areas which provide access to the building(s) or adjacent to a developable site or area.

b. Planting Landscape areas shall be a minimum of eight (8) feet in width ~~when and be~~ located adjacent to the building ~~or ten (10) feet in width when located between the building and a parking area or drive aisle to prevent vehicle encroachment.~~

c. Plantings shall contain a minimum of one (1) deciduous ornamental tree or columnar tree and six (6) ~~medium-large~~ shrubs or eight (8) small shrubs for every thirty (30) lineal feet of building length or portion thereof. ~~The Planning Commission may permit a mixture of small and medium size shrubs when the ratio of plantings is consistent with the intent of this Section.~~ Landscape areas shall meet minimum coverage per Section 5.11.2.A.ii.

~~d. Planting areas shall be integral with the pedestrian walkways and parking areas and associated driveways.~~

ed. Permanent raised landscape planters which are designed as an integral part of the pedestrian walkway may be used to satisfy the foundation landscape requirement. ~~A minimum of one (1)~~

~~ornamental tree and eight (8) small shrubs per thirty (30) lineal feet of building frontage or portion thereof is required for raised planters as long as all plant material coverage requirements are met, and planter dimensions provide appropriate growing conditions.~~

~~fe.~~ Where arcades are used across a building's façade, trees may be used in lieu of shrub plantings and satisfy the requirements for foundation plantings. A minimum of one (1) canopy or evergreen tree per thirty (30) lineal feet of building frontage is required

~~gf.~~ Buildings ~~with a greater mass in length or height that are taller than~~ **one story, or building height is twenty (20) feet or greater, or are longer than seventy (70) feet** shall be required to increase the massing of the foundation landscaping proportionately through modification in the required number of plants, size of the plants at time of planting and/or a change to a larger tree or shrub species.

E. Parking Lot Landscaping. Off-street parking areas containing ten (10) or more parking spaces shall provide landscaping in accordance with the following requirements and as illustrated in Figure 5.11.2.B.i., General Site Landscaping:

i. Interior Areas. Each separate landscape area within a parking lot shall be adequately planted and maintained and shall be located in such a manner as to divide and breakup the expanse of pavement and define parking areas and circulation paths. The following specific standards apply:

~~a. Where a row of parking spaces exceed ten (10) parking spaces, a~~ Unless otherwise approved by the Planning Commission, landscaped endcaps shall be installed at each terminus of the row of parking. Endcaps shall also be used to direct vehicles into the drive aisle and further define the designated parking area.

~~b. Where a parking row contains twenty (20) or more continuous spaces, one landscape island shall be required at or about the midpoint of the row or as determined by the Planning Commission as part of the overall design.~~ A landscape island shall be required at intervals, not to exceed, fifteen (15) continuous parking spaces.

c. Landscaped areas in parking lots shall be no less than ten (10) feet in any single dimension and no less than one hundred eighty (180) square feet. To improve visibility and maneuvering, the length of the landscaped areas shall be two (2) feet less than the adjacent parking stalls. Landscaped areas in or adjacent to parking lots shall be protected with curbing or other means to prevent encroachment of vehicles.

d. Requirements for plant material shall be based on the location, size, and shape of the parking lot landscaped area. ~~A minimum of one (1) canopy tree shall be planted per one hundred eighty (180) square feet or fraction thereof of interior landscaped endcaps, islands or medians. A minimum of fifty (50) percent of each interior landscaped area shall be covered with a combination of small and medium evergreen and deciduous shrubs. The remaining landscape area may include a combination of groundcover, perennials, annuals and mulch.~~ to achieve the following goals:

(1) Mitigate heat from parking lot pavement:

(a) All parking lot islands shall be planted with canopy trees at a minimum rate of one (1) tree per one hundred eighty (180) square feet or a fraction thereof.

(b) All parking lot islands shall be crowned and covered with lawn or live plant material to meet minimum ground coverage requirements per Section 5.11.2.A.i.

(2) Screening large expanses of parking lot pavement. Islands located on the perimeter of parking areas shall be planted to provide a twenty four (24) to thirty (30) inch in height screen to meet minimum ground coverage requirements per Section 5.11.2.A.i. Refer to figures 5.11.2.B.i and 5.11.2.E.i for additional clarification.

e. Plantings within parking lots shall comply with the requirements for clear vision set forth in Section 5.1, Clear Vision Area. The landscape plan shall indicate the type, size, and quantity of plant material proposed for such areas.

f. Where the installation of interior parking lot landscaping would impede circulation or prevent routine maintenance, the Planning Commission may approve alternative landscaping ~~along the perimeter of the parking lot.~~

g. The Planning Commission may require evergreen trees where visibility is not an issue and screening or buffering would be beneficial.

ii. Perimeter Areas. For purposes of this ~~S~~section the perimeter area measures fifteen (15) feet in width from the edge of the parking lot or drive aisle measured from the back of curb and the length of the abutting parking aisle. To minimize the conflict between parking lots and public or private roads and neighboring uses, the perimeter of the parking lot shall be screened in accordance with the following standards:

a. Parking lots shall be effectively screened or buffered from the public right of way, ~~or a private road,~~ or internal roadway with one or more of the following landscaping designs:

(1) Landscape berm ~~between a minimum of~~ two (2) ~~and three (3)~~ feet in height and planted with a combination of evergreen and deciduous shrubs to effectively screen vehicles and associated headlights all year long.

(2) Evergreen hedge row a minimum of three (3) feet in height within two (2) years of planting, planted in a row or staggered to create continuous screening. In no case shall an evergreen hedge be less than thirty (30) inches at the time of planting.

(3) A decorative screening wall a minimum of three (3) feet in height located adjacent to the parking lot ~~with a combination of evergreen and deciduous shrubs planted between the parking area and roadway.~~

~~The Planning Commission may require similar planting materials on the development/building side of the screening wall.~~

(4) The Planning Commission may permit modifications to the screening requirement including the use of ~~metal ornamental~~ fencing or other decorative elements where a greater setback, natural landscaping or topography, or unique site layout would allow for a lesser or modified screening requirement.

b. Perimeter areas not visible from a public road ~~that do not have other screening requirements such as screening between properties,~~ shall be landscaped with a minimum of one (1) canopy ~~tree with four (4) large shrubs or one (1) or~~ evergreen tree for every thirty (30) lineal feet or portion thereof. ~~When canopy trees are used, understory shrubs are required to buffer/screen the parking lot.~~ The Planning Commission may require additional plantings where the proposed intensity of land uses deviate from the existing adjacent land uses or zoning district.

iii. Cart Corrals. Shopping cart corrals provided in parking areas shall be designed as an integral part of a parking lot landscape island(s). The cart corral area shall be a maximum of ten (10) feet in width and ~~up to forty (40) feet in depth (standard island width for back-to-back parking stalls)~~ two (2) feet less in depth than the adjacent parking stalls. The cart corral area shall be flanked on each side by a crowned landscape area a minimum of eight (8) feet in width and extending the full depth of the cart corral, and have a minimum six (6) inch concrete curb to contain the carts between the landscape areas. ~~Raised or depressed pavement may be used at the openings of the cart corral and at the center to contain the carts within.~~ Plantings shall be provided within the landscape areas ~~and shall include canopy trees and medium evergreen or deciduous shrubs~~ sufficient to obscure view of stored carts all year long to a height of three (3) feet. The landscape areas may count towards the interior parking lot landscape requirements. No ~~additional~~ structures shall be permitted for storage of shopping carts in parking areas.

F. Berms. Where berms are used they shall conform to the following standards:

i. General Requirements. Berms used for screening between land uses shall be landscaped in accordance with Section 5.11.2.G, Buffering or Screening Requirements.

Berms used for screening between parking lots and access rights-of-way shall be landscaped in accordance with the Section 5.11.2.E.ii, Perimeter Parking. The height of berms used to screen off-street parking shall be measured from the adjacent parking lot or right-of-way whichever is higher.

Berms shall be integrated into the site's overall landscape design to provide a natural rhythm and flow between all landscape areas and improvements. The Township encourages berms to undulate in height and vary in contours to create a more natural appearance.

ii. Dimensions. Unless otherwise indicated or appropriate, required berms shall be measured from the grade of the parking lot or flat ground adjacent to the berm, and shall be constructed with slopes no steeper than one (1) foot vertical for each ~~four (4)~~ three (3) feet horizontal (~~25 percent slope~~ thirty-three percent (33%) slope), with at least a four (4) foot wide flatter crest area on top. ~~The exterior face of the berm shall be constructed as an earthen slope. The interior face may be constructed as an earthen slope~~

~~or retained by means of a wall or terrace. A berm shall run the length of the developed site area and shall be a minimum width of twenty (20) feet wide with an average berm height of three (3) feet and a minimum berm height of two (2) feet. When additional screening is required, the Planning Commission may require a minimum berm height of four (4) feet.~~

iii. Protection from Erosion. Any required berm shall be planted with ~~sod~~ lawn, ground cover, or other suitable live plant material to protect it from erosion so that it retains its height and shape. The Planning Commission may allow the use of hardscape material, including masonry landscape blocks, stones, and other natural and decorative materials to retain the shape and height of a berm.

G. Buffering or Screening Requirements

i. Screening between Land Uses. Upon any improvement or change in use for which a site plan is required, a landscape buffer shall be provided to create a visual screen at least eight (8) feet in height along all adjoining boundaries of a non-residential use or a residential use of higher density and an abutting single family residential zoned property. At the discretion of the Planning Commission, modifications to the required screening may be permitted when alternative screening methods, existing site conditions and/or use of the properties would meet the intent of this Section. The overall height of the visual screen may include the combination of landscape berm and plant material and/or decorative screening walls.

a. When using evergreen trees to meet the screening requirements, plantings shall be spaced no more than twelve (12) feet apart measured on center ~~(depending on their planting size)~~ and shall be planted in a minimum of two (2) rows in a staggered or a clustered pattern with varying tree heights to provide for optimal screening and create a natural looking buffer, see Figure 5.11.2.B.i and 5.11.2.G.i.a. When using a staggered pattern, the minimum spacing between rows shall be ~~six (6)~~ ten (10) feet. When using evergreen trees solely to meet screening requirements and to provide an eight (8) foot in height minimum natural looking buffer, evergreen tree heights shall range from a minimum of eight (8) feet to twelve (12) feet in height or taller. Up to sixty percent (60%) of trees can be eight (8) feet in height, thirty percent (30%) shall be at least ten (10) feet in height and the remaining ten percent (10%) shall be twelve (12) feet in height or taller. In no case shall the trees be less than eight (8) feet in height. Additional deciduous plant materials may be used provided that a complete minimum eight (8) feet in height visual barrier is maintained throughout the year.

b. At the discretion of the Planning Commission, a berm ~~greater than five (5) feet in height may be required and/or decorative fencing may be required to supplement the plantings.~~ If a decorative wall or fencing is used, landscaping shall be required on the side(s) of the wall facing the residential or agricultural zoned district, visible to the public from the site or adjacent to a developable property. The Planning Commission may require additional plantings adjacent to the wall and development site.

ii. Screening Parking Lots from Public Roads. Parking lots shall be screened from the public roads in accordance with Section 5.11.2.E Perimeter Parking Lot Landscaping.

iii. Screening of Ground Mounted Equipment. Mechanical equipment, such as utility cabinets, transformers, satellite dish antennae a minimum of thirty (30) inches in height, and similar equipment shall be screened on at least three (3) sides using evergreen plantings. Insofar as practical, said screening shall exceed the vertical height of the equipment being screened by at least six (6) inches within two (2) years of planting. Screening of mechanical equipment may also be provided using decorative fences or walls when landscaping is not permitted due to equipment clearance and easement restrictions.

H. Landscaping Requirements for Detention/ Retention Areas. Detention/retention ponds shall be integrated into the overall design of the property and landscaped to provide a natural setting. The design and construction of the detention/retention systems shall be in accordance with Hartland Township Engineering Design Standards. When the detention/retention area is in the form of a basin, the following requirements shall apply:

i. Basins shall have a natural, free-form shape, following existing natural topography to the greatest extent possible. If the site is generally flat, the basin shall be shaped to emulate a naturally formed depression. The basin should be a natural shape, and not square, rectangle or other geometric shape. Side slopes should be varied and undulating, rather than having a uniform grade.

~~ii. Basins with side slopes that require fencing are prohibited in front and side yards. When a rear yard basin requires a fence, the fence shall be a decorative style. Chain link fence is prohibited in any circumstance. Side slopes shall not exceed one (1) foot vertical for every five (5) feet horizontal. Side slopes of basins shall not exceed one (1) foot vertical for every four (4) feet horizontal. The Planning Commission shall approve perimeter fencing if deemed necessary.~~

~~iii. A combination of natural stone and~~ landscape materials shall be used to ~~replicate the natural environment and~~ integrate the area with the overall landscape design. Where a basin is designed to have permanent water, a fountain or other water feature may be used.

~~iv. A mixture of landscape materials, including evergreen and canopy/ deciduous trees, shrubs and other substantial plant material shall be planted in a random pattern or groupings. At a minimum one (1) canopy or evergreen tree and ten (10) medium deciduous or evergreen shrubs or six (6) large deciduous or evergreen shrubs or ornamental deciduous trees shall be planted for every fifty (50) linear feet of pond perimeter as measured along the top of the bank elevation. Plantings shall be integrated into the overall site design and may be surrounding and within the basin(s). At a minimum, one (1) canopy tree or evergreen tree shall be planted for every fifty (50) lineal feet of basin perimeter as measured along the top of the bank elevation. The required trees shall be planted in a random pattern or in groupings.~~

v. Basins shall be planted with seed mix or other plantings appropriate to site conditions. All areas to meet vegetation coverage per Section 2.A.ii.

vi. If the detention/retention area is located within the greenbelt, the overall number of plantings required for the greenbelt and detention/retention area may be reduced, at the discretion of the Planning Commission. Refer to Figure 5.11.2.H.1.

vii. Where appropriate, the stormwater collection system may include bioswales, rain gardens and other features that allow run-off water to flow through vegetation prior to entering the stormwater management system. Oil and sediment filters, and other best management practices to control the quality of water entering the system are encouraged. If such systems are employed for the stormwater collection system, landscaping requirements around the detention/retention area may be modified at the discretion of the Planning Commission.

3. Standards for Landscape Materials

Unless otherwise specified, all landscape materials shall comply with the following standards:

A. Plant Quality. Plant materials used in compliance with the provisions of this Ordinance shall be nursery grown, free of pests and diseases, hardy in southeastern Michigan, in conformance with the standards of the American Association of Nurserymen, and shall have passed inspections required under state regulations. Plants shall be No. 1 grade with straight unscarred trunk and well developed uniform crown (park grade trees will not be accepted). Plant materials installed in locations in close proximity to areas exhibiting environmental impacts (for example, exhaust fumes, salt runoff) commonly associated with motorized vehicles shall be hardy under such conditions.

