



## Board of Trustees

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

Brett Lubeski, Trustee  
Summer L. McMullen, Trustee  
Denise M. O'Connell, Trustee  
Joseph M. Petrucci, Trustee

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### Board of Trustees Regular Meeting Agenda Hartland Township Hall Tuesday, September 16, 2025 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. 09-02-25 Hartland Township Board Special Meeting Minutes
    - d. 09-02-25 Hartland Township Board Regular Meeting Minutes
    - e. Gen-X – Hartland High School Fireworks Permit Application
  7. Pending & New Business
    - a. Hartland Township Board of Review Appointment
    - b. Site Plan Application SP/PD #25-014 – Urban Air Planned Development Final Plan
    - c. Station 62 Old 23 Approach Replacement
  8. Board Reports
- [BRIEF RECESS]
9. Information / Discussion
    - a. Manager's Report
  10. Adjournment

## **Hartland Township Board of Trustees Meeting Agenda Memorandum**

**Submitted By:** Susan Case, Finance Clerk

**Subject:** Approve Payment of Bills

**Date:** September 9, 2025

### **Recommended Action**

Move to approve the bills as presented for payment.

### **Discussion**

Bills presented total \$88,903.41. The bills are available in the Finance office for review.

Notable invoices include:

\$14,239.84 – Hartland Township Water O&M – (August 2025 out of dept costs for labor/equipment)

\$65,196.25 – Livingston County Sheriff – (July – Sept 2025 law enforcement services)

### **Financial Impact**

Is a Budget Amendment Required? ☐ Yes ☒ No

All expenses are covered under the amended FY26 budget.

### **Attachments**

Bills for 09.16.2025

09/10/2025 11:02 AM  
User: SUSANC  
DB: Hartland

INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP  
EXP CHECK RUN DATES 09/16/2025 - 09/16/2025  
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		
ALLSTAR	ALLSTAR ALARM LLC	09/01/2025	431958	FOA	10/1/25 - 12/31/25 = HERO TEEN CENTE	
53142	8345 MAIN STREET	09/16/2025		N		150.00
09/01/2025	WHITMORE LAKE MI, 48189	/ /	0.0000	N		0.00
		09/16/2025		Y		150.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	150.00

VENDOR TOTAL: 150.00

APPLIED	APPLIED INNOVATION	08/29/2025	2915668	FOA	7/23/25 - 8/22/25 RICOH/MP6055SP	
53130	7718 SOLUTION CENTER	09/16/2025		N		2.23
08/29/2025	CHICAGO IL, 60677-7007	/ /	0.0000	N		0.00
		09/16/2025		N		2.23

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-172-930.000	REPAIRS & MAINTENANCE	2.23

VENDOR TOTAL: 2.23

CINTAS	CINTAS CORPORATION	09/02/2025	4241887298	FOA	MATS	
53135	P.O. BOX 630910	09/16/2025		N		48.11
09/02/2025	CINCINNATI OH, 45263	/ /	0.0000	N		0.00
		09/16/2025		N		48.11

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	48.11

CINTAS	CINTAS CORPORATION	08/31/2025	9336019662	FOA	EYEWASH SERVICE	
53140	P.O. BOX 630910	09/16/2025		N		99.18
08/31/2025	CINCINNATI OH, 45263	/ /	0.0000	N		0.00
		09/16/2025		N		99.18

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-801.000	CONTRACTED SERVICES	99.18

VENDOR TOTAL: 147.29

DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	09/05/2025	200702	FOA	SEPT 2025 - PARKS TRASH	
53156	PO BOX 241	09/16/2025		N		300.00
09/05/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		09/16/2025		Y		300.00

Open

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

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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		

VENDOR TOTAL: 300.00

0070	DTE ENERGY	08/31/2025	1018187601-08/20	FOA	AUGUST 2025 - SETTLERS PARK PAVILION	
53160	P.O BOX 740786	09/16/2025		N		42.03
	CINCINNATI					
08/31/2025	OH, 45274-0786	/ /	0.0000	N		0.00
		09/16/2025		N		42.03

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-920.002	UTILITIES - ELECTRIC	42.03

0070	DTE ENERGY	08/31/2025	1033132801-08/20	FOA	AUGUST 2025 - VETERANS MEMORIAL	
53159	P.O BOX 740786	09/16/2025		N		7.67
	CINCINNATI					
08/31/2025	OH, 45274-0786	/ /	0.0000	N		0.00
		09/16/2025		N		7.67

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-920.002	UTILITIES - ELECTRIC	7.67

0070	DTE ENERGY	08/31/2025	200076032706	FOA	AUGUST 2025 - FIDDLERS GROVE, WALNUT	
53155	P.O BOX 740786	09/16/2025		N		1,757.88
	CINCINNATI					
08/31/2025	OH, 45274-0786	/ /	0.0000	N		0.00
		09/16/2025		N		1,757.88

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-000-282.001	MILLPOINTE STREETLIGHTS DEPOSIT	285.68
101-000-282.002	FIDDLAR GROVE STREETLIGHT DEPOSIT	23.23
101-000-282.003	WALNUT RIDGE STREETLIGHTS DEPOSIT	25.40
101-448-921.000	STREET LIGHTS	1,423.57
		1,757.88

0070	DTE ENERGY	08/31/2025	294850801-08/20	FOA	AUGUST 2025 - PRV	
53158	P.O BOX 740786	09/16/2025		N		21.08
	CINCINNATI					
08/31/2025	OH, 45274-0786	/ /	0.0000	N		0.00
		09/16/2025		N		21.08

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-920.002	UTILITIES - ELECTRIC	21.08

VENDOR TOTAL: 1,828.66



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

ELECTROCYC	ELECTROCYCLE, INC.	09/02/2025	68016	FOA	ONSITE DOCUMENT DESTRUCTION	
53152	23953 RESEARCH DR	09/16/2025		N		42.00
09/02/2025	FARMINGTON HILLS MI, 48335	/ /	0.0000	N		0.00
		09/16/2025		N		42.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-172-801.000	CONTRACTED SERVICES	42.00

VENDOR TOTAL: 42.00

FENTONMEMO	FENTON MEMORIALS & VAULTS, INC.	08/22/2025	14377	FOA	BEVEL MARKER WITH TOP ENGRAVING	
53128	3236 OWEN RD	09/16/2025		N		3,800.00
08/22/2025	FENTON MI, 48430	/ /	0.0000	N		0.00
		09/16/2025		N		3,800.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
401-751-970.009	SETTLERS PARK	3,800.00

VENDOR TOTAL: 3,800.00

0001	HARTLAND TOWNSHIP GENERAL FUND	09/02/2025	090225	FOA	AUGUST 2025 - DOG LICENSE PMTS	
53134		09/16/2025		N		4.50
09/02/2025	,	/ /	0.0000	N		0.00
		09/16/2025		N		4.50

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.250	DOG LICENSES ESCROW	4.50

VENDOR TOTAL: 4.50

WATERO&M	HARTLAND TOWNSHIP WATER O & M	08/31/2025	AUG 2025	FOA	OUT OF DEPT COSTS - EQUIPMENT	
53145	2655 CLARK RD	09/16/2025		N		1,288.51
08/31/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		09/16/2025		N		1,288.51

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-801.010	CONTRACT EQUIPMENT - WATER SYS	484.27
101-265-801.010	CONTRACT EQUIPMENT - WATER SYS	622.11
101-567-801.010	CONTRACT EQUIPMENT - WATER SYS	139.11
206-000-801.010	CONTRACT EQUIPMENT - WATER SYS	43.02

1,288.51

WATERO&M	HARTLAND TOWNSHIP WATER O & M	08/31/2025	AUGUST 2025	FOA	OUT OF DEPT COSTS	
53144	2655 CLARK RD	09/16/2025		N		12,951.33
08/31/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		09/16/2025		N		12,951.33

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

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-801.009	CONTRACT SERVICES - WATER SYSTEM	5,163.50
101-265-801.009	CONTRACT SERVICES - WATER SYSTEM	6,591.32
101-567-801.009	CONTRACT SERVICES - WATER SYSTEM	933.95
206-000-801.009	CONTRACT SERVICES - WATER SYSTEM	262.56
		<u>12,951.33</u>

VENDOR TOTAL: 14,239.84

0015	LIVINGSTON COUNTY SHERIFF	09/01/2025	3RD QTR 2025	FOA	LAW ENFORCEMENT SERVICES JULY - SEPT	
51893	150 S HIGHLANDER WAY	09/16/2025		N		65,196.25
09/01/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		09/16/2025		N		65,196.25

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-302-801.000	CONTRACTED SERVICES	65,196.25

VENDOR TOTAL: 65,196.25

0220	LIVINGSTON COUNTY TREASURER	09/02/2025	090225	FOA	AUGUST 2025 - DOG LICENSE PMTS	
53133	200 E. GRAND RIVER	09/16/2025		N		55.50
09/02/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		09/16/2025		N		55.50

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.250	DOG LICENSES ESCROW	55.50

VENDOR TOTAL: 55.50

1180	PETER'S TRUE VALUE HARDWARE	09/03/2025	K79024	FOA	SHOP TOWELS, ENAMEL, HAND SANITIZER	
53143	3455 W. HIGHLAND ROAD	09/16/2025		N		37.77
09/03/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		09/16/2025		N		37.77

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	37.77

1180	PETER'S TRUE VALUE HARDWARE	09/03/2025	K79037	FOA	DECK SCREWS FOR VETERANS MEMORIAL	
53147	3455 W. HIGHLAND ROAD	09/16/2025		N		11.79
09/03/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		09/16/2025		N		11.79

Open

GL NUMBER	DESCRIPTION	AMOUNT
401-751-970.009	SETTLERS PARK	11.79

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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: 49.56

RESERVE	PITNEY BOWES BANK INC RESERVE ACCT	08/31/2025	AUGUST 2025	FOA	ACCOUNT #24969628	
53146	P.O. BOX 981023	09/16/2025		N		453.33
08/31/2025	BOSTON MA, 02298-1023	/ /	0.0000	N		0.00
		09/16/2025		N		453.33

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-172-727.000	SUPPLIES & POSTAGE	52.54
101-209-727.000	SUPPLIES & POSTAGE	31.14
101-215-727.000	SUPPLIES & POSTAGE	155.48
101-191-727.000	SUPPLIES & POSTAGE	167.26
101-400-727.000	SUPPLIES & POSTAGE	2.96
101-253-727.000	SUPPLIES & POSTAGE	1.77
101-253-811.100	TAX COLLECTION	19.24
536-000-727.000	SUPPLIES/POSTAGE	6.29
590-000-727.000	SUPPLIES & POSTAGE	6.29
101-722-727.000	SUPPLIES & POSTAGE	10.36
		453.33

VENDOR TOTAL: 453.33

SANMARINO	SAN MARINO EXCAVATING, INC.	08/21/2025	161087	FOA	DUMPSTER RENTAL	
53127	5550 MITCHEL WAY	09/16/2025		N		645.00
08/21/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		09/16/2025		N		645.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-801.000	CONTRACTED SERVICES	645.00

SANMARINO	SAN MARINO EXCAVATING, INC.	09/03/2025	161224	FOA	WATER TOWER DUMPSTER RENTAL	
53189	5550 MITCHEL WAY	09/16/2025		N		415.00
09/03/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		09/16/2025		N		415.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-801.000	CONTRACTED SERVICES	415.00

VENDOR TOTAL: 1,060.00

SPALDING	SPALDING DEDECKER	08/15/2025	104706	FOA	JOELA LANE THRU 7/27/25	
53069	905 SOUTH BLVD EAST	09/16/2025		N		650.00
08/15/2025	ROCHESTER HILLS MI, 48307	/ /	0.0000	N		0.00
		09/16/2025		N		650.00

Open

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

GL NUMBER	DESCRIPTION	AMOUNT
101-400-801.100	PROFESSIONAL REVIEW COSTS	650.00

VENDOR TOTAL: 650.00

STAPLES	STAPLES	08/30/2025	6041051779	FOA	MISC SUPPLIES	
53131	PO BOX 660409	09/16/2025		N		134.68
08/30/2025	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		09/16/2025		N		134.68

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	82.15
101-172-727.000	SUPPLIES & POSTAGE	52.53

134.68

STAPLES	STAPLES	09/06/2025	6041925075	FOA	EASEL BOARDS FOR LOU BENDER WORKSHOP	
53157	PO BOX 660409	09/16/2025		N		78.46
09/06/2025	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		09/16/2025		N		78.46

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	15.05
101-101-727.000	SUPPLIES & POSTAGE	63.41

78.46

VENDOR TOTAL: 213.14

VC3, INC.	VC3, INC.	09/05/2025	218360	FOA	SEPT 2025 - MICROSOFT OFFICE 365	
53153	C/O PNC BANK	09/16/2025		N		551.46
	P.O. BOX 746804					
09/05/2025	ATLANTA GA, 30374-6804	/ /	0.0000	N		0.00
		09/16/2025		N		551.46

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-946.000	PEG SERVER & SOFTWARE RENTAL	551.46

VC3, INC.	VC3, INC.	09/04/2025	3563961	FOA	TECH BAG SALE	
53154	C/O PNC BANK	09/16/2025		N		159.65
	P.O. BOX 746804					
09/04/2025	ATLANTA GA, 30374-6804	/ /	0.0000	N		0.00
		09/16/2025		N		159.65

Open

GL NUMBER	DESCRIPTION	AMOUNT
401-258-970.000	CAPITAL OUTLAY EQUIPMENT	159.65

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		Due Date		1099		

VENDOR TOTAL: 711.11

TOTAL - ALL VENDORS: 88,903.41

FUND TOTALS:	
Fund 101 - GENERAL FUND	82,784.32
Fund 206 - FIRE OPERATING	305.58
Fund 401 - CAPITAL PROJECTS FUND	3,971.44
Fund 536 - WATER SYSTEM FUND	1,224.32
Fund 577 - CABLE TV FUND	551.46
Fund 590 - SEWER OPERATIONS & MAINTENANCE FUND	6.29
Fund 701 - TRUST AND AGENCY	60.00

## **Hartland Township Board of Trustees Meeting Agenda Memorandum**

**Submitted By:** Susan Case, Finance Clerk

**Subject:** Approve Post Audit of Disbursements Between Board Meetings

**Date:** September 9, 2025

### **Recommended Action**

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

### **Discussion**

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

Accounts Payable – \$9,582.13

September 15, 2025 Payroll - \$85,076.20

### **Financial Impact**

Is a Budget Amendment Required? ☐ Yes ☒ No

All expenses are covered under the amended FY26 budget.