B. Non-Living Plant Material. Plastic and other non living plant materials shall not be considered acceptable to meet the landscaping requirements of this Section.

C. Plant Material Specifications

i. Landscaping shall be varied to enhance design creativity and minimize possible landscape loss caused by specie specific disease. Variations to the species shall continue to provide unity in the overall site design. Tree species shall be required to meet the level of diversity noted in the table that follows.

ii. The use of native plant materials to the area and Southeast Michigan and mixture of trees from the same species association is encouraged. Following is a list of suggested plant materials by category:

iii. Use of plant materials that cause disruption to storm drainage or that are susceptible to pests or disease are not encouraged. The following plant materials exhibit such characteristics, and therefore their use is not encouraged in the Township:

- a. Ashes
- b. Elm (American and Siberian)
- c. Box Elder
- d. Tree of Heaven
- e. European Barberry

- f. Northern Catalpa
- g. Poplar
- h. Willow
- i. Maple (Amur, Norway & Silver)
- j. Ginkgo (Female)
- k. Goldenraintree
- l. Black Locust
- m. Honey Locust (with thorns)
- n. Horse Chestnut (Nut Bearing)
- o. Cottonwood
- p. Mulberry
- q. Amur Cork Tree

iv. The following specifications shall apply to all plant material proposed in accordance with the landscaping requirements of this Ordinance:

a. Canopy Trees. Deciduous canopy trees shall be a minimum of three (3) inches in caliper measured six (6) inches above grade with the first branch a minimum of four (4) feet above grade when planted and not to exceed seven (7) feet above grade when screening is desired.

~~b. Other Deciduous and Columnar Trees. These may be included as part of the overall landscape site design but are generally not considered. At time of planting, the tree height shall be a minimum of twelve (12) feet in height.~~

~~b.~~ Small Deciduous Ornamental Trees and Large Shrubs. Small deciduous ornamental trees/ shrubs shall be a minimum of two (2) inches in caliper measured six (6) inches above grade ~~with a minimum height of four (4) feet above grade when planted~~ or six (6) feet in height ~~from for~~ clump varieties.

~~d.~~ Evergreen Trees. Evergreen trees shall be a minimum of eight (8) feet in height when planted, except as otherwise specified in this Ordinance. Furthermore, evergreen trees used for screening shall have a minimum spread of five (5) feet at time of planting. Columnar evergreen trees may be included as part of the overall landscape site design.

~~ed. Deciduous and Evergreen Large~~ Shrubs. Large shrubs shall be a minimum of thirty (30) inches in height and twenty-four (24) inches in spread when planted when used to screen or buffer, unless otherwise specified in this Ordinance.

~~fe. Deciduous and Evergreen Small~~ Shrubs Small ~~deciduous and evergreen~~ shrubs shall be a minimum of eighteen (18) inches in height when planted and shall not be used for screening purposes. Low growing shrubs shall have a minimum spread of twenty-four (24) inches when planted.

gf. Ground Cover. Ground cover used in lieu of turf grasses in whole or in part shall be planted in such a manner as to ~~present a finished appearance and reasonably complete coverage after one (1) complete growing season~~ meet coverage requirements per Section 5.11.2.A.ii.

hg. Perennials/Annuals/Ornamental Grass. Perennials/Annuals/ Ornamental Grass are to be used as accent plantings in addition to the required trees and shrubs.

ih. Grass. Grass area shall be planted using species normally grown as permanent lawns in southeast Michigan. Grass, sod, and seed shall be clean and free of weeds, pests, and diseases. Grass may be sodded, ~~plugged, sprigged~~ or seeded. When grass is to be established by a method other than complete sodding or seeding, nurse grass seed shall be sown for immediate effect and protection until complete coverage is otherwise achieved. Straw or other mulch shall be used to protect newly seeded areas.

ji. Mulch. Planting beds shall present a finished appearance with shredded hardwood bark mulch or similar natural material ~~at a minimum depth of three (3) inches~~. Mulch used around trees, ~~and shrubs, and vines~~ shall be ~~a maximum of four (4) three (3) inches in depth deep~~ and shall be pulled three (3) inches away from the trunk. Mulch shall be ~~contained within its respective planting areas through the installation of edging material or curbing two (2) inches in depth around perennials, groundcover and ornamental grasses~~. Rock, stone, or gravel is not allowed as mulch in planting beds but could be used for a narrow maintenance strip along a building foundation, with the maintenance strip a maximum of two (2) feet in width.

4. Installation, Irrigation and Maintenance. The following standards shall be observed where installation and maintenance of landscape materials are required:

A. Minimum Standards

i. Time of planting. Landscaping shall be installed in a sound, workmanlike manner to ensure the continued growth of healthy plant material. Trees, shrubs, and planting beds shall be generously mulched at the time of planting.

ii. Irrigation. All landscaped areas shall be provided with an irrigation system in accordance with Section 5.11.2.A.viii, Irrigation.

iii. Support Material Removal. Where required, tree stakes, guy wires and tree wraps are to be removed after one year.

B. Off-Season Planting Requirements. If development is completed during the off season when plants cannot be installed, the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season, in accordance with Section 6.4, Performance Guarantees.

C. Phased Projects. Projects that are developed in phases may construct and install landscaping to coordinate with the development schedule. A phasing landscape plan shall be submitted at time of site plan review. Prior to beginning the initial or any subsequent phase, all screening required along the

property boundaries adjacent to residentially zoned or used property shall be installed. Where screening material would be destroyed during construction, interim planting materials may be required.

D. Maintenance. Landscaping required by this Ordinance shall be maintained in a healthy, neat, and orderly appearance, free from refuse, debris and weeds. All unhealthy and dead plant material shall be replaced immediately, unless the season is not appropriate for planting, in which case such plant material shall be replaced at the beginning of the next planting season. The developer or owner(s) shall insure perpetual and mandatory maintenance and/or replacement of vegetative plantings pursuant to the approved landscape plan.

E. All constructed or manufactured landscape elements, such as but not limited to benches, retaining walls, edging, and so forth, shall be maintained in good condition and neat appearance. Elements approved as part of Site Plan approval shall, when necessary, be replaced pursuant to the approved plan.

[TEXT MOVED TO SEC 5.11.2.B.iii]

65. Specific Landscaping Requirements

A. Requirements for LC, Limited Commercial and STR, Settlement Residential Districts. Because of the typical small lot size and compact character of the settlements in which these two zoning districts are located, site landscaping requirements shall be as follows for non-residential uses:

i. General Site Landscaping. All developed portions of the site shall conform to Section 5.11.2, General Requirements.

ii. Landscaping Adjacent to Road. Street trees shall be provided and maintained ~~where feasible at one (1) tree per thirty-five (35) feet of frontage. Street trees shall be located in four (4) foot minimum width lawn strip between the road and sidewalk. When this is not feasible, trees shall be planted no further than fifteen (15) feet from the edge of pavement or back of curb unless otherwise approved by the Planning Commission.~~ Landscaping shall be consistent with the streetscape design as provided by the Township, if applicable.

iii. Screening. Upon any improvement or change in use for which a site plan is required, a landscape buffer shall be provided to create a visual screen at least eight (8) feet in height along all adjoining boundaries of a nonresidential use or a residential use of higher density than an abutting single family residential zoned property. At the discretion of the Planning Commission, modification for screening may be allowed pursuant to Section 5.11.7, Modification to Landscape Requirements.

iv. Utility Clearance. See Section 5.11.2.A.vi.

B. Requirements for Single Family Residential Districts. Single Family Residential properties are encouraged to plant and maintain landscaping which provides a good street side appearance, is a mixture of deciduous and evergreen plantings and is in-keeping with the character of the surrounding area. The following requirements are required for all single family detached residential properties and is

in addition to the requirements for residential developments that are approved through the Site Plan Review process.

i. General Site Landscaping. All unpaved portions of the front yard shall be planted with grass, ground cover, shrubbery, or other suitable live plant and landscape bed material, which shall extend to any abutting street pavement edge.

ii. Maintenance of Unobstructed Visibility. No landscaping shall be established or maintained on any parcel that will obstruct the view of drivers. Accordingly, all landscaping shall comply with the provisions set forth in Section 5.1, Clear Vision Area.

iii. Utility Clearance. See Section 5.11.2.A.vi.

C. Subdivision Planting Requirements. In single family platted subdivisions, residential site condominiums or non-residential subdivisions (example: interior streets in industrial subdivisions) street trees, medium or large canopy deciduous trees, shall be planted in front of each lot as follows: one (1) tree shall be planted for every thirty-five (35) feet of frontage between the sidewalk and curb. The width of the area between the sidewalk and back of curb shall be a minimum of four (4) feet.

~~76.~~ Modifications to Landscape Requirements

In consideration of the overall design and impact of a specific landscape plan, and in consideration of the amount of existing plant material to be retained on the site, the Planning Commission may modify the specific requirements outlined herein, provided that any such adjustment is in keeping with the intent of this Ordinance. In determining whether a modification is appropriate, the Planning Commission shall consider whether the following conditions exist:

A. Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design.

B. Parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect.

C. The public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of this Ordinance.

5.26.8.M.ii.b. SIGNS

~~b. All monument signs shall include adequate landscaping in size and quantity of plant material around the base of the sign so as to create a unified and aesthetic appearance with the structure or development in which the sign is promoting.~~

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CATEGORY/AREA

- ## ORDINANCE SECTION

- 5.11.2.C.
- 5.11.2.C.ii.
- 5.11.2.D.
- 5.11.2.E.i.
- 5.11.2.E.ii.a.
- 5.11.2.E.ii.b.
- 5.11.2.G.
- 5.11.2.H.



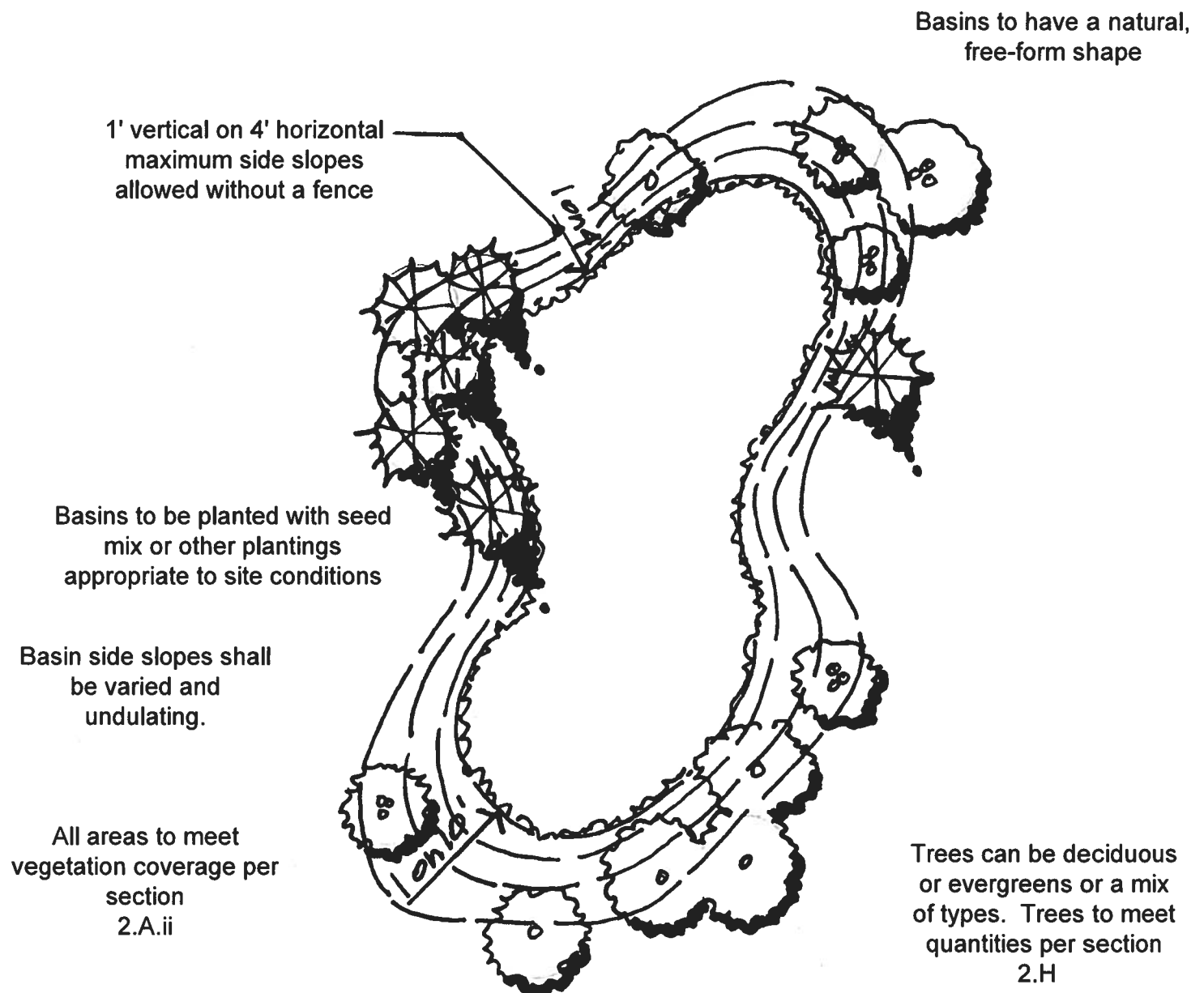
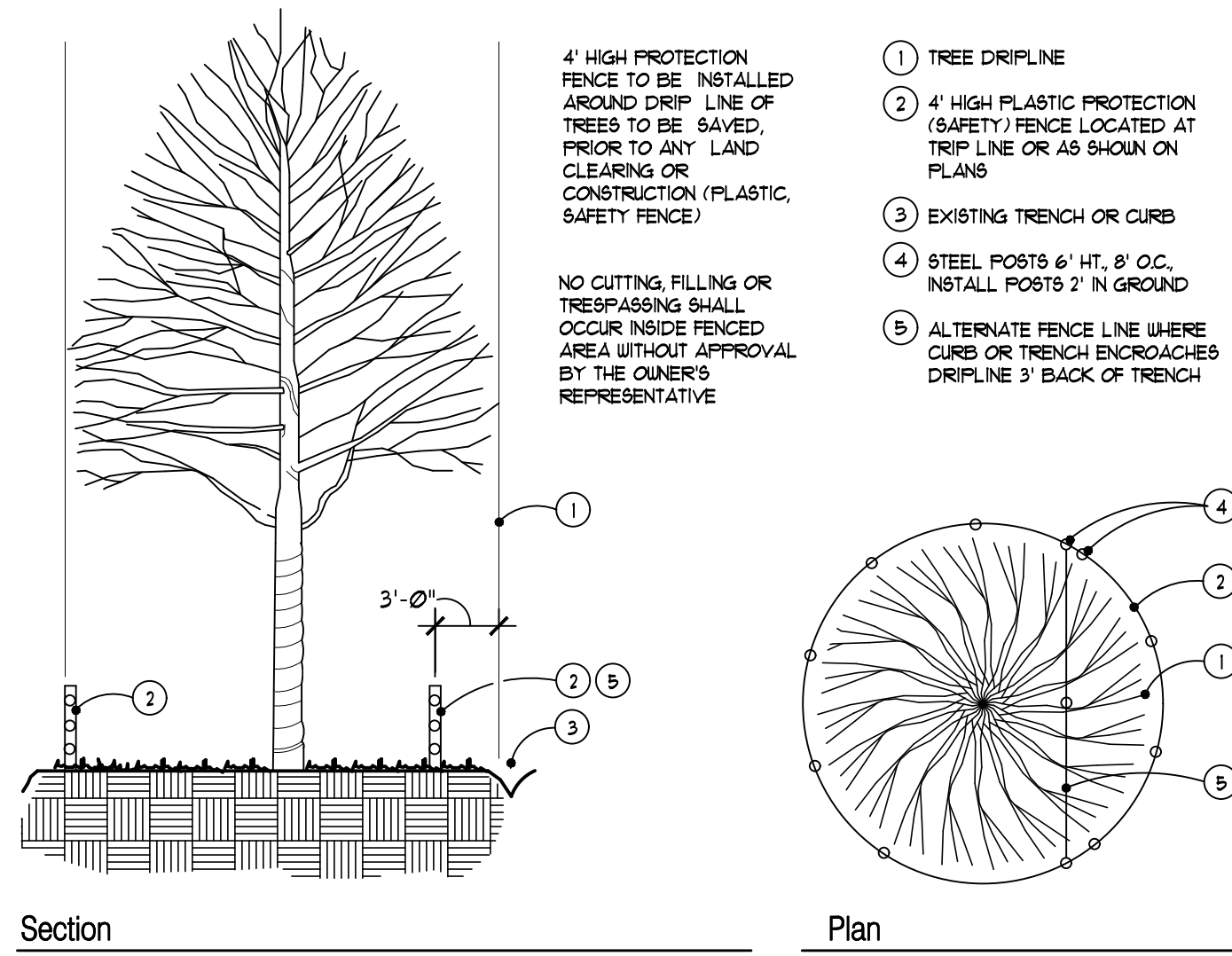