### **Attachments**

Post Audit Bills List 08.28.2025

Post Audit Bills List 09.04.2025

Payroll for 09.15.2025

Check Date	Bank	Check #	Payee	Description	GL #	Amount
08/28/2025	FOA	46423	VERIZON WIRELESS	CONTRACTED SERVICES	101-191-801.000	75.00
		46423		REPAIRS & MAINTENANCE	101-209-930.000	80.02
		46423		TELEPHONE	101-265-851.000	772.33
		46423		OPERATING SUPPLIES	101-751-740.000	45.02
		46423		TELEPHONE	536-000-851.000	211.75
		46423		CONTRACTED SERVICES & RENTALS	577-000-801.000	40.01
						<hr/> 1,224.13
TOTAL - ALL FUNDS				TOTAL OF 1 CHECKS		1,224.13

--- GL TOTALS ---		
101-191-801.000	CONTRACTED SERVICES	75.00
101-209-930.000	REPAIRS & MAINTENANCE	80.02
101-265-851.000	TELEPHONE	772.33
101-751-740.000	OPERATING SUPPLIES	45.02
536-000-851.000	TELEPHONE	211.75
577-000-801.000	CONTRACTED SERVICES & RENTALS	40.01
	TOTAL	1,224.13

Check Date	Bank	Check #	Payee	Description	GL #	Amount
09/04/2025	FOA	46453	APPLIED CAPITAL, LLC	LEASES - COPIER	101-172-960.000	407.00
09/04/2025	FOA	46454	MML WORKERS COMPENSATION FUND	INSURANCE	101-172-910.000	3,975.50
		46454		INSURANCE	536-000-910.000	3,975.50
						<hr/> 7,951.00
			TOTAL - ALL FUNDS	TOTAL OF 2 CHECKS		8,358.00

--- GL TOTALS ---

101-172-910.000	INSURANCE	3,975.50
101-172-960.000	LEASES - COPIER	407.00
536-000-910.000	INSURANCE	3,975.50
	TOTAL	8,358.00



Check Register Report For Hartland Township  
For Check Dates 09/15/2025 to 09/15/2025

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
09/15/2025	FOA	18508	MISSION SQUARE	1,746.10	1,746.10	0.00	Open
09/15/2025	FOA	18509	MISSION SQUARE	3,105.20	3,105.20	0.00	Open
09/15/2025	FOA	18510	MISSION SQUARE	3,775.12	3,775.12	0.00	Open
09/15/2025	FOA	DD10175	ALLEN, DANIEL K	1,208.18	0.00	1,064.40	Cleared
09/15/2025	FOA	DD10176	BERNARDI, MELYNDA A	1,980.69	0.00	1,554.92	Cleared
09/15/2025	FOA	DD10177	BROOKS, TYLER J	2,989.00	0.00	2,105.06	Cleared
09/15/2025	FOA	DD10178	CARRIGAN, AMANDA K	3,830.25	0.00	2,846.13	Cleared
09/15/2025	FOA	DD10179	CASE, SUSAN E	2,405.69	0.00	1,259.12	Cleared
09/15/2025	FOA	DD10180	CIOFU, LARRY N	3,604.17	0.00	2,433.30	Cleared
09/15/2025	FOA	DD10181	COSGROVE, HEATHER H	2,026.39	0.00	1,433.79	Cleared
09/15/2025	FOA	DD10182	DRYDEN-HOGAN, SUSAN A	4,204.33	0.00	2,974.23	Cleared
09/15/2025	FOA	DD10183	HAASETH, GWYN M	1,146.46	0.00	1,020.31	Cleared
09/15/2025	FOA	DD10184	HABLE, SCOTT R	3,777.88	0.00	2,586.92	Cleared
09/15/2025	FOA	DD10185	HORNING, KATHLEEN A	3,354.17	0.00	2,350.39	Cleared
09/15/2025	FOA	DD10186	HUBBARD, TONYA S	2,064.93	0.00	1,341.78	Cleared
09/15/2025	FOA	DD10187	JOHNSON, LISA	2,311.93	0.00	1,199.00	Cleared
09/15/2025	FOA	DD10188	KENDALL, ANTHONY S	107.34	0.00	99.12	Cleared
09/15/2025	FOA	DD10189	LANGER, TROY D	4,143.29	0.00	2,916.65	Cleared
09/15/2025	FOA	DD10190	LOUIS, CASEY	1,095.73	0.00	854.05	Cleared
09/15/2025	FOA	DD10191	LUCE, MICHAEL T	6,045.83	0.00	4,390.56	Cleared
09/15/2025	FOA	DD10192	MORGANROTH, CAROL L	2,135.00	0.00	1,580.38	Cleared
09/15/2025	FOA	DD10193	NIXON, MITCHELL A	2,736.00	0.00	1,932.71	Cleared
09/15/2025	FOA	DD10194	RADLEY, JAMES W	2,583.75	0.00	1,913.34	Cleared
09/15/2025	FOA	DD10195	SHOLLACK, DONNA M	1,808.00	0.00	1,370.48	Cleared
09/15/2025	FOA	DD10196	SOSNOWSKI, SHERI R	2,134.85	0.00	1,615.07	Cleared
09/15/2025	FOA	DD10197	VETTRAINO, ALEXANDER D	1,085.00	0.00	909.89	Cleared
09/15/2025	FOA	DD10198	WYATT, MARTHA K	3,186.99	0.00	2,095.60	Cleared
09/15/2025	FOA	EFT773	FEDERAL TAX DEPOSIT	14,483.93	14,483.93	0.00	Cleared

Totals:	Number of Checks: 028	85,076.20	23,110.35	43,847.20
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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:** 09-02-25 Hartland Township Board Special Meeting Minutes

**Date:** September 11, 2025

### **Recommended Action**

Move to approve the Hartland Township Board Special Meeting Minutes for September 2, 2025.

### **Discussion**

Draft Minutes are attached for review.

### **Financial Impact**

None

### **Attachments**

9-2-25 HTB Special Minutes - DRAFT

HARTLAND TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING MINUTES  
September 02, 2025 – 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 Lubeski, Trustee McMullen, Trustee O'Connell (remote from Leesburg, GA), Trustee Petrucci

ABSENT: None

Also present was Township Manager Mike Luce.

**4. Approval of the Agenda**

**Move to approve the agenda for the September 2, 2025 Hartland Township Board Special meeting as presented.**

Motion made by Treasurer Horning, Seconded by Trustee Petrucci.

Voting Yea: Supervisor Fountain, Township Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee Petrucci

Voting Nay: None

Absent: None

Abstain: Trustee O'Connell (teleconference)

**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. Fiscal Year 2024-2025 Audit Review**

John Pfeffer of Pfeffer, Hanniford, and Palka came forward and presented the Financial Statement Audit for the Fiscal Year 2024-2025. Mr. Pfeffer thanked the Hartland Township staff for all of their work that allowed them to complete the audit timely and within budget. He commended Manager Luce who was very instrumental in updating them on all of the current, pending, and future issues of the Township. He also commended Finance Director Susan Dryden stating that there are very few audit adjustments being proposed, which should indicate to the Board that the financial information they are getting is accurate for making decisions for the Township. He also recognized Director Dryden as the incoming President of the Michigan Government Finance Officers Association (MGFOA) which is an important organization that looks at various accounting standards and interprets them for municipalities. He stated this is a very prestigious position and it gives them more confidence in working with Director Dryden.

## HARTLAND TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING MINUTES

September 02, 2025 – 6:30 PM

Mr. Pfeffer stated that Hartland Township received an unmodified opinion on the audit, which is the highest level an independent auditor can issue. He stated that the Township prepares the financial statements, they give an opinion of the financial statements and provides this opinion to the State of Michigan. This is very positive with regards to continued State Shared Revenue and bond ratings.

He stated we were able to increase our General Fund balance by 12% while transferring \$500,000 to the Capital Improvement Fund. He stated during this period, and within budget, were able to complete improvements at the Township Hall, Settler's Park, and Heritage Park. This is very important for residents to see this reinvestment in the community. Mr. Pfeffer stated we were able to increase our net position in our Sewer Fund with the \$3.9 million connection fee, which brings the fund balance to an amount almost equal to what we own on the Sewer Bonds. He also mentioned that the Fire Operating Fund decreased by \$49,000 but this included forgiveness of \$325,000 in debt of the Hartland Deerfield Fire Authority (HDFA) that was used to purchase a new fire truck. He stated we continued to reduce our overall debt by almost \$1.5 million during this fiscal year.

Mr. Pfeffer noted that only 26% of Township revenues come from taxes, and 44% comes from State Shared Revenue. State Shared Revenue comes from Michigan Income and Sales Taxes, which could fluctuate with the State's economy and legislative decisions, which is why our healthy General Fund balance is so important. He also commended the work of the Township Treasurer Kathie Horning regarding the investment of the \$28 million fund balances, which earned \$416,000 in interest, up from \$296,000 last year, while maintaining safe and secure investments and in distributing tax collections to the County, Schools and other entities we collect taxes for within the required 15 days period after receipt. He then responded to questions from the Board. Items discussed were differences in expenditures for the Community Center and the Senior Center, the Auditor Opinion language in the report, the Sewer System financials including the County connection fees collected, future sewer RTS payments from the County, and various Notes to Financial Statements regarding Investments.

### 8. Adjournment

#### **Move to adjourn the meeting at 6:20 p.m.**

Motion made by Trustee Petrucci, Seconded by Trustee McMullen.

Voting Yea: Supervisor Fountain, Township Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee Petrucci

Voting Nay: None

Absent: None

Abstain: Trustee O'Connell (teleconference)

Submitted by:

Larry N. Ciofu, Clerk

## **Hartland Township Board of Trustees Meeting Agenda Memorandum**

**Submitted By:** Larry Ciofu, Clerk

**Subject:** 09-02-25 Hartland Township Board Regular Meeting Minutes

**Date:** September 11, 2025

### **Recommended Action**

Move to approve the Hartland Township Board Regular Meeting Minutes for September 2, 2025.

### **Discussion**

Draft Minutes are attached for review.

### **Financial Impact**

None

### **Attachments**

9-2-25 HTB Minutes - DRAFT

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES  
September 02, 2025 – 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 Lubeski, Trustee McMullen, Trustee O'Connell (remote from Leesburg, GA), Trustee Petrucci  
ABSENT: None

Also present were Township Manager Mike Luce and Planning Director Troy Langer.

**4. Approval of the Agenda**

**Move to approve the agenda for the September 2, 2025 Hartland Township Board meeting as presented.**

Motion made by Clerk Ciofu, Seconded by Trustee Petrucci.

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

Voting Nay: None

Absent: None

Abstain: Trustee O'Connell (teleconference)

**5. Call to the Public**

No one came forward.

**6. Approval of the Consent Agenda**

**Move to approve the consent agenda for the September 2, 2025 Hartland Township Board meeting as presented.**

Motion made by Trustee Petrucci, Seconded by Treasurer Horning.

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

Voting Nay: None

Absent: None

Abstain: Trustee O'Connell (teleconference)

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 08-19-25 Hartland Township Board Regular Meeting Minutes

**7. Pending & New Business**

- a. Fiscal Year 2024-2025 Audit Presentation

John Pfeffer of Pfeffer, Hanniford & Palka came forward and presented the Financial Statement Audit for the Fiscal Year 2024-2025. Mr. Pfeffer thanked the Hartland Township staff for all

## HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

September 02, 2025 – 7:00 PM

of their work that allowed them to get the audit done timely and within budget. He commended Township Manager Mike Luce and Finance Director Susan Dryden, stating there were very few audit adjustments which should indicate to the Board that the financial information they are getting is very accurate. He also recognized Director Dryden as the incoming President of the Michigan Government Finance Officers Associations (MGFOA) which is a Board that reviews many accounting standards. Mr. Pfeffer stated that the audit Report indicated the financial statements are presented fairly and that Hartland Township received an unmodified opinion, which is the highest level an independent auditor can issue. He stated this is very important for State shared revenue and strong bond ratings.

He stated the Township did a great job staying within budget and increasing the General Fund balance by 12% while transferring \$500,000 to the Capital Improvement Fund. He cited several major capital improvements the Township made in this fiscal year for improvements at the Township and in the Township Parks, and the increase in the Sewer Fund balance by \$3.8 million through connection fees purchased by Livingston County. He stated we were also able to decrease our debt by \$1.476 million during this fiscal year. He gave a brief overview of Township revenues stating only 26% of General Fund revenues come from resident taxes. He stated most of the residents taxes goes to the schools and the largest portion of General Fund revenues, \$1.7 million, comes from State Shared Revenue. State Shared Revenue is generated from Income Taxes and Sales Taxes in the State of Michigan.

Mr. Pfeffer stated Treasurer Horning has done a good job managing the \$28 million investment portfolio, ensuring they are collateralized and are with strong institutions which helps protect the funds for the Township. He also stated they review the Treasurer's timely disbursements of funds within the 15-day period following the taxpayer's payment to the various entities we collect for, such as the Schools and Livingston County. He stated Treasurer Horning has done great job regarding this issue. Mr. Pfeffer stated the Treasurer was able to earn \$416,000 in interest in the fiscal year, while keeping the funds secure. Supervisor Fountain inquired as to the \$3.8 million connection fees and Manager Luce stated this was from the additional REU's purchased by Livingston County for the Septage Receiving Station. Finance Director Dryden stated these funds will be used to help pay down the sewer bonds, one which is callable in November 2025, and one not callable until 2032. She stated we now have the funds in the Sewer Fund to pay both of the bonds.

### **Move to accept the Audit Report for Fiscal Year 2024-2025 from Pfeffer, Hanniford & Palka, CPA as presented.**

Motion made by Treasurer Horning, Seconded by Trustee McMullen.

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

Voting Nay: None

Absent: None

Abstain: Trustee O'Connell (teleconference)

- b. Site Plan/PD #25-015 - Chick-fil-A Planned Development (PD) Concept Plan at 10587 Highland Road (former Big Boy)

Supervisor Fountain invited the Applicant, Leslie Accardo of PEA Group, forward and stated Planning Director Troy Langer will provide an update as to where we are in the process. Director Langer stated the Applicant is here tonight on a proposed development for the former Big Boy site at the northeast corner of M-59 and Hartland Rd. He stated they are proposing to develop this as a Chick-Fil-A restaurant. Director Langer stated this is a Planned Development

## HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

September 02, 2025 – 7:00 PM

(PD) for the 1.65 acre site. He gave a brief overview of the three step PD process of the conceptual plan, the preliminary plan, and the final plan. The conceptual plan is where the Board and the Planning Commission (PC) provide comments on the concept plan and no formal action is taken regarding the plan. The preliminary plan is where the plan has significantly more details such as the landscape, lighting, building elevation plans, and other details. There would be a public hearing at the PC at this time, and the PC would make a recommendation to the Board who would make the final decision on the preliminary plan. The final plan would deal with the legal documents such as the PD agreement, easement documents, and such. The PC would make a recommendation to the Board who would make the final decision as to the PD. At this point the property would be rezoned to PD from its current zoning of General Commercial. He stated we are at the conceptual review phase, and it was discussed at the PC meeting on August 28th. He gave a brief overview of the site plan stating it would largely keep the overall layout of the Big Boy, tearing down the existing building and constructing their building in a similar footprint to the Big Boy restaurant. He stated they would have 49 stacking spaces for a dual lane drive through that would loop around the building. Director Langer stated they are keeping the curb cuts on M-59 and Hartland Rd. and the access point to Rovey Rd. He stated even though they were not changing any of the access points, they will still have to work with MDOT as this is a change in use from a sit-down restaurant to a fast-food restaurant with a drive through. Director Langer stated both he and the Applicant have been discussing this with MDOT. Trustee McMullen stated she had a concern with the location of the dumpster with regards to traffic flow and safety issues and inquired if a location change or modification could be made. The Applicant stated that the existing dumpsters are all the way across the parking lot which would pose a risk for employees. She stated the intent would be to have trash pickup at off-peak hours to avoid traffic congestion. She did state they could take another look at this.

- c. Site Plan #25-005 – Request to amend the approved Final Planned Development (PD) Site Plan for 10081 Highland Road and Amend Planned Development Agreement (Sheetz Fuel Station/Convenience Store)

The Applicant, Alex Sinicki from Sheetz came forward and Supervisor Fountain asked Director Langer to provide an overview of the process for this evening, and the role of the Board in this process. Director Langer stated this project is located at the northeast corner of M-59 and Old US-23 at the former Walgreens site. The applicant will be tearing down the Walgreens building and will redevelop the site as a Sheetz gas station, convenience store, and restaurant. He stated this property is already a PD that had only allowed two uses, Walgreens and Chase Bank. He stated there would be no changes to Chase Bank and it would remain at its current site. He stated two items needed to be completed for Sheetz to redevelop this property, one, to get a site plan approved by the PC and two, to amend the PD Agreement to permit Sheetz as a permitted use in the PD. He stated they did get an approval for their site plan at the PC meeting on August 28th, along with the recommendation to approve the amendment to the PD to the Board. He stated the only question in front of the Board tonight is to approve or deny the PD Amendment.

Trustee McMullen stated she visited several Sheetz establishments and stated the green awnings on the outdoor seating shown in their plans were at these locations and it was discussed at the PC meeting that those would be different at this location. She also stated she toured the buildings and thought it was a nice concept. Trustee Horning and Trustee Petrucci also stated they had good experiences at Sheetz locations they visited. Trustee Petrucci stated he was concerned with the canopy design, the distance between the gas pumps, and 24 hour service hours. The applicant stated all of Sheetz gas stations are open 24 hours as they are there to be the ultimate convenience for the entire consumer base that need somewhere to go in the middle



# HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

September 02, 2025 – 7:00 PM

of the night. Trustee Petrucci also inquired of Director Langer as to an update on MDOT's approval for this project. Director Langer stated both MDOT and the Livingston County Road Commission (LCRC) have looked at this project and they are both okay with the access points for this project. He stated the Applicant has provided a traffic study that proposed some modifications to the light signalization at the corner of M-59 and Old US-23 and to his knowledge MDOT has not approved those at this time. The Applicant stated the project would take four to six months to complete engineering and construction drawings and another five to six months to complete the construction.

**Move to approve the proposed First amendment to the Planned Development Agreement, a request to amend the Planned Development Agreement, as outlined in the staff memorandum dated August 27, 2025.**

Motion made by Trustee McMullen, Seconded by Clerk Ciofu.

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

Voting Nay: None

Absent: None

Abstain: Trustee O'Connell (teleconference)

d. 2025 Booster Station Generator Purchase and Install

Manager Luce gave a brief overview of the EGLE recommendation from our last sanitary inspection to install a backup generator on our booster station in Hartland Estates. He stated the booster station provides fire suppression to that neighborhood. If a portion of the pressurized water main loses pressure from this booster station, the generator would serve as a failsafe backup. The \$35,000 proposal before the Board is for the generator, the installation and running a gas line to the generator. This would complete all of the recommendations of EGLE regarding the water system. Trustee McMullen inquired as to maintenance costs for this generator and Manager Luce stated the first portion of the maintenance is covered in the installation but after that we would have to work out a maintenance agreement for the generator.

**Move to approve the coordination and installation of a permanent booster station standby generator and allow the Public Works Director to make decisions pertaining to the project on the Township's behalf, for a cost not to exceed \$35,000.**

Motion made by Treasurer Horning, Seconded by Trustee Petrucci.

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

Voting Nay: None

Absent: None

Abstain: Trustee O'Connell (teleconference)

## 8. Board Reports

Trustee McMullen - No report.

Trustee Petrucci - No report.

Clerk Ciofu - No report

Treasurer Horning - Stated the Treasurer's office only has a few days until the September 15th deadline to collect taxes and we have \$10 million outstanding so they will be extremely busy the next few days. She also stated brick sales for the Veterans Memorial are at 144.

Trustee O'Connell - No report.

Trustee Lubeski - No report

# HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

September 02, 2025 – 7:00 PM

Supervisor Fountain - Supervisor Fountain stated at the Planning Commission there was a discussion on sidewalks and he inquired if they knew about the SEMCOG Sidewalk Grant application we submitted. Trustee McMullen stated she informed them of this at the meeting.

[BRIEF RECESS]

## 9. Information / Discussion

### a. Manager's Report

Manager Luce commended the work of Planning Director Troy Langer and his staff on the great work they have been doing with all of the developments projects that are occurring in the Township. There was mention at the Livingston County Planning Commission (LCPC) meeting that there was more development going on in Hartland than the rest of Livingston County combined. Trustee Petrucci stated he was informed by a LCPC member that they were extremely pleased that Director Langer was at the last County Planning meeting to immediately answer the questions that arose from the Commission. Director Langer added that SEMCOG stated we have the most development in all of Southeast Michigan. A brief discussion was held on water system future needs and a work session will be held on this topic. Manager Luce stated he and Supervisor Fountain will be talking to Lew Bender regarding the upcoming September 19th meeting topics. He also stated he and Supervisor Fountain met with an very qualified individual that has graciously accepted a position on the Board of Review and this will be on the next Board meeting agenda. He stated Urban Air and the Sheriff's contract will also be on the next Board meeting. Manager Luce stated we received an e-mail from a Hartland School Board member thanking everyone for their response to an incident that happened outside the school on the first day of school. The individual commended the the quick response time in locking down a school, and thanked the Township and our contracted Deputies that responded in a timely manner and assisted the School SROs in securing a perimeter area during the lockdown. He gave a brief overview of the incident at the Hartland Fire Station last week stating there was minor damage to the building from a vehicle. He stated no one was hurt and the police escorted the driver of the vehicle out of the building. Manager Luce gave an update on the Veterans Memorial stating the entryway and seating walls have been completed and the bricks have been delivered. Fenton Memorial has only completed a few bricks so far, so to keep the project on schedule, we are installing blank bricks at this time and will install inscribed bricks in the spring. Manager Luce commended Evergreen Landscaping for there suggestion to have the border and seating bricks in black instead of the neutral color of the brick wall. He stated the landscaping and irrigation are being worked on, lighting is installed, and we have the various war plaques. Manager Luce stated we will have a small flag raising ceremony with the Hartland Veterans in September with the official Dedication Day scheduled for next May.

## 10. Adjournment

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

Motion made by Trustee Lubeski, Seconded by Trustee McMullen.

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

Voting Nay: None

Absent: None

Abstain: Trustee O'Connell (teleconference)

Submitted by:

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES  
September 02, 2025 – 7:00 PM

Larry N. Ciofu, Clerk

## **Hartland Township Board of Trustees Meeting Agenda Memorandum**

**Submitted By:** Larry Ciofu, Clerk

**Subject:** Gen-X – Hartland High School Fireworks Permit Application

**Date:** September 11, 2025

### **Recommended Action**

Move to approve the Permit for a Fireworks Display for Gen-X Pyrotechnics on September 26, 2025 at Hartland High School

### **Discussion**

Gen-X Pyrotechnics has applied to perform a fireworks display at the conclusion of the Hartland High School football game on September 26, 2025. The applicant intends to launch the fireworks from the Hartland High School Soccer Field.

The Hartland-Deerfield Fire Authority Fire Marshal's letter recommending approval, with conditions, is attached for review.

### **Financial Impact**

None

### **Attachments**

Gen-X – Hartland High School – 9-26-25

# 2025 Hartland High School

## **GEN-X PYROTECHNICS**

Gen-X Pyrotechnics offers the highest quality custom pyrotechnics designed specifically to meet the needs of our clients. We are a local company that markets on word of mouth advertising and now on the web. We specialize in one of a kind shows.

In this constantly changing world of pyrotechnics we strive to learn the most up-to-date innovations so we can continue to hone our craft.

We take pride in being trained in all the local and federal safety regulations and guidelines.

*Jason Trudeau*

Jason Trudeau



248.252.0029



genxpyro@comcast.net  
info@genxpyrotechnics.com



www.genxpyrotechnics.com

# 2025 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY  
OF CITY, VILLAGE OR TOWNSHIP  
BOARD ONLY

DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256

The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

- ☐ Agricultural or Wildlife Fireworks ☐ Articles Pyrotechnic ☒ Display Fireworks
- ☐ Public Display ☐ Private Display
- ☐ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT Hartland High School	ADDRESS OF APPLICANT	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
---	----------------------	---

NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER	ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER
--	--

IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
---	--	------------------

NAME OF PYROTECHNIC OPERATOR Gen-X Pyrotechnics	ADDRESS OF PYROTECHNIC OPERATOR 2906 Pine Needle Dr., White Lake, MI 48383	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
--	---	--

NO. YEARS EXPERIENCE 25+	NO. DISPLAYS 350+	WHERE Various locations in Michigan
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NAME OF ASSISTANT See Attached	ADDRESS OF ASSISTANT See Attached	AGE OF ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
-----------------------------------	--------------------------------------	---

NAME OF OTHER ASSISTANT See Attached	ADDRESS OF OTHER ASSISTANT See Attached	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
---	--	---

EXACT LOCATION OF PROPOSED DISPLAY  
Hartland Soccer Field

DATE OF PROPOSED DISPLAY 9-26-25 RD 10/17/25	TIME OF PROPOSED DISPLAY Conclusion of the Football Game
---	---

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT

ATF approved storage magazines

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT) See Attached	NAME OF BONDING CORPORATION OR INSURANCE COMPANY See Attached
---	--

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY  
See Attached

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
	15+ Multi Shot Boxes

SIGNATURE OF APPLICANT 	DATE 9/3/25
---	----------------



HARTLAND DEERFIELD FIRE AUTHORITY  
**HARTLAND AREA FIRE DEPT.**

3205 Hartland Road  
Hartland, MI. 48353-1825

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

September 11, 2025

To: Hartland Township Board  
Attn: Clerk Larry Ciofu  
2655 Clark Rd.  
Hartland, MI 48353

Re: Gen-X Pyrotechnics for Hartland High School Booster Club

Based upon the review of the application named above and inspection of the proposed site for the fireworks display for September 26, 2025, we recommend approval of the request contingent upon the following:

- 1) Gen-X Pyrotechnics, Inc. is responsible for ensuring that NFPA 1123 is followed.
- 2) Based upon vegetation / weather conditions, the fire department may have a brush truck at the launching site with sufficient personnel to handle any fire emergencies that may arise.
- 3) Due to the cart path access to the site, it is not recommended that apparatus other than a fire department brush truck be used in a non-emergency situation.
- 4) No one will be allowed within 100 yards of the launch site during the display.
- 5) Smoking and open flame will not be permitted within 50 feet of the launch site. Exception: Items required for the ignition of the displays by trained and certified professionals.
- 6) It is understood that the fire department will not allow the display to commence or continue if these conditions are not met, or in the event of conditions arising, such as adverse weather or faulty firing of the displays, or any condition which this department deems unsafe for the display to continue.
- 7) Insurance as agreed upon by the Hartland Township Board.
- 8) Final approval and permitting by the Hartland Township Board.