Figure 5.11.2.H
Detention/Retention Pond Grading
and Landscape Requirements

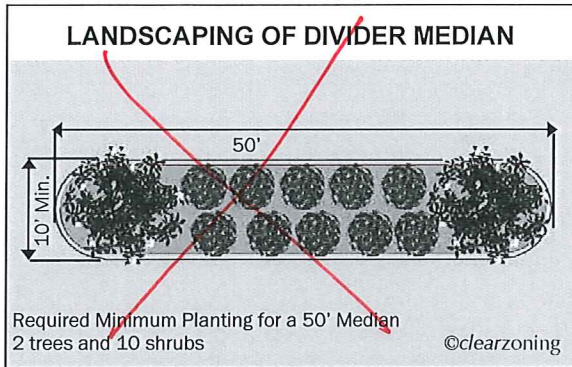
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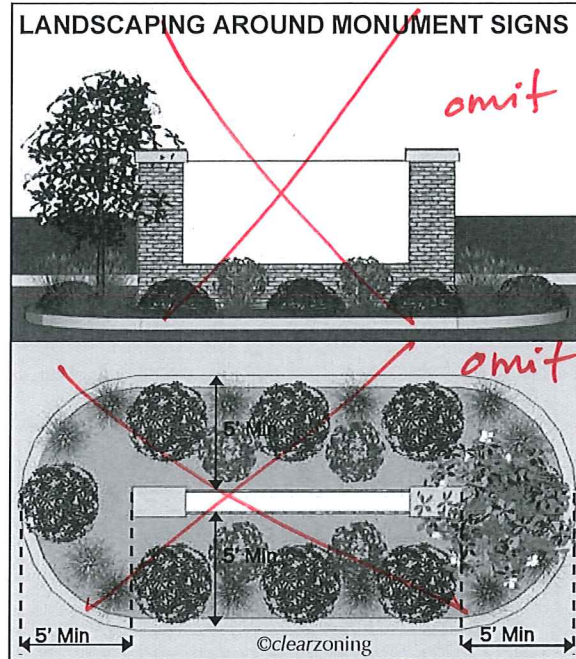
1 Tree Protection Fence Detail

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

but in no instance shall the center-to-center distance between trees exceed sixty (60) feet.



- viii. Irrigation. The site plan shall indicate the proposed method of watering landscaped areas. For all new developments, requiring site plan approval, an in-ground irrigation/sprinkler system is required. The Planning Commission may permit an alternate method of irrigation in accordance with Section 5.11.7, Modification to Landscape Requirements.
- ix. Landscaping around the base of monument signs. Landscaping shall be provided at the base of the monument sign. The landscape area shall be a minimum width of five (5) feet on each of the longest sign faces and be defined by a landscape edge to maintain a finished appearance. Plantings shall include a mix of evergreen/deciduous shrubs or ornamental trees. Landscaping should provide year-round interest. Perennials, annuals and mulch may be used as in-fill but shall not exceed thirty percent 30% of the planting area. Landscaping should be in scale with the sign height and length to create a substantial base.



B. General Site Landscaping

- i. Site landscaping is required by this Section in six general areas: greenbelt; foundation; parking lot interior and perimeter; retention/detention facilities; monument signs; and, screening and buffering. As part of site plan review, the applicant shall identify the minimum number of trees and shrubs required to meet the general areas described in this Section. In addition to these minimum requirements, the applicant shall provide additional trees and shrubs comprising twenty five percent 25% of the minimum required for each Plant Material Category. Additional plantings shall be used to further enhance the site's overall landscape plan and may be used in existing planting beds or to provide continuity between landscape areas.

The Planning Commission may allow substitutions to Section 5.11.3.C, Plant Material Specifications when it finds that the intent of this Ordinance would be met and the landscape plan enhanced through the modification.

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

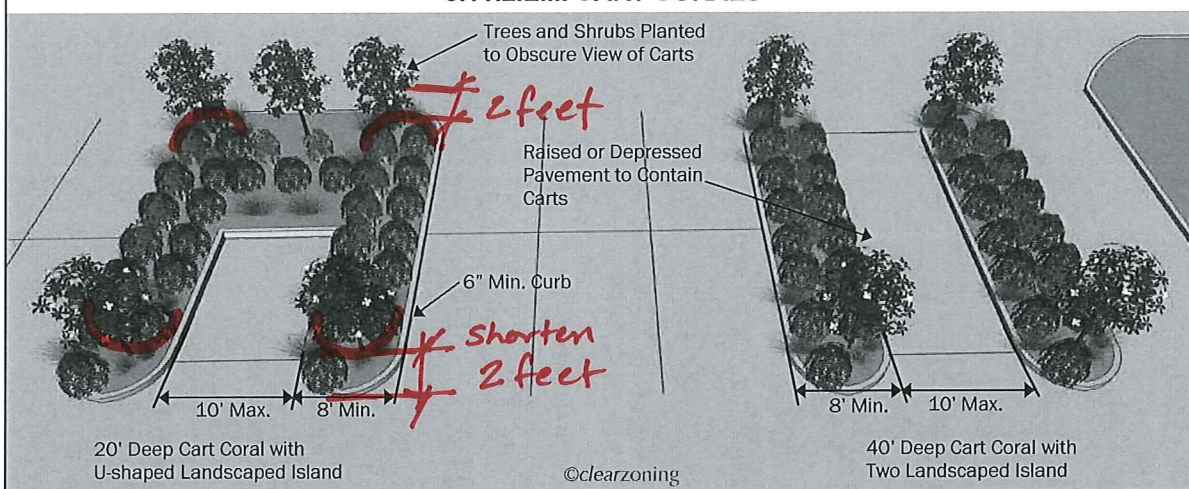
5 Site Standards

6 Development Procedures

7 Admin and Enforcement



5.11.2.E.iii CART CORALS



iii. Cart Corrals. Shopping cart corrals provided in parking areas shall be designed as an integral part of a parking lot landscape island(s). The cart corral area shall be a maximum of ten (10) feet in width and up to forty (40) feet in depth (standard island width for back-to-back parking stalls). The cart corral area shall be flanked on each side by a landscape area a minimum of eight (8) feet in width and extending the full depth of the cart corral, and have a minimum six (6) inch concrete curb to contain the carts between the landscape areas. Raised or depressed pavement may be used at the openings of the cart corral and at the center to contain the carts within. Plantings shall be provided within the landscape areas and shall include canopy trees and medium evergreen or deciduous shrubs sufficient to obscure view of stored carts to a height of 3 feet. The landscape areas may count towards the interior parking lot landscape requirements. No additional structures shall be permitted for storage of shopping carts in parking areas.

shall be landscaped in accordance with the Section 5.11.2.E.ii, Perimeter Parking. The height of berms used to screen off-street parking shall be measured from the adjacent parking lot or right-of-way whichever is higher.

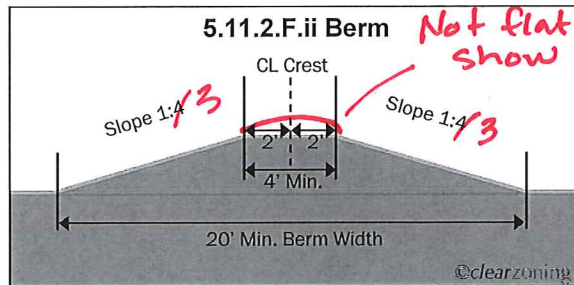
Berms shall be integrated into the site's overall landscape design to provide a natural rhythm and flow between all landscape areas and improvements. The Township encourages berms to undulate in height and vary in contours to create a more natural appearance.

ii. Dimensions. Unless otherwise indicated or appropriate, required berms shall be measured from the grade of the parking lot or flat ground adjacent to the berm, and shall be constructed with slopes no steeper than one (1) foot vertical for each four (4) feet horizontal (25 percent slope), with at least a four (4) foot flat area on top. The exterior face of the berm shall be constructed as an earthen slope. The interior face may be constructed as an earthen slope or retained by means of a wall or terrace.

F. Berms. Where berms are used they shall conform to the following standards:

i. General Requirements. Berms used for screening between land uses shall be landscaped in accordance with Section 5.11.2.G, Buffering or Screening Requirements.

Berms used for screening between parking lots and access rights-of-way



A berm shall run the length of the developed site area and shall be a minimum width of twenty (20) feet wide with an average berm height of three (3) feet and a minimum berm height of two (2) feet. When additional screening is required, the Planning Commission may require a minimum berm height of four (4) feet.

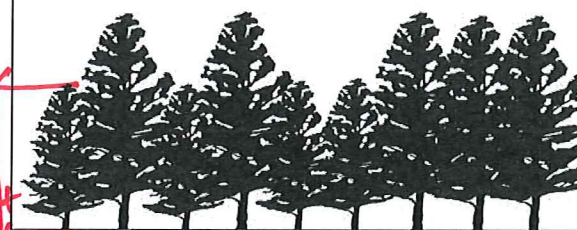
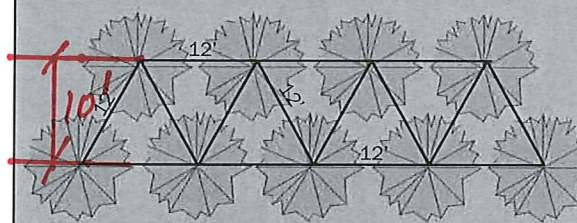
- iii. Protection from Erosion. Any required berm shall be planted with sod, ground cover, or other suitable live plant material to protect it from erosion so that it retains its height and shape. The Planning Commission may allow the use of hardscape material, including masonry landscape blocks, stones, and other natural and decorative materials to retain the shape and height of a berm.

G. Buffering or Screening Requirements

- i. Screening between Land Uses. Upon any improvement or change in use for which a site plan is required, a landscape buffer shall be provided to create a visual screen at least eight (8) feet in height along all adjoining boundaries of a non-residential use or a residential use of higher density and an abutting single family residential zoned property. At the discretion of the Planning Commission, modifications to the required screening may be permitted when alternative screening methods, existing site conditions and/or use of the properties would meet the intent of this Section. The overall height of the visual screen may include the combination of landscape berm and plant material and/or decorative screening walls.
- a. When using evergreen trees to meet the screening requirements, plantings shall be spaced no more than twelve (12) feet apart measured on center (depending on their planting size) and shall be planted in staggered or a clustered pattern with varying tree heights to provide for optimal screening and create a natural looking buffer, see Figure 5.11.2.B.i and 5.11.2.G.i.a. When using a staggered pattern the minimum spacing between rows shall be six

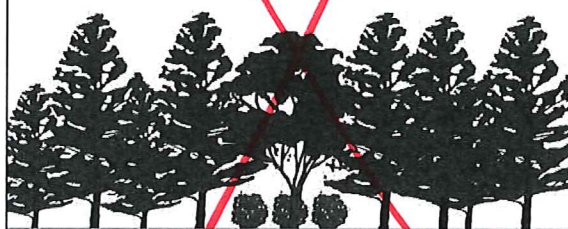
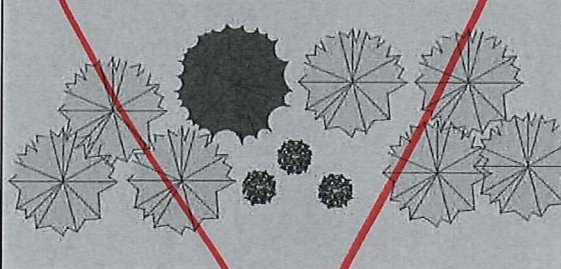
5.11.2.G.i.a LANDSCAPE SCREENING PLANTING PATTERNS

Staggered Plantings



12 Feet Distance Measured at Centerline of Trees
Evergreen Trees Planted in a Staggered Pattern
Minimum Spacing Between Rows Shall be 6 Feet
Varied Size of Trees for More Natural Plantings