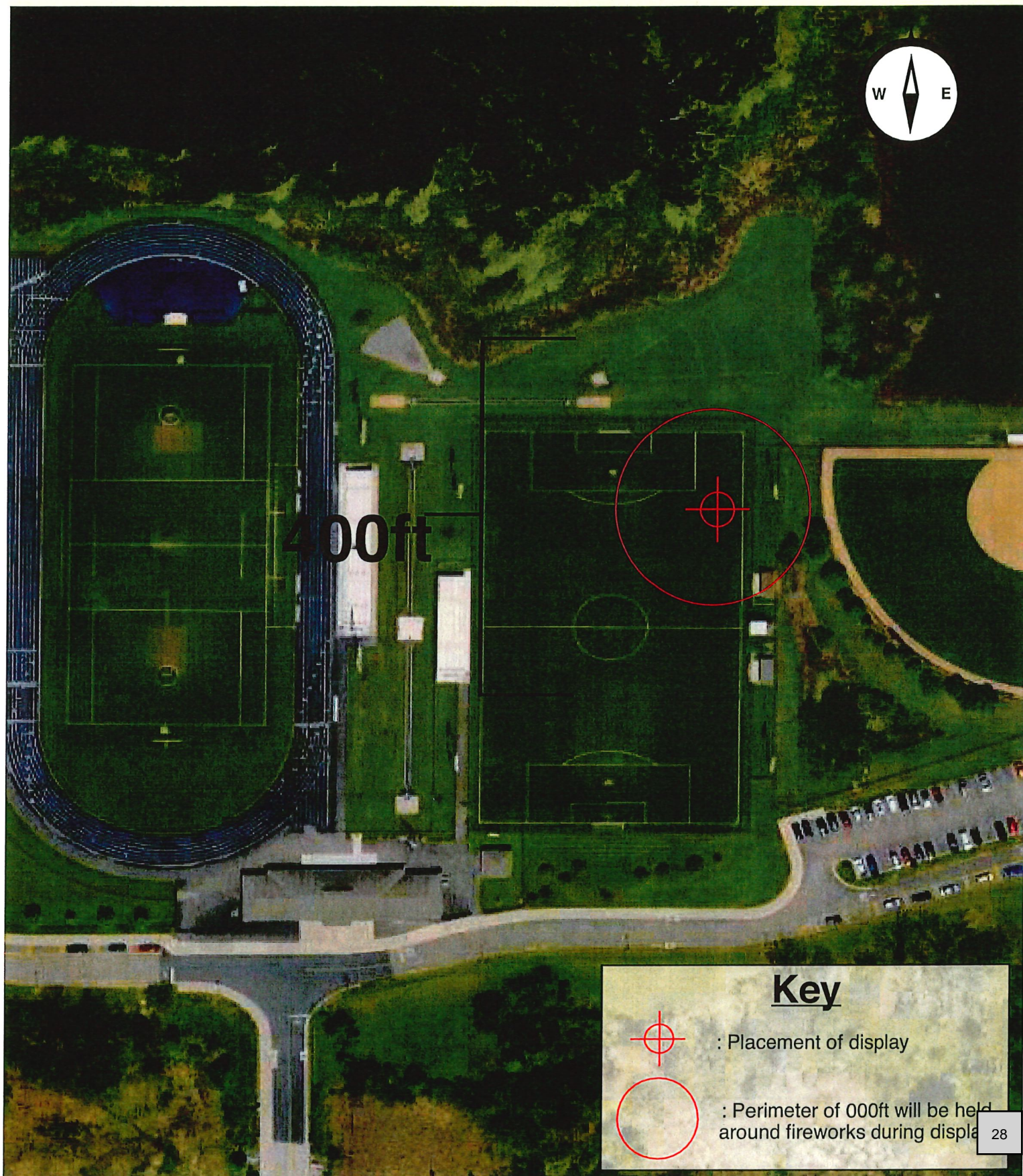
The football game fireworks display continues to be a spectacular addition to events while keeping the safety and welfare of all spectators, workers, and buildings first on their agenda. Should you have any other questions, or we can be of further assistance, please call.

Fire Marshal



# Hartland High School

Distance- 200 ft diameter  
(NFPA regulation)



## Key



: Placement of display



: Perimeter of 000ft will be held  
around fireworks during display





**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED**

Underwriter's at Lloyd's, London: Referred to in this endorsement as either the "Insurer" or the "Underwriters"  
This endorsement modifies insurance provided under the following:

**SECTION III. PERSONS INSURED**

In consideration of the premium charged for the Policy, it is hereby understood and agreed that the following entity(ies) is an additional insured pursuant to Section III. e), but only as respects the specific Display or Special Effects listed on the attached Certificate of Insurance:

Name of Person or Organization (Additional Insured):

HARTLAND TOWNSHIP  
HARTLAND CONSOLADATED SCHOOLS

10635 DUNHAM RD, HARTLAND, MI 48353

09/26/2025 (RD: 10/17/2025)

Any coverage afforded to any above person or entity as an Additional Insured shall apply only with respect to **Bodily Injury** or **Property Damage** directly resulting from (1) the **Named Insured's** ongoing operations performed for such specific person and entity; or (2) acts or omissions of the Additional Insured in connection with their general supervisions of the **Named Insured's** ongoing operations. Coverage for such person or entity as an Additional Insured does not apply to:

- (i) **Personal Injury and Advertising Injury Liability;**
- (ii) Fire Legal Liability;
- (iii) Employee Benefits Liability;
- (iv) **Bodily Injury or Property Damage** which the person or entity is obligated to pay as damages by reason of the assumption of liability under a contract or agreement but this shall not apply to liability for damages the person or entity would have in the absence of the contract or agreement;
- (v) **Property Damage** to: (1) property owned, used or occupied by or rented to such person or entity; (2) property in the care custody, or control of such person or entity or over which such person or entity is for any purpose exercising physical control; or (3) any work, including materials, parts or equipment furnished in connection with such work, which is performed for the person or entity by or on behalf of the **Named Insured**.
- (vi) **Products-Completed Operations Hazards;**
- (vii) Any obligation assumed by the Additional Insured in any contract related to the Display or Special Effects listed in the attached Certificate of Insurance.
- (viii) Such other **Claims, Accidents**, offenses, damages and/or liabilities which may be excluded pursuant to Section V. Exclusions of the Policy.

**All other terms, exclusions and conditions of this Policy remain unchanged.**

Federal Explosives License/Permit  
(18 U.S.C. Chapter 40)

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF  
Correspondence To  
ATF - Chief, FELC  
244 Needy Road  
Martinsburg, WV 25405-9431

License/Permit  
Number

4-MI-125-54-7F-01210

Chief, Federal Explosives Licensing Center (FELC)

Expiration  
Date

June 1, 2027

Name

GEN X PYROTECHNICS

Premises Address (Changes? Notify the FELC at least 10 days before the move.)

2906 PINE NEEDLE DR  
WHITE LAKE, MI 48383-

Type of License or Permit

54-USER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)

GEN X PYROTECHNICS  
2906 PINE NEEDLE DR  
WHITE LAKE, MI 48383-

Licensee/Permittee Responsible Person Signature

Position/Title

Printed Name

Date

Previous Edition is Obsolete

GEN X PYROTECHNICS-2906 PINE NEEDLE DR-48383-4-MI-125-54-7F-01210: June 1, 2027-54-USER OF EXPLOSIVES

ATF Form 5400.14/5400.15 Part I  
Revised September 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)  
244 Needy Road  
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352  
Fax Number: (304) 616-4401  
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

**Change of Address (27 CFR 555.54(a)(1)).** Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. (The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)

**Right of Succession (27 CFR 555.59).** (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

Cut Here ✂

(Continued on reverse side)

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: GEN X PYROTECHNICS

Business Name:

License/Permit Number: 4-MI-125-54-7F-01210

License/Permit Type: 54-USER OF EXPLOSIVES

Expiration: June 1, 2027

Please Note: Not Valid for the Sale or Other Disposition of Explosives.





05/16/2024

## NOTICE OF CLEARANCE

for individuals transporting, shipping, receiving, or possessing explosive materials.

ISSUED TO: GEN X PYROTECHNICS

Federal Explosives license/permit no.: 4-MI-125-54-7F-01210

NOTICE DATE: 05/16/2024

Expiration Date: **June 1, 2027**

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

Explosives License/Permit Type: 54-USER OF EXPLOSIVES

- 1 **WARNING.** Only those individuals listed below as **RESPONSIBLE PERSONS** and **EMPLOYEE POSSESSORS** with a background clearance status of "CLEARED" or "PENDING" are authorized to transport, ship, receive, or possess explosive materials in the course of employment with you.
- 2 **"DENIED" STATUS.** If an employee possessor has a background clearance status of "DENIED", you **MUST** take immediate steps to remove the employee from a position requiring the transporting, shipping, receiving, or possessing of explosive materials. Also, if the employee has been listed as a person authorized to accept delivery of explosive materials, you **MUST** remove the employee from such list and immediately, and in no event later than the second business day after such change, notify distributors of such change, as stated in 27 CFR 555.33(a).
- 3 **CHANGE IN RESPONSIBLE PERSONS.** You **MUST** report any change in responsible persons to the Chief, Federal Explosives Licensing Center, within 30 days of the change and new responsible persons **MUST** include "appropriate identifying information" as defined in 27 CFR 555.11. Fingerprints and photos are **NOT** required, however they will be required upon renewal of the license or permit.
- 4 **CHANGE OF EMPLOYEES.** You **MUST** report any change of employee/possessors to the Chief, FELC, within 30 days. Reports relating to newly hired employees must be submitted on ATF Form 5400.28 for **EACH** employee.

Premises Address: 2906 PINE NEEDLE DR  
WHITE LAKE, MI 48383

Mailing Address:

GEN X PYROTECHNICS  
2906 PINE NEEDLE DR  
WHITE LAKE, MI 48383

This 'Notice of Clearance' is provided to you as required by 18 U.S.C. 843(h) and **MUST** be retained as part of your permanent records and be made available for examination or inspection by ATF officers as required by 27 CFR 555.121. If you receive a Notice subsequent to this Notice, this Notice will no longer be valid.

In accordance with 27 CFR 555.33, Background Checks and Clearances, and 27 CFR 555.57, Change of Control, Change in Responsible Persons, and Change of Employees, ATF's Federal Explosives Licensing Center (FELC) has conducted background checks on the individual(s) you identified as a responsible person(s) and an employee/possessor(s) on your application, or reported after the issuance of your license/permit.

The following is a SUMMARY of the results of the background checks conducted on the individuals you reported as responsible persons and employee/possessors. ATF will be notifying ALL individuals listed on this document of their respective status by separate letter mailed to their residence address.

**PLEASE BE ADVISED THAT IT IS UNLAWFUL FOR ANY PERSON REFLECTING A STATUS OF "DENIED" TO TRANSPORT, SHIP, RECEIVE, OR POSSESS EXPLOSIVE MATERIALS.**

Please carefully review this Notice to ensure that all the information is accurate. If this Notice is incorrect, please return the Notice to the Chief, FELC, with a statement showing the nature of the error(s). The Chief, FELC, shall correct the error, and return a corrected Notice.

Number of RESPONSIBLE PERSON(S) : 1  
Number of EMPLOYEE POSSESSOR(S): 4

continued

LAST NAME, First Name, Middle Name

Clearance Status

LAST NAME, First Name, Middle Name

Clearance Status

RESPONSIBLE PERSONS:

1

0001 TRUDEAU, JASON ANTHONY

Cleared

EMPLOYEE POSSESSORS:

4

0001 BECK, TYLER RUSSELL

Cleared

0002 CARRIGER, JOSHUA ROY

Cleared

0003 DIETLE, DEREK JAMES

Cleared

0004 DIETLE, JACK ANTHONY

Cleared





U.S. Department of Justice  
Bureau of Alcohol, Tobacco, Firearms and Explosives  
Federal Explosives Licensing Center  
244 Needy Road  
Martinsburg, West Virginia 25405

901090: MH/FLS  
5400  
File Number: **4MI01210**

05/16/2024

SUBJECT: **RESPONSIBLE PERSON LETTER OF CLEARANCE for:**

**JASON ANTHONY TRUDEAU**

CEO  
(248)252-0029

2906 PINE NEEDLE DR  
WHITE LAKE, MI 48383

**and is ONLY valid under the following Federal explosives license/permit:**

4-MI-125-54-7E-01210

GEN X PYROTECHNICS  
2906 PINE NEEDLE DR  
WHITE LAKE, MI 48383

Dear JASON TRUDEAU:

You have been approved as a responsible person under the above-listed Federal explosive license or permit. You may lawfully direct the management or policies of the business or operations as they pertain to explosives. You may also lawfully transport, ship, receive or possess explosive materials incident to your duties as a responsible person. **This clearance is only valid under the license or permit referenced above.**

Sincerely,

Marna Howard  
Chief, Federal Explosives Licensing Center (FELC)

**FELC Customer Service.** If you believe that information on your "Letter of Clearance" is incorrect, please return a COPY of the letter to the Chief, Federal Explosives Licensing Center (FELC), with a statement showing the nature of the error. The Chief, FELC, shall correct the error, and return an amended letter to you.

**Mail:** ATF  
Chief, FELC  
Attn.: LOC Correction  
244 Needy Road  
Martinsburg, West Virginia 25405

**Fax:** 1-304-616-4401  
Chief, FELC  
Attn.: LOC Correction

**Call toll-free:** 1-877-283-3352

**WWW.ATF.GOV**

4M01210-R-05/16/2024-TRUDEAU-JASON-ANTHONY-CEO

**MICHIGAN**  
COMMERCIAL DRIVER LICENSE

T 630 373 067 896 ISS 11-20-2018  
DOB 11-23-1968 EXP 11-23-2022 112368

JASON ANTHONY TRUDEAU  
2008 PINE NEEDLE DR  
WHITE LAKE, MI 48383-3283

Sex M Hgt 601 Eyes BRO  
Lic Type CC End H

Restrictions K-COL, Interstate only, L-No air brk, CMV

DD:008447417182

MSDS - Material Safety Data Sheet  
**UN0335, FIREWORKS 1.3G, PGII**

Emergency Call Info Trac (800) 535-5053 ACE Pyro Contract #100630

**Section II - Hazardous Ingredients / Identity Information**

Contains Pyrotechnic Compositions that are mixtures of solid oxidizers and fuels that contained in paper and cardboard containers. No Hazard exists during normal handling and storage.

OSHA PEL - N/A                      ACGIH TLV - N/A

OTHER LIMITS - N/A

**Section III - Physical / Chemical Characteristics**

Boiling Point: - N/A                      Specific Gravity: - N/A

Vapor Pressure: - N/A                      Melting Point: - N/A

Vapor Density: - N/A                      Evaporation Rate: - N/A

Solubility in Water: - N/A

Appearance and Odor: - Pyrotechnic Composition is contained in paper or cardboard casings that may be shaped as cylinders, balls or tubes. Odor is not apparent.

**Section IV - Fire and Explosion Hazard Data**

Flash Point: - N/A                      Flammable Limits: - N/A

LEL: - N/A                      UEL: - N/A

**Extinguishing Media:** Deluge with large quantities of water as quickly as possible by FIRE HOSE from a PROTECTED location. Materials are self-oxidizing.

**Special Fire Fighting Procedures:** Do not attempt to fight a fire in the immediate area of 1.3G Fireworks- EVACUATE THE AREA.

**Section IV - Fire and Explosion Hazard Data- Continued**

**Unusual Fire and Explosion Hazards:** Fireworks 1.3G MAY MASS EXPLODE IN A FIRE. DO NOT ALLOW FIREWORKS TO GET WET- Hazardous Decomposition May Result in a FIRE or EXPLOSION. EXPLOSION MAY OCCUR IF EXPOSED TO SPARKS OR FLAME.

**Section V - Reactivity Data**

**Stability:** - Stable

**Conditions to Avoid:** - Open Flames, Sparks, High Temperatures, Friction or Impact.

**Incompatibility (Materials to Avoid):** - Do Not Allow Fireworks to Get Wet.

**Hazardous Decomposition or Byproducts:** - Decomposition does not occur under normal circumstances. Smoke Generated by Fireworks may contain gasses that are irritating to the eyes or mucous membranes. Prolonged Exposure and Inhalation of smoke may cause shortness of breath or more serious problems when a chronic respiratory condition exists.

**Hazardous Polymerization:** Will Not Occur

**Conditions to Avoid:** - Storage in High Temperatures, Moist or Wet Conditions, Keep away From Open Flame or Sparks.

## Section VI – Health Hazard Data

**Route(s) of Entry:** - N/A    **Inhalation:** -N/A    **Skin:** - N/A **Ingestion:** - N/A

**Health Hazards (Acute and Chronic):** - N/A

**Carcinogenicity:** N/A    **NTP?:** - N/A    **IARC Monographs?:** -N/A

**OSHA Regulated:** - NO

**Signs and Symptoms of Exposure:** - Prolonged Exposure to smoke that is Generated during Normal use of Fireworks may cause Irritation to Eyes and to Mucous Membranes.

**Medical Conditions Generally Aggravated by Exposure:** - Eye Sensitivity, Respiratory Conditions.

**Emergency and First Aid Procedure:** - EYES should be flushed with water. Move to Fresh Air and avoid additional Inhalation of Smoke.

## Section VII – Precautions for Safe Handling and Use

**Steps to Be Taken in Case Material is Released or Spilled:** - If Fireworks are spilled, carefully pick up the material and place in a Cardboard Carton. Keep OPEN FLAMES and Sparks AWAY and NO SMOKING.

**Waste Disposal Method:** - Fireworks that fail to go off should be soaked in a bucket of water and returned to the source where it was obtained. Dry components or powder should be carefully swept up and placed in a cardboard container then soaked with water. Burning of Fireworks Waste must be performed in compliance with local and state laws.

**Precautions in Handling and Storing:** - Keep from OPEN FLAMES, NO SMOKING, AVOID IMPACT of MATERIALS and CONTAINERS of MATERIALS, STORE FIREWORKS IN A COOL AND DRY ENVIORMENT. FIREWORKS 1.3G MUST BE STORED AND TRANSPORTED IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS.

**Other Precautions:** - UN0335 Fireworks 1.3G can cause SERIOUS INJURY or DEATH. They should only be Handled by Properly Trained and Qualified Personnel. When Shooting these Fireworks; PERSONNEL SHOULD WEAR PROPER EYE PROTECTION, HEAD PROTECTION AND NON-SYNTHETIC CLOTHING.

## Section VIII – Control Measures

**Respiratory Protection:** N/A

**Ventilation:** - N/A    **Local Exhaust:** - N/A **Special:** - N/A

**Mechanical:** -N/A    **Other:** - N/A

**Protective Gloves:-** N/A    **Eye Protection:** - When Shooting Fireworks 1.3G

**Other Protective Clothing or Equipment:** - Protective Head Gear and Non-Synthetic Clothing when Shooting Fireworks 1.3G.

**Work / Hygienic Practices:** - Store Fireworks in a Cool Dry and Well Ventilated area. Protect Against Physical Damage and Moisture. Fireworks should be Isolated from all Heat Sources, Sparks and Open Flame. No Smoking.



# Firework Disposal Procedure

Please follow the two simple guidelines below for the proper disposal of any unused display fireworks

1. If any display fireworks are found, submerge the firework in a five-gallon bucket of water.
2. Contact Jason Trudeau with Gen-X Pyrotechnics for proper pickup.

Gen-X Pyrotechnics will pick up any unused display fireworks and take them to an authorized facility for a proper disposal.



248.252.0029



genxpyro@comcast.net  
info@genxpyrotechnics.com



www.genxpyrotechnics.com

## **Hartland Township Board of Trustees Meeting Agenda Memorandum**

**Submitted By:** Michael Luce, Township Manager

**Subject:** Hartland Township Board of Review Appointment

**Date:** September 11, 2025

### **Recommended Action**

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

### **Discussion**

Currently, the Board of Review has had a vacancy since Jeff Burroughs resigned from the Board earlier this year. In the time since, David Greig, Chairperson for the Board of Review, has brought a candidate forward with a recommendation for appointment. His candidate, Frank Kinney, has lived in Hartland Estates for 20+- years and meets the resident and taxpayer qualifications.

Frank is a small business owner, owner of Kinney Capital, a fractional CFO working with a number of local large and small businesses on capital management, business operational efficiency, business valuation and other business and finance matters.

Frank also has previous experience sitting on Boards for the City of Livonia. It is staff's belief that Frank's experience and professionalism will serve the citizens of Hartland Township well.

### **Financial Impact**

Is a Budget Amendment Required? ☐ Yes ☒ No

## **Hartland Township Board of Trustees Meeting Agenda Memorandum**

**Submitted By:** Troy Langer, Planning Director

**Subject:** Site Plan Application SP/PD #25-014 – Urban Air Planned Development Final Plan

**Date:** September 10, 2025

### **Recommended Action**

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

Approval is subject to the following conditions:

1. The Final Planned Development Site Plan for Urban Air Adventure Park Planned Development, SP/PD Application #25-014, is subject to the approval of the Township Board.
2. Final approval of Urban Air Adventure Park Planned Development (SP/PD Application #25-014) shall require an amendment to the Zoning Ordinance to revise the zoning map and designate the subject property as PD (Planned Development). The planned development project area consists of two (2) undeveloped parcels, equating to a total of approximately 6.05 acres, and which are to be rezoned to PD, as follows:
  - a. Tax Parcel ID #4708-28-100-030 (approximately 2.53 acres in area); currently zoned GC (General Commercial)
  - b. Tax Parcel ID #4708-28-100-037 (approximately 3.52 acres in area); currently zoned GC (General Commercial)
3. Waiver request for the planned development project area to be less than 20 acres is approved.
4. Waiver request for the building height to exceed 35 feet is approved.
5. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandums, dated July 17, 2025, September 4, 2025, and September 10, 2025, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
6. As part of the Final Plan Review, the applicant shall provide all applicable easement documents. The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.
7. The two (2) parcels that comprise the project area shall be combined prior to the issuance of a land use permit.
8. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.

9. Applicant complies with any requirements of the Michigan Department of Environment, Great Lakes, and Energy (EGLE), regarding applicable permits and approvals, if necessary
10. Roof-mounted mechanical units (RTUs) should be properly screened or not visible to the Planning Commission's satisfaction, as shown on the Final PD plans.
11. Monument signs shall be shown on the Final PD plans.

## **Discussion**

Applicant: Nathan Sumner

### **Site Description**

The proposed planned development (PD) is shown south of Highland Road, west of US-23, and east of Old US-23, in Section 28 of the Township. The project area is comprised of two (2) undeveloped parcels, which are located south of Fountain Square and east of Hartland Town Center. Each parcel is zoned GC (General Commercial). The northern parcel (labeled as Parcel C on the plan) is approximately 3.52 acres (Parcel ID #4708-28-100-037) and the southern parcel (labeled as Parcel D on the plan) is approximately 2.53 acres (Parcel ID #4708-28-100-030). The combined total is approximately 6.05 acres.

The site consists of tall grass areas, wetland areas, an existing drainage swale, stormwater infrastructure (catch basin and storm pipe), wooded area on the south, and a gravel access drive. Small groupings of trees exist on the site.

The 2020-2021 Amendment to the Future Land Use Map (FLUM) designates the subject parcels as Commercial.

The Fountain Square commercial development is located to the north and is zoned GC (General Commercial). Hartland Town Center is west of the subject site and is also zoned GC. To the south, there are two (2) undeveloped parcels, both zoned LI (Light Industrial).

Public access to the proposed development is via existing driveways into Hartland Town Center and Fountain Square from Old US-23. Existing internal drive aisles provide access to the subject site. A proposed easement plan is provided by the applicant.

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

The Planning Commission recommended approval of the Final Planned Development (PD) at their September 11, 2025, regular meeting.

### **Site History**

#### **Site Plan Application #261**

The commercial development (Hartland Town Center) was approved in 1999 under Site Plan Application #261. At this time, the development consisted of one (1) parcel (12.6 acres) and was zoned PDLI-Planned Development Light Industrial. The site plan showed three (3) commercial buildings, labeled as Building A, B, and C. There is very little documentation regarding the permitted uses or dimensional standards for the planned development.

Metes and Bounds Application #600

On February 6, 2001, the Township Board approved REZ #600, a request to split the original 12.6-acre parcel into four (4) parcels, labeled as Parcel A, B, C, and D. This is the current parcel configuration.

Rezoning Application #341

In 2009 Rezoning #341 was approved to rezone each of the four (4) parcels as noted above (12.6 acres total) from PDLI (Planned Development Light Industrial) to GC (General Commercial). The site plan used for REZ #341 is dated May 12, 2005. At that time two (2) multi-tenant buildings had been constructed (one on Parcel A and one on Parcel B). Currently the buildings are occupied with businesses such as Hartland Brewing Company, Wings Etc. and Mackles Table and Taps.

Site Plan/PD Application #25-011 (Urban Air Adventure Park PD – Concept Plan)

The Concept PD plan was discussed under SP/PD Application #25-011. The Planning Commission reviewed the project on July 10, 2025, followed by the Township Board's review of the project on July 15, 2025.

Site Plan/PD Application #25-012 (Urban Air Adventure Park PD – Preliminary Plan)

On July 24, 2025, the Planning Commission held a public hearing for SP/PD #25-012 and recommended approval.

The Township Board approved SP/PD #25-012 at their regular meeting on August 5, 2025. Approval of the Preliminary Planned Development included the following conditions:

1. The Preliminary Planned Development Site Plan for Urban Air Adventure Park Planned Development, SP/PD #25-012, is subject to the approval of the Township Board.
2. Waiver request for the planned development project area to be less than 20 acres is approved.
3. Waiver request for the building height to exceed 35 feet is approved.
4. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 17, 2025, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
5. As part of the Final Plan Review, the applicant shall provide all applicable easement documents and a Planned Development Agreement. The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.
6. The two (2) parcels that comprise the project area shall be combined prior to the issuance of a land use permit.
7. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.
8. Applicant complies with any requirements of the Michigan Department of Environment, Great Lakes, and Energy (EGLE), regarding applicable permits and approvals, if necessary.
9. Roof-mounted mechanical units (RTU) should be properly screened or not visible to the Planning Commission's satisfaction, as shown on the Final PD plans.

10. Monument signs shall be shown on the Final PD plans.

Livingston County Planning Commission

On August 20, 2025, the Livingston Planning Commission recommended approval of the Urban Air Planned Development.

**Planned Development Procedure**

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a PD Planned Development. Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary Plan. The public hearing for the Preliminary Plan for SP/PD #25-012 was held at the Planning Commission meeting on July 24, 2025.