Cluster Plantings



Evergreen and Deciduous Plantings Where Screening is Not Necessary for Entire Length of Plantings
Staggered Plantings
Varied Size of Trees for More Natural Plantings

omit

©clearzoning



5.11.3.C.ii Suggested Plant Materials

Common Name	Genus
Ornamental Trees	
Serviceberry	Amelanchier
Dogwood (Tree Form)	Cornus
Flowering Crabapple	Malus
Flowering Pear	Pyrus
Flowering Plum (Tree Form)	Prunus
Hawthorn	Crataegus
Hornbeam	Genus
Magnolia	Magnolia
Redbud	Cercis
Rose of Sharon	Hibiscus
Narrow Evergreen Shrubs (Large Shrubs)	
Arborvitae	Thuja
Juniper	Juniperus
Yew	Taxus
Deciduous Shrubs (Medium or Small Shrubs)	
Barberry	Berberis
Boxwood	Buxus
Currant	Ribes
Euonymus	Euonymus
Forsythia	Forsythia
Holly	Ilex
Hydrangea	Hydrangea
Lilac	Syringa
Potentilla	Potentilla
Privet	Ligustrum
Quince	Chaenomeles
Spiraea Rosa	Shrub Rose
Viburnum	Viburnum
Weigela	Weigela
Evergreen Shrub (Medium or Small Shrub)	
Arborvitae (Globe/Dwarf)	Thuja
False Cypress	Chamaecyparis
Juniper / Spruce (Low Spreading)	Juniperus / Picea
Yew (Globe/Spreading/Upright)	Taxus

5.11.3.C.ii Suggested Plant Materials (continued)

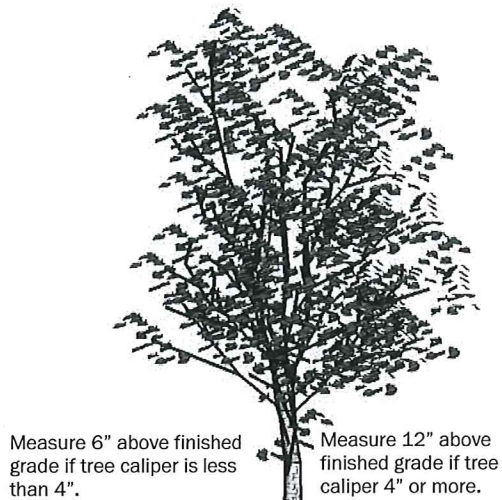
Common Name	Genus
Shade or Canopy Trees - Non-columnar varieties	
Beech	Fagus
Hybrid Elm	Qlmnus
Birch	Betula
Hard Maples (Sugar, Red)	Acer
Hackberry	Celtis
Hickory	Garya
Hornbeam (Blue Beech)	Carpinus
Hophornbeam (Ironwood)	Ostrya
Quercus	Oak
Clump Form Trees	Variety
Linden	Tilia
Evergreen Trees	
Douglas Fir	Pseudotsuga
Fir	Abies
Hemlock	Tsuga
Pine	Pinus
Spruce	Picea
Groundcovers, Vines and Flower/Grass	
Groundcovers, Vines and Flowers/Grasses should be used as accent materials. All materials shall be selected for their suitability and appearance in the proposed planting area. Materials such as Black Eyed Susan, Dianthus, Phlox, Gaillardia, Sedum are considered to be hardy in southeast Michigan gardens.	

- iii. Use of plant materials that cause disruption to storm drainage or that are susceptible to pests or disease are not encouraged. The following plant materials exhibit such characteristics, and therefore their use is not encouraged in the Township:

- Ashes
- Elm (American and Siberian)
- Box Elder
- Tree of Heaven
- European Barberry
- Northern Catalpa
- Poplar
- Willow

* Provide list for large shrubs

PLANT MATERIAL PRINCIPLES



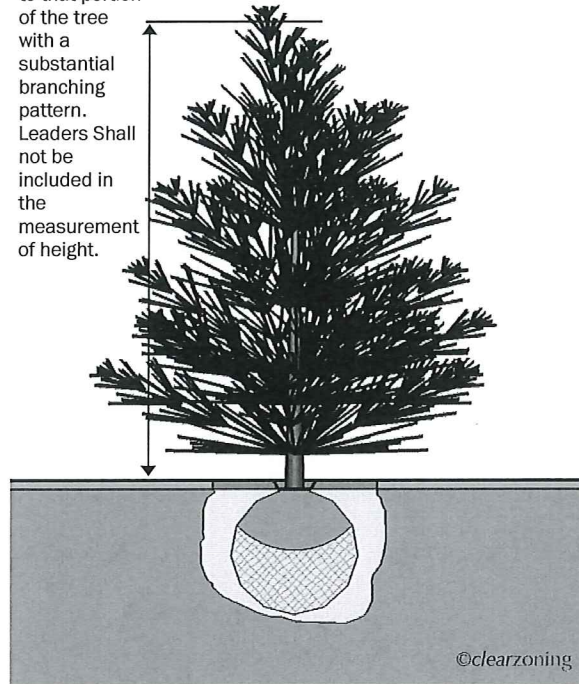
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General Planting Standards

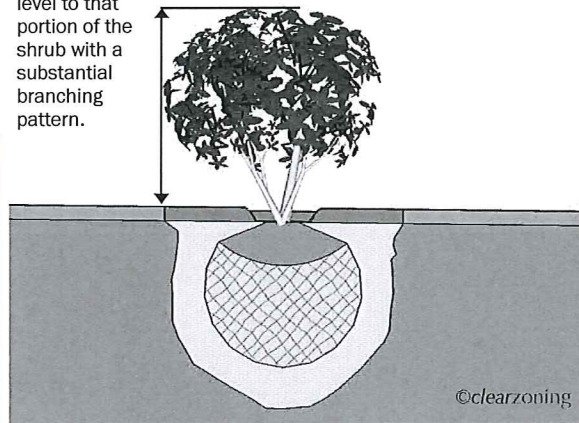
- Do not prune leader or branch tips.
- Remove nursery applied tags or labels.
- Stake tree (2 at 180 degrees) as defined in the ~~Harland Township Planting Detail.~~
- Mulch 3"-4" deep leaving 3" of bare soil around the trunk.
- Remove burlap, plastic, rope and wire exposing top half of rootball.
- Prune away dead or broken branches.

Height is measured from the ground level to that portion of the tree with a substantial branching pattern. Leaders shall not be included in the measurement of height.

The spread or width should be proportional to the height of the tree.



Height is measured from the ground level to that portion of the shrub with a substantial branching pattern.



*Insert into above:
Plant at depth where root flare begins so that top of root flare is even with surrounding soil.*



Livingston County Department of Planning

MEMORANDUM

TO: Livingston County Planning Commission and the Hartland Township Board of Trustees

FROM: Scott Barb

DATE: April 12, 2023

SUBJECT: Z-17-23. Amendments to the Ordinance: Article 5 Site Standards, Section 5 Various Landscaping Changes.

Scott Barb
AICP, PEM
Director

Robert Stanford
AICP, PEM
Principal Planner

The Hartland Township Planning Commission is proposing to amend several sections of the Township Ordinance that address various components of landscaping. Staff has reviewed the proposed amendments for accuracy and compatibility with the existing ordinance language and offers the following summary for your review. Staff comments are written in *italic and underlined* with additions and changes to the Ordinance written in **red**.

Article 5, Section 5.7 Dumpster Enclosure

The Township will be amending subsection 5.7 (4) as follows:

4. The **bottom** surface within the enclosure shall be constructed of **eight (8) inch thick, reinforced** concrete and shall extend a minimum of ten (10) feet in front of the enclosure.

Article 5, Section 5.11 Landscaping and Screening

Several subsections will be amended in this section and will read as follows:

1.B. Scope of Requirements: **Grading** will be required to be shown on any required site plans.

1.D. Design and Creativity for Landscaping: **Whenever a landscape plan is required under the provisions of the Ordinance a detailed planning plan of said improvements shall be submitted and approved with the site plan prior to the issuance of a land use permit. Unless waived by the Planning Commission, or the Planning Department reviewing the plan, the plan shall be prepared by a landscape architect, registered in the State of Michigan. A waiver could include the following:**

- i. Minor site plan amendment as outlined in Section 6.1.10 of the Zoning Ordinance.
- ii. Agricultural Operation
- iii. Adding a drive-through window in an existing building.
- iv. Building addition less than ten percent (10%) of the overall building size
- v. Addition of parking spaces that include screening consistent with previously approved landscaping plan.
- vi. Any other site improvement where the Planning Commission deems such improvements does not require a plan prepared by a registered landscape architect.

2.A. General Requirements:

i. All unpaved portions of the site shall be planted with grass, ground cover, shrubbery, or other suitable live plant material, which shall extend to any abutting street pavement edge, **unless an alternate material is approved by the Planning Commission.**

ii. All planting beds with shrub or groundcover requirements shall provide a minimum eight percent (80%) ground coverage within two (2) years of planting.

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
www.livgov.com

vii. Landscaping of Divider Medians: This subsection will have a new statement included that reads 'The ground surface shall be covered with grass, groundcover, shrubbery or other live plant material to meet ground coverage in Section 5.11.2.A. ii.

viii. Irrigation: To assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic, underground, or drip irrigation system, subject to the following:

- a. All automatic irrigation systems shall be designed to minimize water usage, have rain sensors, and shall be shut off during water emergencies, periods of protracted rainfall, or water rationing periods.
- b. The irrigation requirement may be waived by the reviewing authority if the project incorporates landscaping that will contribute points toward LEED certification or an equivalent rating system.

B. General Site Landscaping: This subsection is being amended to reflect **five**, rather than six general site areas for landscaping and removing **monument signs** from the section.

Staff comments: Monument signs will still be landscaped pursuant to standards in another section.

Section 5.11.5 Consideration of Existing Elements in the Landscape Design:

2. In no case shall the minimum number of required trees be reduced by more than **fifty percent (50%)** through the use of preserved trees.

B. Preservation of Existing Plant Material

1. Trees

- a. The plans shall show all existing trees which are located in the portions of the site that will be built upon or otherwise altered and are **four (4)** inches or greater in caliper.
- b. **If existing trees are proposed to remain and be used to meet tree requirements, a tree survey must be prepared by a professional land surveyor showing all trees to be preserved. Tree size (height or trunk diameter), species, and condition of the trees shall be provided on the survey.**

2. Trees and Other Plantings

- a. Trees **and plantings** shall be labeled "to be removed" or "to be saved" on the site plan. If existing plant material is labeled 'to be saved' on the site plan, protective measures should be implemented, such as the placement of fencing at the drip line around each tree **or planting bed. Protective fencing shall be installed prior to the commencement of any construction activities.** No vehicle or other construction equipment **or materials** shall be parked or stored within the drip line of any tree or other plant material intended to be saved.
- b. **If existing tree(s) and plant material to be saved are not being watered by an irrigation system currently, they are not required to receive irrigation.**

C. Greenbelt

- b. This section will be modified to allow the Planning Commission to substitute evergreen trees for up to **50 percent (50%)** of the canopy trees within a greenbelt.
- g. **In instances where the greenbelt is adjacent to a parking area, the greenbelt shrubs may be used to provide the required screening as outlined in Section 5.11.2.E Perimeter Parking Lot Landscaping.**
- ii. This subsection is being amended to include a **fifteen (15)** foot wide landscape area along the length of internal roadways that provide shared access to any site. **Where an internal road abuts a parking area, screening shall be provided per Section 5.11.2.E. ii.**

Staff comments: This amendment simply refers to the perimeter landscaping standards for public ROWs to include berms, evergreen hedge rows, or decorative screening walls.

D. Foundation Landscaping

- i. This subsection will be modified by adding **Foundation landscape areas can be a combination of lawn and plantings.**
- a. This subsection will be modified to state the planting area must equal at least **sixty percent (60%)** of front and sides of the building length along the front and sides of buildings that face a public or private road or adjacent to a parking lot area.
- b. **Landscape** areas shall be a minimum of eight (8) feet in width **and be** located adjacent to the building.
- c. This subsection will be amended by adding "**large**" referencing shrub size and also add the statement **Landscape areas shall meet minimum coverage per Section 5.11.2.A. ii.**

Staff comments: This amendment refers to units of measurement only.

- d. Permanent raised landscape planters which are designed as an integral part of the pedestrian walkway may be used to satisfy the foundation landscape requirement **as long as all plant material coverage requirements are met, and planter dimensions provide appropriate growing conditions.**
- f. Buildings **that are taller than one-story, or building height is twenty (20) feet or greater or are longer than seventy (70) feet** shall be required to increase the massing of the foundation landscaping **proportionately** through modification in the required number of plants, size of the plants at time of planting and/or a change to a larger tree or shrub species.

E. Parking Lot Landscaping

- a. **Unless otherwise approved by the Planning Commission,** landscaped endcaps shall be installed at each terminus of the row of parking. Endcaps shall also be used to direct vehicles into the drive aisle and further define the designated parking area.
- d. Requirements for plant material shall be based on the location, size, and shape of the parking lot landscaped area **to achieve the following goals:**
 - 1. **Mitigate heat from parking lot pavement**
 - a. All parking lot islands shall be planted with canopy trees at a minimum rate of one (1) tree per one hundred eighty (180) square feet or a fraction thereof.
 - b. All parking lot islands shall be crowned and covered with lawn or live plant material to meet minimum ground coverage requirements per Section 5.11.2.A.i.
 - 2. **Screening large expanses of parking lot pavement. Islands located on the perimeter of parking areas shall be planted to provide a twenty-four (24) to thirty (30) inch height screen to meet minimum ground coverage requirements per Section 5.11.2.A.i.**

ii. Perimeter Areas:

- a. Parking lots shall be effectively screened or buffered from the public right of way, private road, **or internal roadway** with one or more of the following landscaping designs:
 - 1. Landscape berms should be **a minimum** of two (2) feet in height and planted with a combination of evergreen and deciduous shrubs to effectively screen vehicles and associated headlights **all year long.**
 - 2. Evergreen hedge row a minimum of three (3) feet in height **within two (2) years of planting,** planted in a row or staggered to create continuous screening. In no case shall an evergreen hedge be less than **thirty (30) inches** at the time of planting.
 - 4.b. Perimeter areas not visible from a public road **that do not have other screening requirements such as screening between properties,** shall be landscaped with a minimum of one (1) canopy **tree with four (4) large shrubs or one (1) evergreen tree** for every thirty (30) lineal feet or portion thereof. The Planning Commission may require additional plantings where the proposed intensity of land uses deviate from the existing adjacent land uses or zoning district.
- iii. Cart Corrals: This subsection is amended by designating the cart corral size to be **two (2) feet less in depth than the adjacent parking stalls.** Cart corral areas shall be landscaped to obscure view of stored carts **all year long** to a height of **three (3) feet.**

F. Berms

ii. Dimensions: Unless otherwise indicated or appropriate, required berms shall be measured from the grade of the parking lot or flat ground adjacent to the berm, and shall be constructed with slopes no steeper than one (1) foot vertical for each **three (3) feet horizontal (thirty-three percent (33%) slope)**, with at least a **four (4) foot wide flatter crest** on top.