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

Per Section 3.1.18.D. (Procedures and Requirements), approval of the Final Plan by the Township Board usually constitutes an amendment to the Zoning Ordinance and effectively is a rezoning of the subject property to PD (Planned Development). In this case, the two (2) parcels that comprise the PD project area are currently zoned GC (General Commercial). The subject properties will be rezoned to PD (Planned Development) upon approval of the Final Plan by the Township Board.

**Overview of the Plan and Proposed Use**

The applicant is proposing to construct an Urban Air facility which is an indoor adventure park. This use could potentially be considered a Special Land Use in the GC (General Commercial) zoning district, subject to a determination by the Planning Commission. The applicant has instead decided to pursue the project as a Planned Development

The subject project area is currently zoned GC (General Commercial) and consists of two (2) parcels with a combined total of approximately 6.05 acres. The two (2) parcels will be required to be combined prior to the issuance of land use permit.

Per Section 3.1.18.B.ii, the minimum size for a Planned Development is twenty (20) acres of contiguous land. The Township Board, upon recommendation from the Planning Commission, may permit a smaller Planned Development subject to meeting the requirements in Section 3.1.18.B.ii, such as the project offers unique characteristics and benefits or the parcel in question has unique characteristics that significantly impact development. Under SP/PD #25-012 (Preliminary PD), the applicant submitted a letter to the Township, dated July 7, 2025, requesting a waiver of the minimum Planned Development size requirements

and explained the basis for the request. The waiver request for the PD project area to be less than twenty (20) acres was approved by the Township Board on August 5, 2025, as part of SP/PD #25-012.

The approximate 38,400 square foot building offers a diverse range of activities such as trampolines, climbing walls, laser tag, and zip line for all ages. A full-service café is provided as well as several room options that are available for parties and group events.

Per the applicant, the maximum occupancy for an Urban Air facility of a similar size tends to be in the range of 700-900 occupants, depending on the range of activities offered, party rooms, tables and similar options. The typical hours of operation are Monday through Friday, 4:00 p.m. to 8:00 p.m. during the school year; Saturday, 10:00 a.m. to 9:00 p.m.; and Sunday, 11:00 a.m. to 9:00 p.m. During school break periods, summer, or as scheduled for special events, the hours are Monday through Friday, 10:00 a.m. to 9:00 p.m. Regarding the site layout for the proposed facility, the building is positioned towards the west lot line. The public entrance to the building is at the southwest corner of the building.

Vehicular access to the site can be achieved using existing driveway access points from Old US-23 that are associated with Hartland Town Center development. Access can also be found by entering Fountain Square via Highland Road and traveling south to Hartland Town Center. Once within Hartland Town Center, the proposed recreation facility can be accessed by an existing drive aisle located on the rear side of the buildings in Hartland Town Center. The plan shows 161 parking spaces for Urban Air.

Draft easement documents have been submitted with the Final PD application to allow vehicular access to the Urban Air development, via Hartland Town Center, as well as easements to allow Urban Air to locate their parking, landscaping, irrigation, lighting, and electrical within the Hartland Town Center property. Additional separate easements for the sanitary sewer connection and a monument sign (located off-site) have also been submitted.

Parking is provided on the west, south, and north sides of the building. Twenty-seven (27) shared parking spaces are shown on the west, outside of the subject parcel and within the proposed easement, noted above.

The proposed 38,400 square foot building is approximately 36'-6" in height. This height exceeds the maximum allowed height of thirty-five (35) feet in a Planned Development. A waiver request to exceed the maximum building height was submitted by the applicant, in the letter dated July 7, 2025, as part of the Preliminary PD application. The waiver request for the building height to exceed thirty-five (35) feet was granted by the Township Board on August 5, 2025, under SP/PD #25-012 (Preliminary PD).

Building elevations note that the façade materials include brick a decorative concrete block product (Castle Rock), glass (windows on east elevation and at main entrance), seamed metal panel system, smooth metal panel system, and wood-look metal siding. Multi-colored metal panels are proposed at the building entrance.

Stormwater management plans show a proposed sediment basin in the southeast portion of the site.

Municipal water and sanitary sewer will be required for this development. The applicant will need to work with the Township and Livingston County regarding municipal water and sanitary sewer. The applicant will also need to work with the Hartland Township Department of Public Works (DPW) to acquire the necessary Residential Equivalency Units (REUs) for this development.

### **Legal Documents and Submittals**

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

Draft versions of the Planned Development Agreement and several easement documents were submitted by the applicant.

Once the documents are executed, the documents are recorded with the Register of Deeds. The Construction Plan set serves as the approved Final Plan and is not recorded with the Register of Deeds.

Approval of the Final PD Plan by the Township Board constitutes a rezoning of the subject property from GC (General Commercial) to PD (Planned Development), and an amendment to the Township zoning map. The following is a brief discussion of the submitted documents.

### **Easement Documents**

Several easement documents were submitted (draft versions) and have been reviewed by the Planning Department and the Township Attorney. The documents pertain to ingress/egress access easements, allowing for access to the Urban Air site from Hartland Towne Center; easements to allow for the placement of electrical, parking spaces, lighting, landscaping, and irrigation on the adjacent property; sanitary sewer easement; and an easement to allow for a proposed monument sign for Urban Air to be located within the Hartland Towne Center property, at the southwest corner of that development. The Township Attorney has provided comments on the easement documents. The applicant has received those comments but has not had time to make the necessary changes to the documents. The final documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.

### **Planned Unit Development Agreement**

The draft version of the Planned Development (PD) Agreement was reviewed by the Township Attorney and minor revisions were suggested. The applicant was made aware of the changes and has modified the document. The final document shall be in a recordable format and shall comply with the requirements of the Township Attorney.

### **Rezoning of the subject properties**

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

In this case the current zoning of the two (2) parcels that constitute the planned development is GC (General Commercial). Once approved, the two (2) parcels will be zoned PD (Planned Development) and will remain with the property as the zoning designation. The two (2) parcels are to be combined prior to the issuance of a land use permit.



**Other Requirements-Zoning Ordinance Standards**

Nothing at this time.

**Township Engineer's Review**

No comments at this time

**Hartland Deerfield Fire Authority Review**

No comments at this time.

**Hartland Township DPW Review**

No comments at this time.

**Attachments**

1. Resolution to Approval – PDF version
2. Draft Urban Air PD Agreement – PDF version
3. Access Easement – PDF version
4. Parking Easement – PDF version
5. Sanitary Easement – PDF version
6. Sign Easement – PDF version
7. SP PD #25-012 Preliminary PD Approval letter dated 08.06.2025 – PDF version

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2025 Planning Commission Activity\Site Plan Applications\SP PD #25-014 Urban Air Final PD\Staff Reports\PC\SP PD #25-014 Urban Air Final PD staff report TB 09.10.2025.docx



**Board of Trustees**

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

Brett J. Lubeski, Trustee  
Summer L. McMullen, Trustee  
Denise M. O'Connell, Trustee  
Joseph M. Petrucci, Trustee

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**RESOLUTION NO. 25-\_\_**

**RESOLUTION TO ADOPT ORDINANCE NO. \_\_\_\_\_,  
ORDINANCE TO AMEND THE HARTLAND TOWNSHIP ZONING MAP**

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

PRESENT: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_

The following preamble and resolution were offered by \_\_\_\_\_ and  
seconded by \_\_\_\_\_.

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

**WHEREAS**, the subject property currently undeveloped and consists of approximately 6.05 acres in two (2) tax parcels, being tax parcel 4708-28-100-030 (2.53 acres,) and tax parcel 4708-28-100-037 (3.52 acres); and

**WHEREAS**, the current zoning of the property indicates the parcel is currently zoned in the GC (General Commercial) category; and

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

**WHEREAS**, amending the Zoning Map, for the subject property, to the PD (Planned Development) category, based on the proposed development, as approved in Planned Development Site Plan #25-014, would be consistent with the Future Land Use Map designation; and

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

**WHEREAS**, the Township Planning Commission reviewed the Conceptual Plan, under Site Plan Application #25-011 on July 10, 2025; and

**WHEREAS**, the Township Board reviewed the Conceptual Plan, under Site Plan Application #25-011, on July 15, 2025; and

**WHEREAS**, the Township Planning Commission held a public hearing for comments on the proposed Preliminary Planned Development (PD) Site Plan #25-012 on July 24, 2025; and recommended approval to the Township Board at the July 24, 2025, regular meeting; and

**WHEREAS**, the Township Board approved the Site Plan #25-012 Preliminary PD on August 5, 2025; and

**WHEREAS**, the Livingston Count Planning Commission recommended approval of the Site Plan #25-012 Preliminary PD on August 20, 2025; and

**WHEREAS**, the Planning Commission recommended approval of the Site Plan #25-014 Final PD, which will amend the Zoning Map from GC to PD at its September 11, 2025, regular meeting; and

**WHEREAS**, the Township approves Site Plan #25-014 Planned Development, subject to the following conditions:

1. The Preliminary Planned Development Site Plan for Urban Air Adventure Park Planned Development, SP/PD #25-014, is subject to the approval of the Township Board.
2. Final approval of Urban Air Adventure Park Planned Development (SP/PD Application #25-014) shall require an amendment to the Zoning Ordinance to revise the zoning map and designate the subject property as PD (Planned Development). The planned development project area consists of two (2) undeveloped parcels, equating to a total of approximately 6.03 acres, and which are to be rezoned to PD, as follows:
  - a. Tax Parcel ID #4708-28-100-030 (approximately 2.53 acres in area); currently zoned GC (General Commercial)
  - b. Tax Parcel ID #4708-28-100-037 (approximately 3.52 acres in area); currently zoned GC (General Commercial)
3. Waiver request for the planned development project area to be less than 20 acres is approved.
4. Waiver request for the building height to exceed 35 feet is approved.
5. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandums, dated July 17, 2025, September 4, 2025, and September 10, 2025, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.

6. As part of the Final Plan Review, the applicant shall provide all applicable easement documents. The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.
7. The two (2) parcels that comprise the project area shall be combined prior to the issuance of a land use permit.
8. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.
9. Applicant complies with any requirements of the Michigan Department of Environment, Great Lakes, and Energy (EGLE), regarding applicable permits and approvals, if necessary
10. Roof-mounted mechanical units (RTUs) should be properly screened or not visible to the Planning Commission's satisfaction, as shown on the Final PD plans.
11. Monument signs shall be shown on the Final PD plans.

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

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

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

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

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN                     )  
   )  
 COUNTY OF LIVINGSTON                )

I, the undersigned, the duly qualified and acting Township Clerk of the Township of Hartland, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by Board of said Township at a regular meeting held on the 16<sup>th</sup> day of September 2025.

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Larry N. Ciofu, Hartland Township Clerk

## EXHIBIT A

### HARTLAND TOWNSHIP BOARD OF TRUSTEES LIVINGSTON COUNTY, MICHIGAN ZONING MAP AMENDMENT NO. \_\_\_\_\_

#### THE TOWNSHIP OF HARTLAND ORDAINS:

**Section 1.**     **Amendment of Township Zoning Map.** Amend the Zoning Map from GC (General Commercial) to PD (Planned Development) for Tax Parcel Numbers #4708-28-100-030 (2.53 acres) and #4708-28-100-037 (3.52 acres) the combined total being approximately 6.05 acres located south of Highland Road, west of US-23, and east of Old US-23, in Section 28 of the 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.

**STATE OF MICHIGAN  
COUNTY OF LIVINGSTON  
TOWNSHIP OF HARTLAND**

**SUMNER PROPERTY HOLDINGS  
PLANNED DEVELOPMENT (PD) AGREEMENT**

THIS AGREEMENT FOR PLANNED UNIT DEVELOPMENT (referred to herein as the “Agreement”) made effective the 12th day of August, 2025, by and between the TOWNSHIP OF HARTLAND, Livingston County, Michigan, herein called the “Township”, 2655 Clark Rd., Hartland, MI 48353, and SUMNER PROPERTY HOLDINGS, whose address is 10140 HALSEY RD GRAND BLANC, MI 48439, and its successors and assigns, herein called the “Developer.”

**BACKGROUND**

- A. Developer is the owner of a parcel of real property (the "Property") within the Township that is proposed for development as a family entertainment facility, known as "Parcel # 08-28-100-030" and "Parcel # 08-28-100-037" (generally referred to hereafter as the "Project"). The legal description of the Property is attached as Exhibit A.
- B. Developer has secured approval of the Project as a Planned Development ("PD") pursuant the Township of Hartland Zoning Ordinance (the "Zoning Ordinance"). Approval of Developer's PD Concept Plan was granted, subject to certain terms and conditions, by the Township Board, following recommendation by the Planning Commission. Subsequently, Developer secured Final Site Plan approval for the Project, which such plan is attached as Exhibit B.
- C. Set forth below are the terms and conditions of the Parties' agreement for the Project and the use of the Property, which such agreement is to be recorded with the Register of Deeds for the County of Livingston following execution by the Parties.

NOW, THEREFORE, for and inconsideration of the foregoing, the parties agree as follows:

**I. GENERAL PROJECT DESCRIPTION**

The Property is approximately 6.29 acres of land, bearing Parcel I.D. No. 08-28-100-030, 8-28-100-037.

**II. EFFECT OF PD AGREEMENT**

- A. This Agreement is intended to serve as the contract contemplated under Section 3.1.18 the Zoning Ordinance, and to establish the fundamental terms and provisions of subsequent final approval, construction, use, and maintenance of the Project.
- B. Developer has secured approval of a site plan in accordance with Section 3.1.18 of the Zoning Ordinance, as amended, and any and all other applicable laws, ordinances and regulations, and with this Agreement and any conditions imposed with its approval.
- C. This Agreement shall be binding upon and benefit the Township and Developer, as well as their respective successors, assigns, and transferees, and shall run with the land.
- D. Physical development of the Project shall be in accordance with the approved Final Site Plan, and shall not be commenced until after the final site plan has been approved by the Township, subject to and in accordance with applicable procedures.

**III. USES PERMITTED**

Uses permitted within the Project shall consist only of a family entertainment facility and related site improvements, amenities, and open space as shown on the PD Concept Plan and approved Final Site Plan, subject to the terms of this Agreement, and in accordance with the approved final site plan. All development and use shall be in accordance with this Agreement, applicable laws, regulations, and ordinances not inconsistent with this Agreement.

**IV. DENSITY AND LOCATION**

The Project shall consist of a 1-story 38,400 square foot facility. The location of the building shall be as shown on the approved Final Site Plan, within the building envelopes identified. The area and location of the lots shall be as shown on the approved Final Site Plan.

**V. YARD SETBACKS**

Yard setbacks and lots shall conform to the Township Ordinance.

**VI. LANDSCAPING**

All landscaping shall be installed in accordance with the Final Site Plan, and thereafter regularly, professionally, and permanently maintained on the Property. If weather conditions do not permit installation of all or a portion of the landscaping at the time Developer seeks an initial certificate of



occupancy, such Certificate shall be issued only after Developer has posted a financial guarantee in a form and manner, and amount, acceptable to the Township .

## **VII. SHARED DRIVEWAY EASEMENT**

The parties acknowledge that there is on the Property an asphalt driveway allowing access to the Project through an easement. The document consists of a Declaration of Easement recorded at Liber 2944, Page 299 the Livingston County Records.

## **VIII. ON AND OFF-SITE IMPROVEMENTS**

It is understood that certain on-site and off-site infrastructure improvements will be required for the Project, to be set forth in the final site plan and engineering plans, including improvements for storm water management, sanitary sewer, and public water, and that Developer shall be solely responsible for all costs and expenses of and associated with such improvements and the restoration of those areas. The Township has no obligation to construct or provide in any way for such improvements, and the Township has made no guarantees, assurances, or representations with regard to the viability of any such improvements.

## **IX. STORM WATER MANAGEMENT**

Storm water shall be released from the Property and the Project in a manner to be approved by the Township as part of final site plan review and engineering review. In general, the storm water shall be directed to an above-ground basin in the area shown on the approved Final Site Plan. The storm water and drainage conveyance facilities shall be designed and constructed by Developer, and approved and inspected by the Township , in accordance with all applicable Township , County of Livingston, and State of Michigan ordinances, codes, regulations and laws. Developer shall be responsible for securing any off-site easements as may be required, at its sole cost and expense. Developer shall also be responsible for maintaining the approved mechanical pre-treatment structure per the manufacturer's requirements, with records being provided to the Township upon request.

## **X. WATER AND SANITARY SEWER**

Sanitary sewer and water are available to the Property. Developer shall, at its sole expense, construct and install improvements and/or connections tying into the municipal water and sewage systems. Such improvements shall be designed and constructed in accordance with the approved Final Site Plan, and all applicable Township , State and County standards, codes, regulations, ordinances, and laws. Such water and sanitary sewer service facilities, including any on-site and off-site facilities, extensions, and easements to reach the area to be served, shall be provided by and at the sole expense of Developer, and shall be completed, approved, and dedicated to (as required by the Township in its discretion) the Township to the extent necessary to fully service all proposed and existing facilities, structures, and uses within the Development to be served thereby, prior to issuance of any building permits for any building in such phase of the Development.

If Developer chooses to seek building permits for the structure before completion of the completion, dedication, and acceptance of the water and sanitary sewage facilities, Developer shall be permitted to post security in the form of cash or an irrevocable and automatically renewing letter of credit approved by the Township and issued by an institution doing business in Livingston County, Michigan.

Developer shall, upon completion of installation and testing of the public water and sanitary sewer improvements and final acceptance of same, convey and dedicate all interest in such facilities to the Township by providing and executing documents and title work in accordance with all applicable Township ordinances and requirements.

Developer shall not be required to pay any applicable availability fees, user connection fees or tap fees before connecting to the Township 's sanitary sewage or water supply systems.

## **XI. SIGNAGE**

Signage shall be provided as set forth in the approved Final Site Plan.

## **XII. PHASING**

The project shall be developed in a single phase.

## **XIII. GENERAL PROVISIONS**

- A. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.
- B. Except as may be specifically modified by this Agreement, the Township Code and all applicable regulations of the Township shall apply to the Property. Any substantial violation of the Township Code by Developer and/or any successor owners or occupants with respect to the Property shall be deemed a breach of this Agreement, as well as a violation of the Township Code.
- C. A breach of this Agreement shall constitute a nuisance per se which shall be abated. Developer and the Township therefore agree that, in the event of a breach of this Agreement by Developer, the Township , in addition to any other relief to which it may be entitled at law or in equity, shall be entitled under this Agreement to relief in the form of specific performance and an order of the court requiring abatement of the nuisance per se. In the event of a breach of this Agreement, the Township may notify Developer of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Developer shall not be in the breach hereunder if Developer commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the Township may be entitled in equity or at law, render Developer liable to the Township in any suit for enforcement for actual costs incurred by the Township including, but not limited to, attorneys' fees, expert witness fees and the like.
- D. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Developer desires to propose an amendment, an application shall be made to the Township 's Department of Community Development, which shall process the application in accordance with the procedures set forth in the Zoning Ordinance.
- E. Both parties understand and agree that if any part, term, or provision of this Agreement is

held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.

- F. The Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Livingston, State of Michigan.
- G. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the Township 's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.
- H. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties.
- I. This Agreement shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Livingston County Register of Deeds by the Township . The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement, and all references to "Developer " in this Agreement shall also include all heirs, successors, and assigns of Developer. The parties also acknowledge that the members of the Township Board and/or the Township Administration and/or its departments may change, but the Township shall nonetheless remain bound by this Agreement.
- J. Developer has negotiated with the Township the terms of the PD Concept Plan and approved Final Site Plan and this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Developer and the Township. Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of the PD Documents, and Developer shall not be permitted in the future to claim that the effect of the PD Concept Plan, approved Final Site Plan and Agreement results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of the PD Concept Plan or approved Final Site Plan and Agreement causes an inverse condemnation, other condemnation or taking of all or any portion of the Property. Developer and the Township agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for the Developer, all of which undertakings and obligations Developer and the Township agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the

Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objective of the Township and Developer, as authorized under applicable Township ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended.

Developer fully accepts and agrees to the final terms, conditions, requirements, and obligations of this Agreement, and Developer shall not be permitted in the future to claim that the effect of this Agreement results in an unreasonable limitation upon use of all or any portion of the Property, or to claim that enforcement of this Agreement causes an inverse condemnation or taking of all or any portion of such property. It is further agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved PD Concept Plan, and are, without exception, clearly and substantially related to the Township 's legitimate interests in protecting the public health, safety and general welfare.

- K. At the time of the execution of this Agreement, Developer has obtained Final Site Plan approval. Developer acknowledges that the Engineering Consultant may impose additional conditions other than those contained in this Agreement during its final approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the approved Final Site Plan or documents and shall not change or eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement, and shall be enforceable against Developer.
- L. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Developer and the Township .
- M. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.
- N. This Agreement is intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to site plan approvals as stated above.
- O. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and in any event expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.
- P. Where there is a question with regard to applicable regulations for a particular aspect of the development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PD Concept Plan or the approved Final Site Plan and this Agreement which apply, the Township , in the reasonable exercise of its discretion, shall determine the regulations of the Township 's Zoning

Ordinance, as that Ordinance may have been amended, or other Township Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the PD Documents and does not change or eliminate any development right authorized by the PD documents. In the event of a conflict or inconsistency between two or more provisions of the PD Concept Plan and/or this Agreement, or between such documents and applicable Township ordinances, the more restrictive provision, as determined in the reasonable discretion of the Township , shall apply.

- Q. Both parties acknowledge and agree that they have had the opportunity to have the PD Concept Plan and approved Final Site Plan, and this Agreement, reviewed by legal counsel.
- R. Notwithstanding the foregoing, Developer retains the right at any time prior to commencement of construction of the improvements contemplated by the PD Concept Plan and approved Final Site Plan and this Agreement to terminate the PD subject to and in accordance with the requirements of the Zoning Ordinance applicable to such a termination.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGES TO FOLLOW]

**TOWNSHIP OF HARTLAND**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MICHIGAN                    )  
  ) ss  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, on behalf of the Township of Hartland, a \_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
County of \_\_\_\_\_, State of Michigan  
Acting in \_\_\_\_\_ County  
My commission expires: \_\_\_\_\_

# SUMNER PROPERTY HOLDINGS

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MICHIGAN )  
 ) ss  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_.

**SUMNER PROPERTY HOLDINGS**

\_\_\_\_\_, Notary Public  
County of \_\_\_\_\_, State of Michigan  
Acting in \_\_\_\_\_ County  
My commission expires: \_\_\_\_\_

Drafted by:

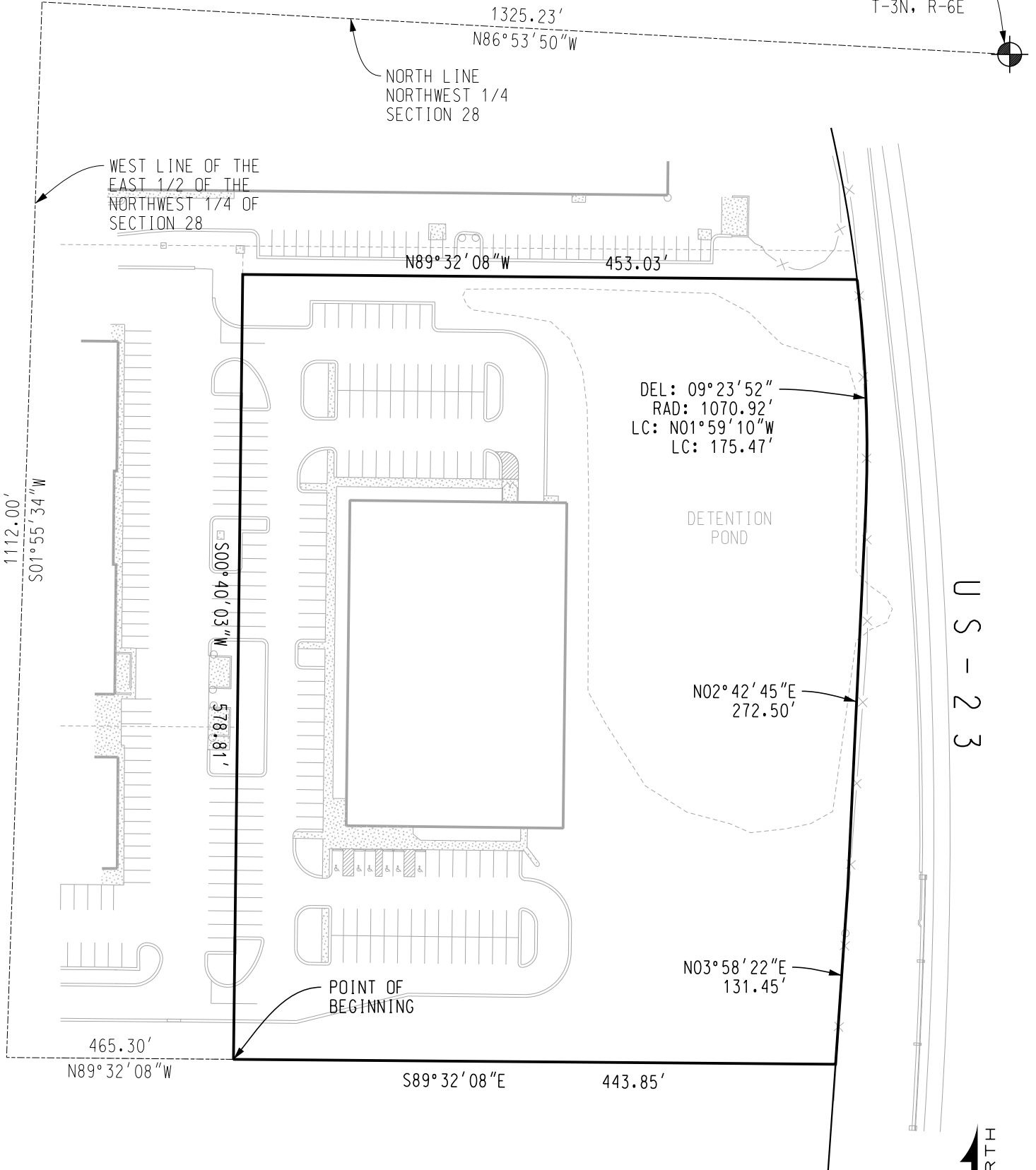
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# EASMENT PLAN

## EXHIBIT 'A' - OVERALL PARCEL

NORTH 1/4 CORNER  
SECTION 28  
T-3N, R-6E



C.B. Brzezinski



PROJECT: URBAN AIR OLD US-23 HARTLAND, MI	NW 1/4, SECTION 28 TOWN 3N - RANGE 6E HARTLAND TOWNSHIP STATE OF MICHIGAN
<b>Griggs Quaderer Inc.</b> Civil Engineering ▪ Land Surveying ▪ Site Planning PH: (810) 695.0154 WWW.GQINCORP.COM 8308 Office Park Dr. FX: (810) 695.0158 Grand Blanc, MI 48439	