G. Buffering or Screening Requirements

a. This subsection will be amended by adding **"When using evergreen trees solely to meet screening requirements and to provide an eight (8) foot in height minimum natural looking buffer, evergreen tree heights shall range from a minimum of eight (8) feet to twelve (12) feet in height or taller. Up to sixty percent (60%) of trees can be eight (8) feet in height, thirty percent (30%) shall be at least ten (10) feet in height and the remaining ten percent (10%) shall be twelve (12) feet in height or taller. Additional deciduous plant materials may be used provided that a complete minimum eight (8) feet in height visual barrier is maintained throughout the year.**

b. This subsection is being amended by adding the sentence **"a berm and/or decorative fencing may be required to supplement the plantings".**

Staff comments: These amendments reflect the desire to achieve a more natural appearance with various tree heights for evergreen trees.

iii. Screening of Ground Mounted Equipment: This subsection modification will state that evergreen plantings may be used to screen ground mounted equipment and that decorative fencing may also be used.

H. Landscaping Requirements for Detention/Retention Areas:

ii. Side slopes of basins shall not exceed one (1) foot vertical for every four (4) feet horizontal. The Planning Commission shall approve perimeter fencing if deemed necessary.

iv. At a minimum, one (1) canopy tree or evergreen tree shall be planted for every fifty (50) lineal feet of basin perimeter as measured along the top of the bank elevation. The required trees shall be planted in a random pattern or in groupings.

v. Basins shall be planted with seed mix or other plantings appropriate to site conditions. All areas to meet vegetation coverage per Section 2.A. ii.

vi. If the detention/retention area is located within the greenbelt, the overall number of plantings required for the greenbelt and detention/retention area may be reduced, at the discretion of the Planning Commission.

vii. This subsection will be modified by adding **"If such systems are employed for the stormwater collection system, landscaping requirements around the detention/retention area may be modified at the discretion of the Planning Commission."**

3. Standards for Landscape Materials

f. Ground Cover. Ground cover used in lieu of turf grasses in whole or in part shall be planted in such a manner as to **meet coverage requirements per Section 5.11.1.A. ii.** (Must create a safe means of pedestrian circulation).

i. Mulch. Planting beds shall present a finished appearance with shredded hardwood bark mulch or similar natural material. Mulch used around trees, and shrubs shall be three (3) inches in depth and shall be pulled three (3) inches away from the trunk. Mulch shall be two (2) inches in depth around perennials, groundcover, and ornamental grasses. Rock, stone, or gravel is not allowed as mulch in planting beds but could be used for a narrow maintenance strip along a building foundation, with the maintenance strip a maximum of two (2) feet in width.

5. Specific Landscaping Requirements

A. ii. Landscaping Adjacent to Road. Street trees shall be provided and maintained **at one (1) tree per thirty-five (35) feet of frontage.** Street trees shall be located in four (4) foot minimum width lawn strip between the road and sidewalk. When this is not feasible, trees shall be planted no further than fifteen (15) feet from the edge of pavement or back of curb unless otherwise approved by the Planning Commission.

C. Subdivision Planting Requirements. In single family platted subdivisions, residential site condominiums or non-residential subdivisions (example: interior streets in industrial subdivisions) street trees, medium or large canopy deciduous trees, shall be planted in front of each lot as follows: one (1) tree shall be planted for every thirty-five (35)

feet of frontage between the sidewalk and curb. The width of the area between the sidewalk and back of curb shall be a minimum of four (4) feet.

Article 5, Section 5.26.8.M.ii.b Signs

This subsection is being amended to remove monument signs from this specific subsection that references adequate landscaping in size and quantity. The standards for monument signs are found in other sections of the Ordinance.

Other Changes

Other changes to the ordinance include grammatical errors that have been corrected and a renumbering of certain sections due to changes in wording or having new items added or removed from the ordinance.

Staff comments: We commend the Hartland Township Ordinance Review Committee on their work regarding the proposed ordinance amendments that are very thorough and well written. The committee evaluated several landscaping ordinances from other communities both inside and outside of Livingston County and produced changes that are compatible with the existing ordinance and serve to enhance the landscaping standards for the Township.

TOWNSHIP PLANNING COMMISSION RECOMMENDATION: APPROVAL. The Hartland Township held a public hearing on the proposed amendments on March 9, 2023. Meeting minutes have not been completed at time of this writing.

RECOMMENDATION: APPROVAL. The proposed landscaping amendments are an appropriate addition to the Township Ordinance.



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. 23-_____

**RESOLUTION TO ADOPT ORDINANCE NO. _____,
ORDINANCE TO AMEND ZONING ORDINANCE SECTION 5.7; SECTION 5.11; AND
SECTION 5.26.8.M.ii.b.,
ORDINANCE NO. 88
THE HARTLAND TOWNSHIP LANDSCAPE REQUIREMENTS**

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, which regulate the public health, safety, and general welfare of persons and property; and

WHEREAS, Section 5.7 of the Township Zoning Ordinance outlines the requirements for a permitted dumpster enclosure and includes landscape requirements.; and

WHEREAS, Section 5.11 of the Township Zoning Ordinances outlines the requirements for landscaping and screening requirements; and

WHEREAS, Section 5.26.8.M.ii.b. outlines the landscape requirements for monument signs; and

WHEREAS, the Township has determined that it is in the best interests of the public health, safety, and welfare to amend the existing language in the Zoning Ordinance to change the landscape requirements for development; and

WHEREAS, the Township Planning Commission held a public hearing for comment on the proposed amendment on March 9, 2023; and

WHEREAS, the Township Planning Commission recommended approval of the proposed amendment at the March 23, 2023 regular meeting; and

WHEREAS, the Livingston County Planning Commission recommended approval of the proposed amendment at their April 19, 2023 regular meeting; and

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

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 Zoning Ordinance Sections 5.7, 5.11, and 5.26.8.M.ii.b., Landscape Requirements, as outlined in Ordinance No. 88.
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_____, 2023.

Larry N. Ciofu, Hartland Township Clerk

EXHIBIT A

**HARTLAND TOWNSHIP BOARD OF TRUSTEES
LIVINGSTON COUNTY, MICHIGAN
ZONING AMENDMENT NO. 22-001
ZONING ORDINANCE SECTION 5.26.8.D.,
THE HARTLAND TOWNSHIP
SIGNS FOR DRIVE-THROUGH ESTABLISHMENTS**

THE TOWNSHIP OF HARTLAND ORDAINS:

Section 1. Amendment of Section 5.7 of Township Zoning Ordinance.

All dumpster enclosures shall comply with the following requirements:

1. Dumpsters shall be completely enclosed and secured by a decorative masonry screen wall on three sides, and steel reinforced, opaque and lockable wooden gates.
2. The type, color, and pattern of the enclosure materials shall match or complement the exterior façade materials of the building and meet the architectural standards in Section 5.24 if applicable.
3. The height of the enclosure shall be sufficient to completely screen all dumpsters and materials, a minimum of six (6) feet in height.
4. The bottom surface within the enclosure shall be constructed of eight (8) inch thick, reinforced concrete and shall extend a minimum of ten (10) feet in front of the enclosure.
- ~~5. The enclosure shall be screened with plant materials to the satisfaction of the Planning Commission. Such screening shall also meet the requirements of Section 5.11.1., Section 5.11.3., and Section 5.11.4. contained herein unless superseded by the Planning Commission.~~

Section 2. Amendment of Section 5.11 of Township Zoning Ordinance.

1. Intent and Scope of Requirements

A. Intent. Landscaping enhances the visual image of the Township, preserving natural features, improving property values, and alleviating the impact of noise, traffic, and visual distraction associated with certain uses. Screening is important to protect less intensive uses from the noise, light, traffic, litter and other impacts of more intensive, nonresidential uses. Lighting and sidewalks create, where appropriate, an important part of the Township's visual image. These provisions are intended to set minimum standards for the design and use of landscaping, greenbelts, screening, lighting, and walkways, and for the protection and enhancement of the Township's environment. More specifically, the intent of these provisions is to:

- i. Improve the appearance of off-street parking areas, vehicular use areas, and property abutting public rights-of-way,
- ii. Protect and preserve the appearance, character, and value of the neighborhoods that abut non-residential areas, parking areas, and other intensive use areas, thereby protecting the public health, safety and welfare,
- iii. Create a safe and efficient means of pedestrian circulation,
- iv. Reduce soil erosion and depletion, and v. Increase soil water retention, thereby helping to prevent flooding.

B. Scope of Requirements. A detailed landscape plan shall be submitted as part of the site plan review process in accordance with the provisions set forth in Section 6.1, Site Plan Review. No site plan shall be approved unless it shows landscaping, screening, buffering, **berming grading**, walls, fencing, lighting and sidewalks consistent with the requirements of this Ordinance. Landscaping shall include plant materials such as trees, shrubs, ground covers, perennial and annual plants; landscape elements such as rocks, water features, fences, walls, paving materials, and site lighting; and site furnishings such as benches, drinking fountains, trash receptacles, and planters. All graphics, contained in this Section, are for illustrative purposes only. The requirements in this Section shall not apply to single family detached homes, unless otherwise specifically noted.

C. Minimum Requirements. The requirements in this Section are minimum requirements, and under no circumstances shall they preclude the developer and the Township from agreeing to more extensive standards.

D. Design Creativity for Landscaping. Creativity in landscape design is encouraged. Accordingly, required trees and shrubs may be planted at uniform intervals, at random, or in groupings, depending on the designer's desired visual effect. The developer and landscape professional shall work with the Township to ensure consistency with the character of the area, providing the massing and visual interest to enhance the architecture and ensure coordination of the proposed landscaping with adjoining properties and throughout the community.

~~A landscape professional shall be professionally trained and have expertise in the area of landscape architecture, horticulture, landscape design or a similar field. Expertise in types of plant material, growth patterns, durability, installation and maintenance is required. The Planning Commission may require sealed plans from a Licensed Landscape Architect when the project is over five (5) acres in size, part of a Planned Development or contains unique or natural features that would benefit from that level of design expertise. Whenever a landscape plan is required under the provisions of the Ordinance a detailed planting plan of said improvements shall be submitted and approved with the site plan prior to the issuance of a land use permit. Unless waived by the Planning Commission, or the Planning Department reviewing the plan, the plan shall be prepared by a landscape architect, registered in the State of Michigan. A waiver could include the following:~~

- i. Minor site plan amendment as outlined in Section 6.1.10 of the Zoning Ordinance.
- ii. Agricultural operation
- iii. Adding a drive-through window in an existing building.
- iv. Building addition less than ten percent (10%) of the overall existing building size.
- v. Addition of parking spaces that include screening consistent with previously approved landscape plan.
- vi. Any other site improvement where the Planning Commission deems such improvements does not require a plan prepared by a registered landscape architect.

2. General Landscaping Requirements

A. General Requirements

- i. Standards. All developed portions of the site shall conform to the following general landscaping standards, except where specific landscape elements, such as a greenbelt, berm, or screening are required. All unpaved portions of the site shall be planted with grass, ground cover, shrubbery, or other suitable live plant material, which shall extend to any abutting street pavement edge, unless an alternate material is approved by the Planning Commission.
- ii. All planting beds with shrub or groundcover requirements shall provide a minimum eighty percent (80%) ground coverage within two (2) years of planting.
- iii. Units of Measurement. For purposes of determining the minimum number of live plant materials required for a site, when the calculation results in a fractional number, any fraction of less than one-half (1/2) may be disregarded, while a fraction of one-half (1/2) or more shall be counted as a requirement for one plant.
- iv. Lot Frontage Measurement. For purposes of determining the minimum number of live plant materials required for a site, lot frontage shall mean the distance between the two side lot lines of a lot or parcel of land as measured at the road and shall include any openings for driveways, sidewalk, or easements.
- ~~iv. Lawn Areas. Grass areas in the front yard of all non-residential uses shall be planted with sod or hydro-seeded.~~
- v. Maintenance of Unobstructed Visibility. No landscaping shall be established or maintained on any parcel or in any parking lot that will obstruct the view of drivers. Accordingly, all landscaping shall comply with the provisions concerning clear vision area set forth in Section 5.1, Clear Vision Area.

vi. Utility Clearance. In no case shall landscaping material be planted in a way that will interfere with or cause damage to underground utility lines, public roads, or other public facilities. Species of trees whose roots are known to cause damage to public roadways, sewers, or other utilities shall not be planted closer than fifteen (15) feet from any such roadways, sewers, or utilities. Trees shall be setback from overhead utility lines as indicated in Table 5.11.2.A.vi, Utility Clearance.

vii. Landscaping of Divider Medians. Where traffic on driveways, maneuvering lanes, private roads, or similar vehicle access ways are separated by a divider median, the median shall be curbed and have a minimum width of ten (10) feet. A minimum of one (1) canopy or evergreen tree ~~and six (6) medium shrubs~~ shall be planted for the initial twenty five (25) lineal feet or portion thereof plus one (1) additional canopy or evergreen tree ~~and four (4) additional medium shrubs~~ for every increment of twenty five (25) lineal feet. Trees may be planted at uniform intervals, at random, or in groupings, but in no instance shall the center-to-center distance between trees exceed sixty (60) feet. The ground surface shall be covered with grass, groundcover, shrubbery or other live plant material to meet ground coverage in Section 5.11.2.A.ii.

viii. Irrigation. ~~The site plan shall indicate the proposed method of watering landscaped areas. For all new developments, requiring site plan approval, an in-ground irrigation/sprinkler system is required. The Planning Commission may permit an alternate method of irrigation in accordance with Section 5.11.7, Modification to Landscape Requirements. To assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic, underground, or drip irrigation system, subject to the following:~~

a. All automatic irrigation systems shall be designed to minimize water usage, have rain sensors, and shall be shut off during water emergencies, periods of protracted rainfall, or water rationing periods.

b. The irrigation requirement may be waived by the reviewing authority if the project incorporates landscaping that will contribute points towards LEED certification or an equivalent rating system.

~~ix. Landscaping around the base of monument signs. Landscaping shall be provided at the base of the monument sign. The landscape area shall be a minimum width of five (5) feet on each of the longest sign faces and be defined by a landscape edge to maintain a finished appearance. Plantings shall include a mix of evergreen/deciduous shrubs or ornamental trees. Landscaping should provide year-round interest. Perennials, annuals and mulch may be used as in-fill but shall not exceed thirty percent 30% of the planting area. Landscaping should be in scale with the sign height and length to create a substantial base.~~

B. General Site Landscaping

i. Site landscaping is required by this Section in ~~six~~ five general areas: greenbelt; foundation; parking lot interior and perimeter; retention/detention facilities; ~~monument signs~~; and, screening and buffering. As part of site plan review, the applicant shall identify the minimum

number of trees and shrubs required to meet the general areas described in this Section. ~~In addition to these minimum requirements, the applicant shall provide additional trees and shrubs comprising twenty five percent 25% of the minimum required for each Plant Material Category. Additional plantings shall be used to further enhance the site's overall landscape plan and may be used in existing planting beds or to provide continuity between landscape areas.~~

The Planning Commission may allow substitutions to Section 5.11.3.C, Plant Material Specifications when it finds that the intent of this Ordinance would be met, and the landscape plan enhanced through the modification.

ii. Landscaping may include the preservation of existing trees and shrubs along with new trees, shrubs, grass, ground cover, and other living plant material. ~~No more than one-third (33%) of the area being comprised of grass or ground covers. The one-third (33%) shall be calculated within each required landscape area, i.e. greenbelt, screening, foundation, etc.~~ Preserved landscaping shall meet the intent and quality as required by this Section.

[TEXT MOVED FROM SEC 5.11.4.E.5]

~~5~~iii. Treatment of Existing Plant Material. The following regulations shall apply to existing plant material:

~~A~~a. Consideration of Existing Elements in the Landscape Design.

~~i~~(1) In instances where healthy plant material exists on a site prior to its development, the Planning Commission may permit substitution of such plant material in place of the requirements set forth ~~previously~~ in this Section, provided such substitution is in keeping with the spirit and intent of this Ordinance. In order to satisfy the landscape requirements the preserved trees shall be of high quality and a minimum of four (4) inch caliper measured twelve (12) inches above grade and located within the developed portion of the site.

~~ii~~(2) In no case shall the minimum number of required trees be reduced by more than ~~fifty percent (50%)~~ through the use of the preserved trees.

~~iii~~(3) Existing trees, berms, walls, or other landscape elements may be used to satisfy the requirements set forth ~~previously~~, provided that such landscaping is in conformance with the requirements of this Section.

~~B~~b. Preservation of Existing Plant Material

(1) Trees

~~i~~(a) ~~Site-The~~ plans shall show all existing trees which are located in the portions of the site that will be built upon or otherwise altered, and are ~~eight (8) four (4)~~ inches or greater in caliper, ~~measured four and one-half (4.5) feet above grade.~~

(b) If existing trees are proposed to remain and be used to meet tree requirements a tree survey, prepared by a professional land surveyor, shall be submitted showing all trees to be preserved. Tree size (height or trunk diameter), species and condition of the tree shall be provided on the survey.

(2) Trees and Other Plantings

~~ii.~~(a) Trees and plantings shall be labeled "To Be Removed" or "To Be Saved" on the site plan. If existing plant material is labeled "To Be Saved" on the site plan, protective measures should be implemented, such as the placement of fencing ~~or stakes~~ at the drip line around each tree or planting bed. Protective fencing shall be installed prior to the commencement of any construction activities. No vehicle or other construction equipment or materials shall be parked or stored within the drip line of any tree or other plant material intended to be saved. Refer to Figure _____.

(b) If existing tree(s) and plant material to be saved are not being watered by an irrigation system currently, they are not required to receive irrigation.

~~iii.~~(c) In the event that healthy plant materials which are intended to meet the requirements of the Ordinance are cut down, damaged or destroyed during construction, said plant material shall be replaced with ~~the same species as the damaged or removed tree~~plantings to meet all other requirements. A modified landscape plan shall be submitted to the Township showing the replacement of the damaged or removed ~~tree~~plantings and the proposed replacement to the Zoning Administrator for review and approval. The Zoning Administrator, at his/her discretion, may require Planning Commission review and approval.

C. Greenbelt

i. A greenbelt shall be planted along any public or private road right-of-way within the first thirty (30) feet of the property, see 5.11.2.B.i, General Site Landscaping. Plantings may occur within the right-of-way, private property or a combination of both. If the plantings are not permitted within the first thirty (30) feet of the property, due to conflicts with utilities, sight lines or other right-of-way encumbrances, the Planning Commission may allow the planting elsewhere within the required front yard setback if it finds the intent of the greenbelt is still met. The greenbelt shall meet the following standards:

a. The greenbelt shall be a minimum of twenty (20) feet wide and shall generally run parallel to the public or private right-of-way, excluding regulated wetlands. The greenbelt should be arranged to simulate a natural setting with staggered or clustered plantings, except where a more traditional or formal design is appropriate for the development and surrounding area and will meet the intent of this Section.

b. The greenbelt shall include one (1) canopy tree for every thirty (30) linear feet or portion thereof of lot frontage. For example, eighty (80) feet of frontage shall require three (3) canopy trees. The Planning Commission may approve a substitution of evergreen trees for up to fifty percent (50%) ~~percent~~ of the canopy trees.

c. The greenbelt shall include three (3) small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial forty (40) linear feet or portion thereof of lot frontage. Thereafter, one (1) additional small deciduous ornamental tree or large deciduous or evergreen shrub shall be required for every twenty (20) feet or portion thereof of lot frontage. For example, eighty (80) feet of frontage shall require five (5) ornamental trees or large shrubs.

d. The greenbelt shall be planted with grass, groundcover, shrubbery or other live plant material, other than those areas used as drives, sidewalks or other approved structures and areas where live plant material would not survive.

e. Public rights-of-way located adjacent to required landscaped areas and greenbelts shall be maintained by the owner or occupant of the adjacent property as if the rights-of-way were part of the required landscaped areas or greenbelts. No plantings except grass or ground cover shall be permitted closer than three (3) feet from the edge of the road pavement.

f. The Planning Commission may determine that existing trees which are preserved within the road right-of-way, easement or determined greenbelt area may meet all or part of the requirement based on their location, species, size and integration into the overall landscape plan. Preservation of the trees located within the right-of-way must be confirmed in writing by all agencies having an easement over said right-of-way prior to site plan review.

g. In instances where the greenbelt is adjacent to a parking area, the greenbelt shrubs may be used to provide the required screening as outlined in Section 5.11.2.E. Perimeter Parking Lot Landscaping.

ii. A minimum fifteen (15) foot wide landscape area shall be provided along the length of internal roadways providing shared public access to the site. The landscape area shall be planted with a minimum of one (1) canopy or evergreen tree for every thirty (30) feet or portion thereof. Where an internal roadway abuts a parking area, screening shall be provided per Section 5.11.2.E.ii.

D. Foundation Landscaping

i. Foundation plantings landscaping shall be required to visually break up the mass of buildings ~~and enhance the traffic flow~~ in accordance with the following requirements and as illustrated in Figure 5.11.2.B.i., General Site Landscaping. Foundation landscape areas can be a combination of lawn and plantings.

a. The length of this planting area must equal at least sixty percent (60%) of front and sides of the building length along the front and sides of buildings which face a public or private road, is adjacent to a parking lot or other areas which provide access to the building(s) or adjacent to a developable site or area.

b. ~~Planting-Landscape~~ areas shall be a minimum of eight (8) feet in width ~~when and be located adjacent to the building or ten (10) feet in width when located between the building and a parking area or drive aisle to prevent vehicle encroachment.~~

c. Plantings shall contain a minimum of one (1) deciduous ornamental tree or columnar tree and six (6) ~~medium large~~ shrubs or eight (8) small shrubs for every thirty (30) lineal feet of building length or portion thereof. ~~The Planning Commission may permit a mixture of small and medium size shrubs when the ratio of plantings is consistent with the intent of this Section. Landscape areas shall meet minimum coverage per Section 5.11.2.A.ii.~~

d. ~~Planting areas shall be integral with the pedestrian walkways and parking areas and associated driveways.~~

~~ed.~~ Permanent raised landscape planters which are designed as an integral part of the pedestrian walkway may be used to satisfy the foundation landscape requirement. ~~A minimum of one (1) ornamental tree and eight (8) small shrubs per thirty (30) lineal feet of building frontage or portion thereof is required for raised planters as long as all plant material coverage requirements are met, and planter dimensions provide appropriate growing conditions.~~

~~fe.~~ Where arcades are used across a building's façade, trees may be used in lieu of shrub plantings and satisfy the requirements for foundation plantings. A minimum of one (1) canopy or evergreen tree per thirty (30) lineal feet of building frontage is required.

~~gf.~~ Buildings ~~with a greater mass in length or height that are taller than one story, or building height is twenty (20) feet or greater, or are longer than seventy (70) feet~~ shall be required to increase the massing of the foundation landscaping proportionately through modification in the required number of plants, size of the plants at time of planting and/or a change to a larger tree or shrub species.

E. Parking Lot Landscaping. Off-street parking areas containing ten (10) or more parking spaces shall provide landscaping in accordance with the following requirements and as illustrated in Figure 5.11.2.B.i., General Site Landscaping:

i. Interior Areas. Each separate landscape area within a parking lot shall be adequately planted and maintained and shall be located in such a manner as to divide and breakup the expanse of pavement and define parking areas and circulation paths. The following specific standards apply:

a. ~~Where a row of parking spaces exceed ten (10) parking spaces, a~~ Unless otherwise approved by the Planning Commission, landscaped endcaps shall be installed at each terminus of the row of parking. Endcaps shall also be used to direct vehicles into the drive aisle and further define the designated parking area.

b. ~~Where a parking row contains twenty (20) or more continuous spaces, one landscape island shall be required at or about the midpoint of the row or as determined by the Planning~~

~~Commission as part of the overall design.~~ A landscape island shall be required at intervals, not to exceed fifteen (15) continuous parking spaces.

c. Landscaped areas in parking lots shall be no less than ten (10) feet in any single dimension and no less than one hundred eighty (180) square feet. To improve visibility and maneuvering, the length of the landscaped areas shall be two (2) feet less than the adjacent parking stalls. Landscaped areas in or adjacent to parking lots shall be protected with curbing or other means to prevent encroachment of vehicles.

d. Requirements for plant material shall be based on the location, size, and shape of the parking lot landscaped area. ~~A minimum of one (1) canopy tree shall be planted per one hundred eighty (180) square feet or fraction thereof of interior landscaped endcaps, islands or medians. A minimum of fifty (50) percent of each interior landscaped area shall be covered with a combination of small and medium evergreen and deciduous shrubs. The remaining landscape area may include a combination of groundcover, perennials, annuals and mulch.~~ to achieve the following goals:

(1) Mitigate heat from parking lot pavement:

(a) All parking lot islands shall be planted with canopy trees at a minimum rate of one (1) tree per one hundred eighty (180) square feet or a fraction thereof.

(b) All parking lot islands shall be crowned and covered with lawn or live plant material to meet minimum ground coverage requirements per Section 5.11.2.A.i.

(2) Screening large expanses of parking lot pavement. Islands located on the perimeter of parking areas shall be planted to provide a twenty four (24) to thirty (30) inch in height screen to meet minimum ground coverage requirements per Section 5.11.2.A.i.

Refer to figures 5.11.2.B.i and 5.11.2.E.i for additional clarification.

e. Plantings within parking lots shall comply with the requirements for clear vision set forth in Section 5.1, Clear Vision Area. The landscape plan shall indicate the type, size, and quantity of plant material proposed for such areas.

f. Where the installation of interior parking lot landscaping would impede circulation or prevent routine maintenance, the Planning Commission may approve alternative landscaping ~~along the perimeter of the parking lot.~~

g. The Planning Commission may require evergreen trees where visibility is not an issue and screening or buffering would be beneficial.

ii. Perimeter Areas. For purposes of this ~~S~~section the perimeter area measures fifteen (15) feet in width from the edge of the parking lot or drive aisle measured from the back of curb and the length of the abutting parking aisle. To minimize the conflict between parking lots and public or private roads and neighboring uses, the perimeter of the parking lot shall be screened in accordance with the following standards:

a. Parking lots shall be effectively screened or buffered from the public right of way, ~~or a private road,~~ or internal roadway with one or more of the following landscaping designs:

(1) Landscape berm ~~between a minimum of~~ two (2) ~~and three (3)~~ feet in height and planted with a combination of evergreen and deciduous shrubs to effectively screen vehicles and associated headlights all year long.

(2) Evergreen hedge row a minimum of three (3) feet in height within two (2) years of planting, planted in a row or staggered to create continuous screening. In no case shall an evergreen hedge be less than thirty (30) inches at the time of planting.

(3) A decorative screening wall a minimum of three (3) feet in height located adjacent to the parking lot ~~with a combination of evergreen and deciduous shrubs planted between the parking area and roadway. The Planning Commission may require similar planting materials on the development/building side of the screening wall.~~

(4) The Planning Commission may permit modifications to the screening requirement including the use of ~~metal ornamental~~ fencing or other decorative elements where a greater setback, natural landscaping or topography, or unique site layout would allow for a lesser or modified screening requirement.

b. Perimeter areas not visible from a public road that do not have other screening requirements such as screening between properties, shall be landscaped with a minimum of one (1) canopy tree with four (4) large shrubs or one (1) ~~or~~ evergreen tree for every thirty (30) lineal feet or portion thereof. ~~When canopy trees are used, understory shrubs are required to buffer/screen the parking lot.~~ The Planning Commission may require additional plantings where the proposed intensity of land uses deviate from the existing adjacent land uses or zoning district.

iii. Cart Corrals. Shopping cart corrals provided in parking areas shall be designed as an integral part of a parking lot landscape island(s). The cart corral area shall be a maximum of ten (10) feet in width and ~~up to forty (40) feet in depth (standard island width for back-to-back parking stalls)~~ two (2) feet less in depth than the adjacent parking stalls. The cart corral area shall be flanked on each side by a crowned landscape area a minimum of eight (8) feet in width and extending the full depth of the cart corral, and have a minimum six (6) inch concrete curb to contain the carts between the landscape areas. ~~Raised or depressed pavement may be used at the openings of the cart corral and at the center to contain the carts within.~~ Plantings shall be provided within the landscape areas ~~and shall include canopy trees and medium evergreen or deciduous shrubs~~ sufficient to obscure view of stored carts all year long to a height of three (3) feet. The landscape areas may count towards the interior parking lot landscape requirements. No ~~additional~~ structures shall be permitted for storage of shopping carts in parking areas.

F. Berms. Where berms are used they shall conform to the following standards:

i. General Requirements. Berms used for screening between land uses shall be landscaped in accordance with Section 5.11.2.G, Buffering or Screening Requirements.

Berms used for screening between parking lots and access rights-of-way shall be landscaped in accordance with the Section 5.11.2.E.ii, Perimeter Parking. The height of berms used to screen off-street parking shall be measured from the adjacent parking lot or right-of-way whichever is higher.

Berms shall be integrated into the site's overall landscape design to provide a natural rhythm and flow between all landscape areas and improvements. The Township encourages berms to undulate in height and vary in contours to create a more natural appearance.

ii. Dimensions. Unless otherwise indicated or appropriate, required berms shall be measured from the grade of the parking lot or flat ground adjacent to the berm, and shall be constructed with slopes no steeper than one (1) foot vertical for each ~~four (4)~~ three (3) feet horizontal (~~25 percent slope~~thirty-three percent (33%) slope), with at least a four (4) foot wide flat ~~ter crest area~~ on top. ~~The exterior face of the berm shall be constructed as an earthen slope. The interior face may be constructed as an earthen slope or retained by means of a wall or terrace. A berm shall run the length of the developed site area and shall be a minimum width of twenty (20) feet wide with an average berm height of three (3) feet and a minimum berm height of two (2) feet. When additional screening is required, the Planning Commission may require a minimum berm height of four (4) feet.~~

iii. Protection from Erosion. Any required berm shall be planted with sod lawn, ground cover, or other suitable live plant material to protect it from erosion so that it retains its height and shape. The Planning Commission may allow the use of hardscape material, including masonry landscape blocks, stones, and other natural and decorative materials to retain the shape and height of a berm.

G. Buffering or Screening Requirements

i. Screening between Land Uses. Upon any improvement or change in use for which a site plan is required, a landscape buffer shall be provided to create a visual screen at least eight (8) feet in height along all adjoining boundaries of a non-residential use or a residential use of higher density and an abutting single family residential zoned property. At the discretion of the Planning Commission, modifications to the required screening may be permitted when alternative screening methods, existing site conditions and/or use of the properties would meet the intent of this Section. The overall height of the visual screen may include the combination of landscape berm and plant material and/or decorative screening walls.

a. When using evergreen trees to meet the screening requirements, plantings shall be spaced no more than twelve (12) feet apart measured on center ~~(depending on their planting size)~~ and shall be planted in a minimum of two (2) rows in a staggered or a clustered pattern with varying tree heights to provide for optimal screening and create a natural looking buffer, see Figure 5.11.2.B.i and 5.11.2.G.i.a. When using a staggered pattern, the minimum spacing between rows shall be ~~six (6)~~ ten (10) feet. When using evergreen trees solely to meet screening requirements and to provide an eight (8) foot in height minimum natural looking buffer, evergreen tree heights shall range from a minimum of eight (8) feet to twelve (12) feet in height or taller. Up to sixty percent (60%) of trees can be eight (8) feet in height, thirty

~~percent (30%) shall be at least ten (10) feet in height and the remaining ten percent (10%) shall be twelve (12) feet in height or taller. In no case shall the trees be less than eight (8) feet in height.~~ Additional deciduous plant materials may be used provided that a complete minimum eight (8) feet in height visual barrier is maintained throughout the year.

b. At the discretion of the Planning Commission, a berm ~~greater than five (5) feet in height may be required and/or decorative fencing may be required to supplement the plantings.~~ If a decorative wall or fencing is used, landscaping shall be required on the side(s) of the wall facing the residential or agricultural zoned district, visible to the public from the site or adjacent to a developable property. The Planning Commission may require additional plantings adjacent to the wall and development site.

ii. Screening Parking Lots from Public Roads. Parking lots shall be screened from the public roads in accordance with Section 5.11.2.E Perimeter Parking Lot Landscaping.

iii. Screening of Ground Mounted Equipment. Mechanical equipment, such as utility cabinets, transformers, satellite dish antennae a minimum of thirty (30) inches in height, and similar equipment shall be screened on at least three (3) sides using evergreen plantings. Insofar as practical, said screening shall exceed the vertical height of the equipment being screened by at least six (6) inches within two (2) years of planting. Screening of mechanical equipment may also be provided using decorative fences or walls when landscaping is not permitted due to equipment clearance and easement restrictions.

H. Landscaping Requirements for Detention/ Retention Areas. Detention/retention ponds shall be integrated into the overall design of the property and landscaped to provide a natural setting. The design and construction of the detention/retention systems shall be in accordance with Hartland Township Engineering Design Standards. When the detention/retention area is in the form of a basin, the following requirements shall apply:

i. Basins shall have a natural, free-form shape, following existing natural topography to the greatest extent possible. If the site is generally flat, the basin shall be shaped to emulate a naturally formed depression. The basin should be a natural shape, and not square, rectangle or other geometric shape. Side slopes should be varied and undulating, rather than having a uniform grade.

ii. ~~Basins with side slopes that require fencing are prohibited in front and side yards. When a rear yard basin requires a fence, the fence shall be a decorative style. Chain link fence is prohibited in any circumstance. Side slopes shall not exceed one (1) foot vertical for every five (5) feet horizontal. Side slopes of basins shall not exceed one (1) foot vertical for every four (4) feet horizontal. The Planning Commission shall approve perimeter fencing if deemed necessary.~~

iii. ~~A combination of natural stone and IL~~andscape materials shall be used to ~~replicate the natural environment and~~ integrate the area with the overall landscape design. Where a basin is designed to have permanent water, a fountain or other water feature may be used.

~~iv. A mixture of landscape materials, including evergreen and canopy/ deciduous trees, shrubs and other substantial plant material shall be planted in a random pattern or groupings. At a minimum one (1) canopy or evergreen tree and ten (10) medium deciduous or evergreen shrubs or six (6) large deciduous or evergreen shrubs or ornamental deciduous trees shall be planted for every fifty (50) linear feet of pond perimeter as measured along the top of the bank elevation. Plantings shall be integrated into the overall site design and may be surrounding and within the basin(s). At a minimum, one (1) canopy tree or evergreen tree shall be planted for every fifty (50) lineal feet of basin perimeter as measured along the top of the bank elevation. The required trees shall be planted in a random pattern or in groupings.~~

v. Basins shall be planted with seed mix or other plantings appropriate to site conditions. All areas to meet vegetation coverage per Section 2.A.ii.

vi. If the detention/retention area is located within the greenbelt, the overall number of plantings required for the greenbelt and detention/retention area may be reduced, at the discretion of the Planning Commission. Refer to Figure 5.11.2.H.1.

vii. Where appropriate, the stormwater collection system may include bioswales, rain gardens and other features that allow run-off water to flow through vegetation prior to entering the stormwater management system. Oil and sediment filters, and other best management practices to control the quality of water entering the system are encouraged. If such systems are employed for the stormwater collection system, landscaping requirements around the detention/retention area may be modified at the discretion of the Planning Commission.

3. Standards for Landscape Materials

Unless otherwise specified, all landscape materials shall comply with the following standards:

A. Plant Quality. Plant materials used in compliance with the provisions of this Ordinance shall be nursery grown, free of pests and diseases, hardy in southeastern Michigan, in conformance with the standards of the American Association of Nurserymen, and shall have passed inspections required under state regulations. Plants shall be No. 1 grade with straight unscarred trunk and well developed uniform crown (park grade trees will not be accepted). Plant materials installed in locations in close proximity to areas exhibiting environmental impacts (for example, exhaust fumes, salt runoff) commonly associated with motorized vehicles shall be hardy under such conditions.

B. Non-Living Plant Material. Plastic and other non living plant materials shall not be considered acceptable to meet the landscaping requirements of this Section.

C. Plant Material Specifications

i. Landscaping shall be varied to enhance design creativity and minimize possible landscape loss caused by specie specific disease. Variations to the species shall continue to provide unity in the overall site design. Tree species shall be required to meet the level of diversity noted in the table that follows.

ii. The use of native plant materials to the area and Southeast Michigan and mixture of trees from the same species association is encouraged. Following is a list of suggested plant materials by category:

iii. Use of plant materials that cause disruption to storm drainage or that are susceptible to pests or disease are not encouraged. The following plant materials exhibit such characteristics, and therefore their use is not encouraged in the Township:

- a. Ashes
- b. Elm (American and Siberian)
- c. Box Elder
- d. Tree of Heaven
- e. European Barberry
- f. Northern Catalpa
- g. Poplar
- h. Willow
- i. Maple (Amur, Norway & Silver)
- j. Ginkgo (Female)
- k. Goldenraintree
- l. Black Locust
- m. Honey Locust (with thorns)
- n. Horse Chestnut (Nut Bearing)
- o. Cottonwood
- p. Mulberry
- q. Amur Cork Tree

iv. The following specifications shall apply to all plant material proposed in accordance with the landscaping requirements of this Ordinance:

a. Canopy Trees. Deciduous canopy trees shall be a minimum of three (3) inches in caliper measured six (6) inches above grade with the first branch a minimum of four (4) feet above grade when planted and not to exceed seven (7) feet above grade when screening is desired.

~~b. Other Deciduous and Columnar Trees. These may be included as part of the overall landscape site design but are generally not considered. At time of planting, the tree height shall be a minimum of twelve (12) feet in height.~~

~~c.~~ b. Small Deciduous Ornamental Trees and Large Shrubs. Small deciduous ornamental trees/ shrubs shall be a minimum of two (2) inches in caliper measured six (6) inches above grade ~~with a minimum height of four (4) feet above grade when planted~~ or six (6) feet in height ~~from for~~ clump varieties.

~~d.~~ c. Evergreen Trees. Evergreen trees shall be a minimum of eight (8) feet in height when planted, except as otherwise specified in this ~~O~~rdinance. Furthermore, evergreen trees used for screening shall have a minimum spread of five (5) feet at time of planting. Columnar evergreen trees may be included as part of the overall landscape site design.

~~ed. Deciduous and Evergreen Large~~ Shrubs. Large shrubs shall be a minimum of thirty (30) inches in height and twenty-four (24) inches in spread when planted when used to screen or buffer, unless otherwise specified in this Ordinance.

~~fe. Deciduous and Evergreen Small~~ Shrubs. Small ~~deciduous and evergreen~~ shrubs shall be a minimum of eighteen (18) inches in height when planted and shall not be used for screening purposes. Low growing shrubs shall have a minimum spread of twenty-four (24) inches when planted.

~~gf. Ground Cover. Ground cover used in lieu of turf grasses in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage after one (1) complete growing season meet coverage requirements per Section 5.11.2.A.ii.~~

~~hg. Perennials/Annuals/Ornamental Grass. Perennials/Annuals/ Ornamental Grass are to be used as accent plantings in addition to the required trees and shrubs.~~

~~ih. Grass. Grass area shall be planted using species normally grown as permanent lawns in southeast Michigan. Grass, sod, and seed shall be clean and free of weeds, pests, and diseases. Grass may be sodded, plugged, sprigged or seeded. When grass is to be established by a method other than complete sodding or seeding, nurse grass seed shall be sown for immediate effect and protection until complete coverage is otherwise achieved. Straw or other mulch shall be used to protect newly seeded areas.~~

~~ji. Mulch. Planting beds shall present a finished appearance with shredded hardwood bark mulch or similar natural material at a minimum depth of three (3) inches. Mulch used around trees, and shrubs, and vines shall be a maximum of four (4) three (3) inches in depth deep and shall be pulled three (3) inches away from the trunk. Mulch shall be contained within its respective planting areas through the installation of edging material or curbing two (2) inches in depth around perennials, groundcover and ornamental grasses. Rock, stone, or gravel is not allowed as mulch in planting beds but could be used for a narrow maintenance strip along a building foundation, with the maintenance strip a maximum of two (2) feet in width.~~

4. Installation, Irrigation and Maintenance. The following standards shall be observed where installation and maintenance of landscape materials are required:

A. Minimum Standards

i. Time of planting. Landscaping shall be installed in a sound, workmanlike manner to ensure the continued growth of healthy plant material. Trees, shrubs, and planting beds shall be generously mulched at the time of planting.

ii. Irrigation. All landscaped areas shall be provided with an irrigation system in accordance with Section 5.11.2.A.viii, Irrigation.

iii. Support Material Removal. Where required, tree stakes, guy wires and tree wraps are to be removed after one year.

B. Off-Season Planting Requirements. If development is completed during the off season when plants cannot be installed, the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season, in accordance with Section 6.4, Performance Guarantees.

C. Phased Projects. Projects that are developed in phases may construct and install landscaping to coordinate with the development schedule. A phasing landscape plan shall be submitted at time of site plan review. Prior to beginning the initial or any subsequent phase, all screening required along the property boundaries adjacent to residentially zoned or used property shall be installed. Where screening material would be destroyed during construction, interim planting materials may be required.

D. Maintenance. Landscaping required by this Ordinance shall be maintained in a healthy, neat, and orderly appearance, free from refuse, debris and weeds. All unhealthy and dead plant material shall be replaced immediately, unless the season is not appropriate for planting, in which case such plant material shall be replaced at the beginning of the next planting season. The developer or owner(s) shall insure perpetual and mandatory maintenance and/or replacement of vegetative plantings pursuant to the approved landscape plan.

E. All constructed or manufactured landscape elements, such as but not limited to benches, retaining walls, edging, and so forth, shall be maintained in good condition and neat appearance. Elements approved as part of Site Plan approval shall, when necessary, be replaced pursuant to the approved plan.

[TEXT MOVED TO SEC 5.11.2.B.iii]

65. Specific Landscaping Requirements

A. Requirements for LC, Limited Commercial and STR, Settlement Residential Districts. Because of the typical small lot size and compact character of the settlements in which these two zoning districts are located, site landscaping requirements shall be as follows for non-residential uses:

i. General Site Landscaping. All developed portions of the site shall conform to Section 5.11.2, General Requirements.

ii. Landscaping Adjacent to Road. Street trees shall be provided and maintained ~~where feasible at one (1) tree per thirty-five (35) feet of frontage. Street trees shall be located in four (4) foot minimum width lawn strip between the road and sidewalk. When this is not feasible, trees shall be planted no further than fifteen (15) feet from the edge of pavement or back of curb unless otherwise approved by the Planning Commission.~~ Landscaping shall be consistent with the streetscape design as provided by the Township, if applicable.

iii. Screening. Upon any improvement or change in use for which a site plan is required, a landscape buffer shall be provided to create a visual screen at least eight (8) feet in height along all adjoining boundaries of a nonresidential use or a residential use of higher density

than an abutting single family residential zoned property. At the discretion of the Planning Commission, modification for screening may be allowed pursuant to Section 5.11.7, Modification to Landscape Requirements.

iv. Utility Clearance. See Section 5.11.2.A.vi.

B. Requirements for Single Family Residential Districts. Single Family Residential properties are encouraged to plant and maintain landscaping which provides a good street side appearance, is a mixture of deciduous and evergreen plantings and is in-keeping with the character of the surrounding area. The following requirements are required for all single family detached residential properties and is in addition to the requirements for residential developments that are approved through the Site Plan Review process.

i. General Site Landscaping. All unpaved portions of the front yard shall be planted with grass, ground cover, shrubbery, or other suitable live plant and landscape bed material, which shall extend to any abutting street pavement edge.

ii. Maintenance of Unobstructed Visibility. No landscaping shall be established or maintained on any parcel that will obstruct the view of drivers. Accordingly, all landscaping shall comply with the provisions set forth in Section 5.1, Clear Vision Area.

iii. Utility Clearance. See Section 5.11.2.A.vi.

C. Subdivision Planting Requirements. In single family platted subdivisions, residential site condominiums or non-residential subdivisions (example: interior streets in industrial subdivisions) street trees, medium or large canopy deciduous trees, shall be planted in front of each lot as follows: one (1) tree shall be planted for every thirty-five (35) feet of frontage between the sidewalk and curb. The width of the area between the sidewalk and back of curb shall be a minimum of four (4) feet.

~~76~~. Modifications to Landscape Requirements. In consideration of the overall design and impact of a specific landscape plan, and in consideration of the amount of existing plant material to be retained on the site, the Planning Commission may modify the specific requirements outlined herein, provided that any such adjustment is in keeping with the intent of this Ordinance. In determining whether a modification is appropriate, the Planning Commission shall consider whether the following conditions exist:

A. Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design.

B. Parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect.

C. The public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of this Ordinance.

Section 3. Amendment of Section 5.26.8.M.ii.b. of Township Zoning Ordinance.

~~b. All monument signs shall include adequate landscaping in size and quantity of plant material around the base of the sign so as to create a unified and aesthetic appearance with the structure or development in which the sign is promoting.~~

Section 4. 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 5. 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 6: Effective Date. This Ordinance shall become effective immediately following publication.

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Robert M. West, Township Manager

Subject: Safer Roads Plan Millage Review

Date: May 11, 2023

Recommended Action

No formal action recommended at this time.

Discussion

Manager West will review the current Safer Roads Plan Millage and present the proposed 2024 draft millage renewal plan for Township Board feedback and consideration.

Attachments

Existing Safer Roads Plan Millage Summary

Proposed Draft 2024 Millage Renewal Plan



Hartland Township Safer Roads Plan Road Millage Summary - 2023

PAVED ROADS	Original Estimate	Actual Expense
Hartland Road, Crouse to Cook Road	\$ 437,500.00	\$ 103,491.08
Fenton Road, M-59 to Hibner Road	\$ 650,000.00	\$ 451,565.50
Bullard Road, 1790' N. of M-59 to Dunham Road	\$ 437,500.00	\$ 220,827.67
Bergin Road, Rolling Hills to Old 23	\$ 481,250.00	\$ 283,404.67
Fenton Road, Hibner to Holtforth Road	\$ 962,500.00	\$ 451,565.50
Clyde Road, Cullen to Hartland Road	\$ 125,000.00	\$ 99,225.86
Hibner Road, Hartland to Bullard Road	\$ 337,500.00	\$ 265,345.48
Read Road, Bullard to Fenton Road	\$ 512,500.00	\$ 244,775.56
<i>Parshallville Road,</i>		<i>\$ 30,499.33</i>
<i>Cundy Road, M-59 to Hartland Glen Drive</i>		<i>\$ 275,000.00</i>
<i>Maxfield Road, Cundy Road south to gravel</i>		<i>\$ 330,000.00</i>
<i>Old US-23, Brighton TWP to M-59</i>		<i>\$ 1,304,000.00</i>
TOTAL PAVED ROAD EXPENSES	\$	4,059,700.65
GRAVEL ROADS	Original Estimate	Actual Expense
Pleasant Valley, Lone Tree to Commerce Road	\$ 456,480.00	\$ 238,884.86
Dunham Road, Clark to Fenton Road	\$ 657,920.00	\$ 323,543.36
Clyde Road, Hartland to Fenton Road	\$ 805,600.00	\$ 592,595.24
Dunham Road bridge improvements	\$ 85,000.00	LCRC Funded
Blaine Road, Maxfield Road to end of pavement	\$ 146,250.00	\$ 158,708.39
<i>Hacker Road, M-59 north to church entrance</i>		<i>\$ 27,000.00</i>
<i>Maxfield Road, end of pavement south to Commerce Road</i>		<i>\$ 108,000.00</i>
<i>Parshallville Road,</i>		<i>\$ 35,499.33</i>
<i>Commerce Road, Pleasant Valley Road to Maxfield Road</i>		<i>\$ 40,000.00</i>
<i>Brophy Road, Hacker Road east to Cullen Road</i>		<i>\$ 98,000.00</i>
<i>Crouse Road, Cullen Road east to end of Pavement</i>		<i>\$ 168,411.71</i>
<i>Cullen Road, North of M-59 to Clyde Road</i>		<i>\$ 232,000.00</i>
TOTAL GRAVEL ROAD EXPENSES	\$	2,022,642.89
NEW PAVED ROAD	Original Estimate	Actual Expense
Hacker Road, M-59 to Golf Club	\$ 1,500,000.00	\$ 2,084,932.05
PREVENTATIVE MAINTENANCE AS NEEDED	Original Estimate	Actual Expense
Filling potholes, crack sealing, etc.	\$ 495,000.00	\$ 23,714.50
Fourth chloride application to roads for ten years	\$ 210,000.00	\$ 62,903.09
Road grading and drainage improvements (Village Drain Project)	\$ 200,000.00	\$ 467,481.63
ESTIMATED TOTAL PREVENTATIVE MAINTENANCE COSTS:	\$ 905,000.00	\$ 138,005.74
PROJECT DESIGN AND ENGINEERING (Bergin Paving and Pleasant Valley Paving)	\$ 500,000.00	\$ 33,341.33
TOTAL COST:	\$ 9,000,000.00	\$ 8,892,721.88



Hartland Township Road Projects

Disclaimer: The following list is a planning document and projects/ budgets identified are subject to change due to funding, budget, and other unforeseen infrastructure issues. Project estimates are for planning purposes only and are approximate

Road Name	From	To	Project Type	Miles	Treatment	Estimated Project Cost	Fed/ State Funding	TWP Funding	LCRC Funding
2022									
Maxfield Rd	End of Pavt	Cundy Rd	PPP	1.15	Heavy rehab	\$ 460,000		\$ 460,000	\$ -
Cundy Rd	Norway Dr	Hartland Glen Dr	Twp	0.86	Heavy rehab	\$ 200,000		\$ 200,000	\$ -
Bullard Rd	M-59	Country Side Dr	PPP	0.33	Light PM	\$ 2,000		\$ -	\$ 2,000
				2.34		\$ 662,000	\$ -	\$ 660,000	\$ 2,000
2023									
Old US 23	Twp Line	M-59	MDOT L.A.P.	2.10	Reconstruction and Widening	\$ 5,000,000	\$ 1,989,539	\$ 1,100,000	\$ 1,910,461
Clyde Rd	Twp Line	Cullen Rd	PPP	0.99	Heavy rehab	\$ 408,000		\$ 204,000	\$ 204,000
Hartland Rd	Crouse Rd	Cook Rd	PPP	0.77	Light PM	\$ 6,000		\$ -	\$ 6,000
				3.86		\$ 5,414,000	\$ 1,989,539	\$ 1,304,000	\$ 2,120,461
2024									
Pleasant Valley Rd	Commerce Rd	M-59	LCRC Bid	2.13	Paving existing Gravel Road	\$ 5,000,000		\$ 2,500,000	\$ 2,500,000
Old US 23	M-59	Crouse Rd	PPP	1.54	Heavy Rehab w/ 3' HMA Shldr	\$ 923,000		\$ 461,500	\$ 461,500
Blaine Rd	End of Pavt	M-59	PPP	2.01	Heavy rehab	\$ 853,000		\$ 853,000	\$ -
Read Rd	Bullard Rd	Fenton Rd	PPP	1.16	Light PM	\$ 9,000		\$ -	\$ 9,000
Hacker Rd	Golf Club Rd	M-59	PPP	2.21	Light PM	\$ 16,000		\$ 9,000	\$ 7,000
Bergin Rd	Rolling Hills	Old US 23	PPP	1.13	Light PM	\$ 8,000		\$ -	\$ 8,000
				10.18		\$ 6,809,000	\$ -	\$ 3,823,500	\$ 2,985,500
2025									
Bergin Rd	Hacker Rd	Rolling Hills Dr	LCRC Bid	1.25	Paving existing Gravel Road	\$ 3,500,000		\$ 2,000,000	\$ 1,500,000
Hibner Rd	Hartland Rd	Bullard Rd	PPP	2.01	Light Rehab	\$ 471,000		\$ 235,500	\$ 235,500
**Various Roads as needed			PPP	2.00	Light PM	\$ 15,000		\$ -	\$ 15,000
				5.26		\$ 3,986,000	\$ -	\$ 2,235,500	\$ 1,750,500
2026									
Hartland Rd	M-59	Crouse Rd	PPP	1.52	Heavy rehab	\$ 853,000		\$ 426,500	\$ 426,500
Bullard Rd	M-59	Dunham Rd	PPP	1.16	Heavy PM	\$ 65,000		\$ 32,500	\$ 32,500
**Various Roads as needed			PPP	2.00	Light PM	\$ 16,000		\$ -	\$ 16,000
				4.69		\$ 934,000	\$ -	\$ 459,000	\$ 475,000
2027									
Clyde Rd	Cullen Rd	US 23	PPP	0.92	Heavy rehab	\$ 425,000		\$ 212,500	\$ 212,500
Clyde Rd	US 23	End of Pavt	PPP	0.73	Light Rehab	\$ 180,000		\$ 90,000	\$ 90,000
**Various Roads as needed			PPP	2.00	Light PM	\$ 16,000		\$ -	\$ 16,000
				3.65		\$ 621,000	\$ -	\$ 302,500	\$ 318,500
2028									
Fenton Rd	Highland Rd	Twp Line	PPP	4.13	Light Rehab	\$ 1,048,000		\$ 628,800	\$ 419,200
Read Rd	Bullard Rd	Fenton Rd	PPP	1.16	Heavy PM	\$ 69,000		\$ 34,500	\$ 34,500
**Various Roads as needed			PPP	2.00	Light PM	\$ 17,000		\$ -	\$ 17,000
				7.29		\$ 1,134,000	\$ -	\$ 663,300	\$ 470,700
2029									
Clark Rd	M-59	Dunham Rd	PPP	0.89	Heavy rehab	\$ 431,000		\$ 215,500	\$ 215,500
Dunham Rd	Hartland Rd	End of Pavt	PPP	0.96	Heavy rehab	\$ 465,000		\$ 232,500	\$ 232,500
**Various Roads as needed			PPP	2.00	Light PM	\$ 17,000		\$ -	\$ 17,000
				3.85		\$ 913,000	\$ -	\$ 448,000	\$ 465,000
2030									
Hacker Rd	Golf Club Rd	M-59	PPP	2.21	Light Rehab	\$ 589,000		\$ 294,500	\$ 294,500
Hartland Rd	Crouse Rd	Cook Rd	PPP	0.77	Light Rehab	\$ 205,000		\$ 102,500	\$ 102,500
**Various Roads as needed			PPP	2.00	Light PM	\$ 17,000		\$ -	\$ 17,000
				4.98		\$ 811,000	\$ -	\$ 397,000	\$ 414,000
2031									
Bergin Rd	Rolling Hills	Old US 23	PPP	1.13	Light Rehab	\$ 309,000		\$ 154,500	\$ 154,500
**Various Roads as needed			PPP	2.00	Light PM	\$ 18,000		\$ -	\$ 18,000
				3.13		\$ 327,000	\$ -	\$ 154,500	\$ 172,500
2032									
Tipsico Lake Rd	M-59	End of Pavt	PPP	1.79	Heavy rehab	\$ 931,000		\$ 558,600	\$ 372,400
Dunham Rd	End of Pavt	Parkway Pl	PPP	0.18	Heavy rehab	\$ 95,000		\$ 47,500	\$ 47,500
**Various Roads as needed			PPP	2.00	Light PM	\$ 18,000		\$ -	\$ 18,000
				3.97		\$ 1,044,000	\$ -	\$ 606,100	\$ 437,900
2033									
Commerce Rd	Pleasant Valley	Twp Line	PPP	1.28	Heavy rehab	\$ 681,000		\$ 340,500	\$ 340,500
**Various Roads as needed			PPP	2.00	Light PM	\$ 19,000		\$ -	\$ 19,000
				3.28		\$ 700,000	\$ -	\$ 340,500	\$ 359,500

LCRC PPP Funds
Paved:

2022	\$ 2,000
2023	\$ 210,000
2024	\$ 2,985,500
2025	\$ 1,750,500
2026	\$ 475,000
2027	\$ 318,500
2028	\$ 470,700
2029	\$ 465,000
2030	\$ 414,000
2031	\$ 172,500
2032	\$ 437,900
2033	\$ 359,500

\$ 7,849,100
45%

Township Millage Funds
Paved:

2022	\$ 660,000
2023	\$ 1,304,000
2024	\$ 3,823,500
2025	\$ 2,235,500
2026	\$ 459,000
2027	\$ 302,500
2028	\$ 663,300
2029	\$ 448,000
2030	\$ 397,000
2031	\$ 154,500
2032	\$ 606,100
2033	\$ 340,500

\$ 9,429,900
55%

Funded from existing Road Millage

2024-34 Paved Roads Total \$ 17,279,000

Gravel Roads

Road Name	From	To	Project Type	TWP Cost(covers cost of material)*LCRC covers all costs for placement, tree removal, and drainage improvements	Preferred Treatment Year
Maxfield Rd	Commerce	End of Pavt	4" Limestone Cap	\$ 56,000.00	2023
Dunham Rd	Bridge	Fenton Rd	4" Limestone Cap	\$ 93,000.00	2022
Crouse Rd	Cullen	End of Pavt	4" Gravel Cap	\$ 39,000.00	2025
Blaine Rd	Maxfield	End of Pavt	4" Limestone Cap	\$ 21,000.00	2025
Clyde Rd	End of Pavt	Fenton Rd	4" Gravel Cap	\$ 38,000.00	2026

\$ 247,000.00

Total TWP Mil \$9,676,900