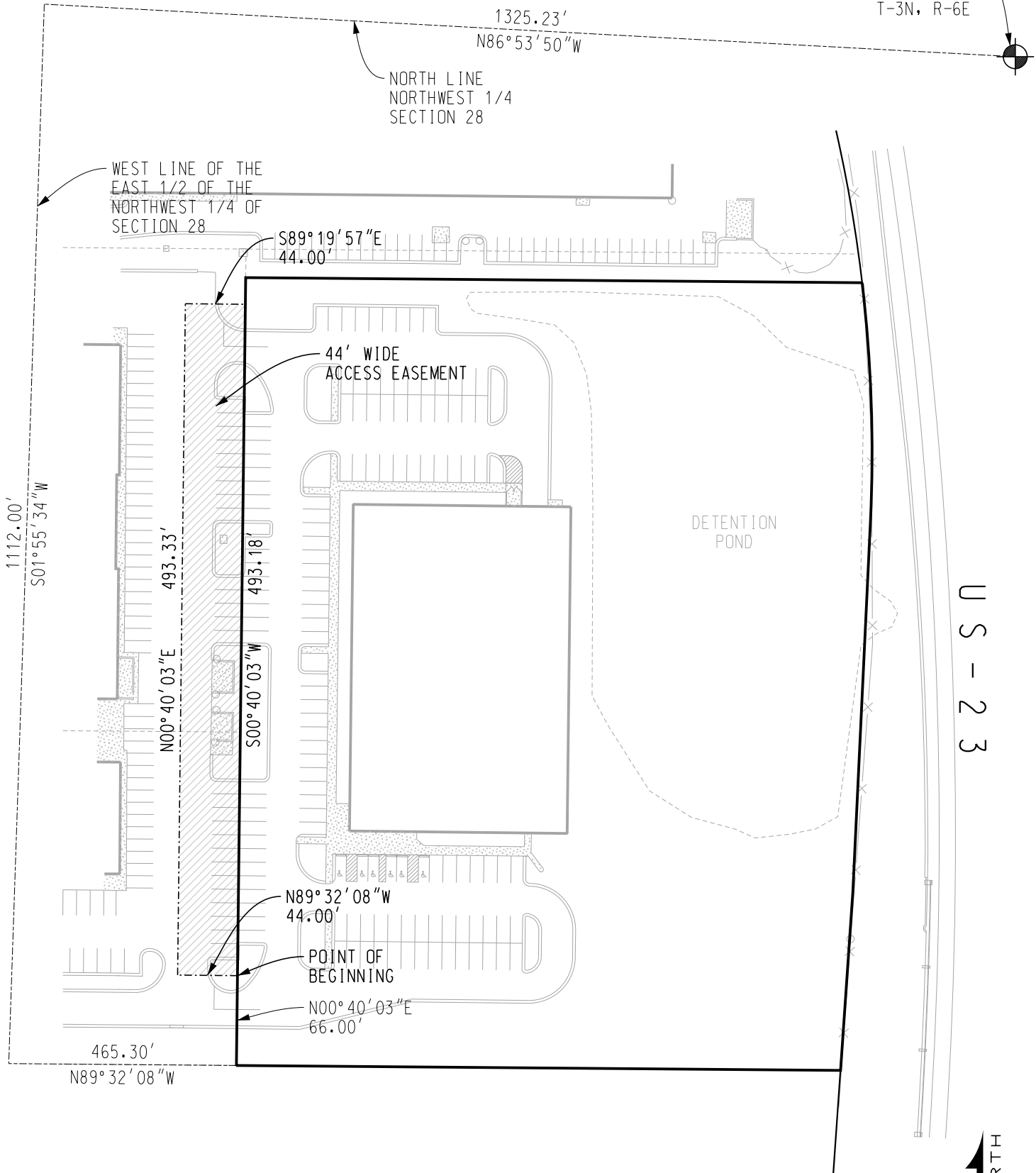
JOB NO.:	241201
SCALE:	1" = 100'
DATE:	08-07-2025
REVISION:	
CREW:	
DRAWN BY:	
CHK'D BY:	BRZEZINSKI
MISC:	
PAGE:	01 OF 03



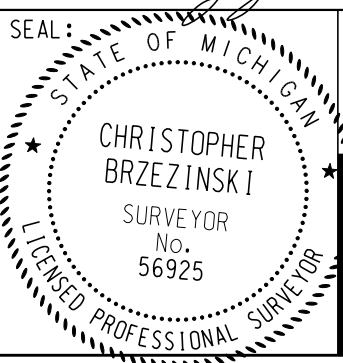
# EASEMENT PLAN

## EXHIBIT 'B' - EASEMENT

NORTH 1/4 CORNER  
SECTION 28  
T-3N, R-6E



C.B. Brzezinski



PROJECT: URBAN AIR OLD US-23 HARTLAND, MI	NW 1/4, SECTION 28 TOWN 3N - RANGE 6E HARTLAND TOWNSHIP STATE OF MICHIGAN
<b>Griggs Quaderer Inc.</b> Civil Engineering ▪ Land Surveying ▪ Site Planning PH: (810) 695.0154    WWW.GQINCORP.COM    8308 Office Park Dr. FX: (810) 695.0158    Grand Blanc, MI 48439	

JOB NO.:	241201
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DRAWN BY:	
CHK'D BY:	BRZEZINSKI
MISC:	
PAGE:	02 OF 03

EASEMENT PLAN

EXHIBIT 'C' - DESCRIPTIONS

PROPERTY DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LIVINGSTON, STATE OF MICHIGAN AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE TOWNSHIP OF HARTLAND, COUNTY OF LIVINGSTON, STATE OF MICHIGAN:

PARCEL C: BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 28; THENCE N86°53'50"W, 1325.23 FEET (RECORDED AS N86°42'08"W, 1326.61 FEET) ALONG THE NORTH LINE OF SAID SECTION 28; THENCE S01°55'34"W (RECORDED AS S02°01'21"W), 512.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE S89°32'08"E (RECORDED AS S89°17'50"E), 452.12 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING S89°32'08"E (RECORDED AS S89°17'50"E), 450.11 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SOUTH BOUND ENTRANCE RAMP TO U.S. 23 EXPRESSWAY THE FOLLOWING TWO COURSES: SOUTHEASTERLY, NON-TANGENTIALLY 196.86 FEET (RECORDED AS 196.67 FEET) ALONG THE ARC OF A 1070.92 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°31'57" (RECORDED AS 10°31'19") AND HAVING A CHORD BEARING S02°33'13"E (RECORDED AS S02°20'58"E), 196.59 FEET AND S02°42'45"W (RECORDED AS S02°54'42"W), 158.73 FEET; THENCE N89°32'08"W, 455.50 FEET; THENCE N00°40'03"E, 354.92 FEET TO THE PLACE OF BEGINNING.

PARCEL D: BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 28; THENCE N86°53'50"W, 1325.23 FEET (RECORDED AS N86°42'08"W, 1326.61 FEET) ALONG THE NORTH LINE OF SAID SECTION 28; THENCE S01°55'34"W (RECORDED AS S02°01'21"W), 1112.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE S89°32'08"E (RECORDED AS S89°17'50"E), 465.30 FEET TO THE PLACE OF BEGINNING; THENCE N00°40'03"E, 244.89 FEET; THENCE S89°32'08"E, 455.50 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SOUTH BOUND ENTRANCE RAMP TO U.S. 23 EXPRESSWAY THE FOLLOWING TWO COURSES: S02°42'45"W (RECORDED AS S02°54'42"W), 113.77 FEET AND S03°58'22"W, 131.45 FEET (RECORDED AS S04°10'19"W, 131.67 FEET); THENCE N89°32'08"W (RECORDED AS N89°17'50"W), 443.85 FEET TO THE PLACE OF BEGINNING.

ACCESS EASEMENT DESCRIPTION:

AN ACCESS EASEMENT THE DESCRIPTION OF WHICH IS AS FOLLOWS:

LAND SITUATED IN A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 28; THENCE N86°53'50"W, 1325.23 FEET ALONG THE NORTH LINE OF SAID SECTION 28; THENCE S01°55'34"W, 1112.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE S89°32'08"E, 465.30 FEET; THENCE N00°40'03"E, 66.00 FEET TO THE PLACE OF BEGINNING;

THENCE FROM SAID PLACE OF BEGINNING N89°32'08"W, 44.00 FEET; THENCE N00°40'03"E, 493.33 FEET; THENCE S89°19'57"E, 44.00 FEET; THENCE S00°40'03"W, 493.18 FEET TO SAID PLACE OF BEGINNING.

C.B. Brzezinski



PROJECT: URBAN AIR OLD US-23 HARTLAND, MI	NW 1/4, SECTION 28 TOWN 3N - RANGE 6E HARTLAND TOWNSHIP STATE OF MICHIGAN	JOB NO.: 241201
		SCALE: 1" = 100'
		DATE: 08-07-2025
		REVISION:
<div>Griggs Quaderer Inc.</div> <div>Civil Engineering ▪ Land Surveying ▪ Site Planning</div> <div>PH: (810) 695.0154 FX: (810) 695.0158</div> <div>WWW.GQINCORP.COM</div>		CREW:
		DRAWN BY:
		CHK'D BY: BRZEZINSKI
		MISC:
		PAGE: 03 OF 03

**Griggs Quaderer Inc.**

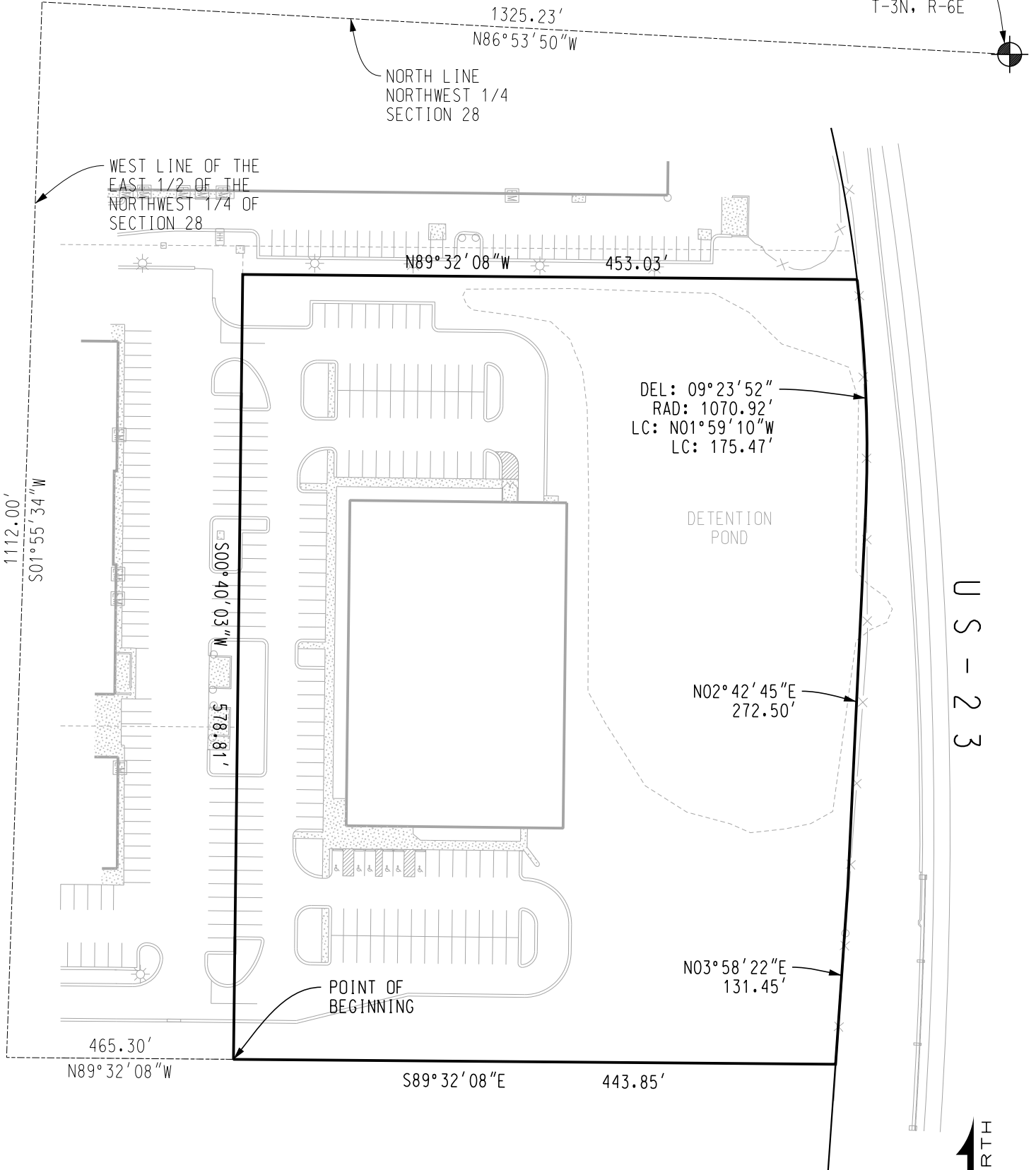
Civil Engineering ▪ Land Surveying ▪ Site Planning

PH: (810) 695.0154      WWW.GQINCORP.COM      8308 Office Park Dr.  
FX: (810) 695.0158      Grand Blanc, MI 48439

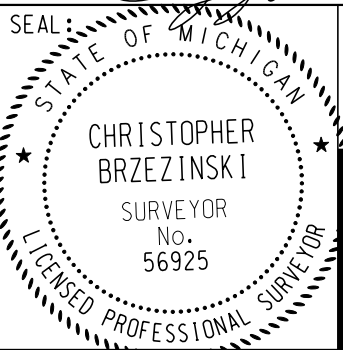
# EASMENT PLAN

## EXHIBIT 'A' - OVERALL PARCEL

NORTH 1/4 CORNER  
SECTION 28  
T-3N, R-6E



C.B. Brzezinski



PROJECT: URBAN AIR  
OLD US-23  
HARTLAND, MI

NW 1/4, SECTION 28  
TOWN 3N - RANGE 6E  
HARTLAND TOWNSHIP  
STATE OF MICHIGAN

JOB NO.: 241201  
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PAGE: 01 OF 03

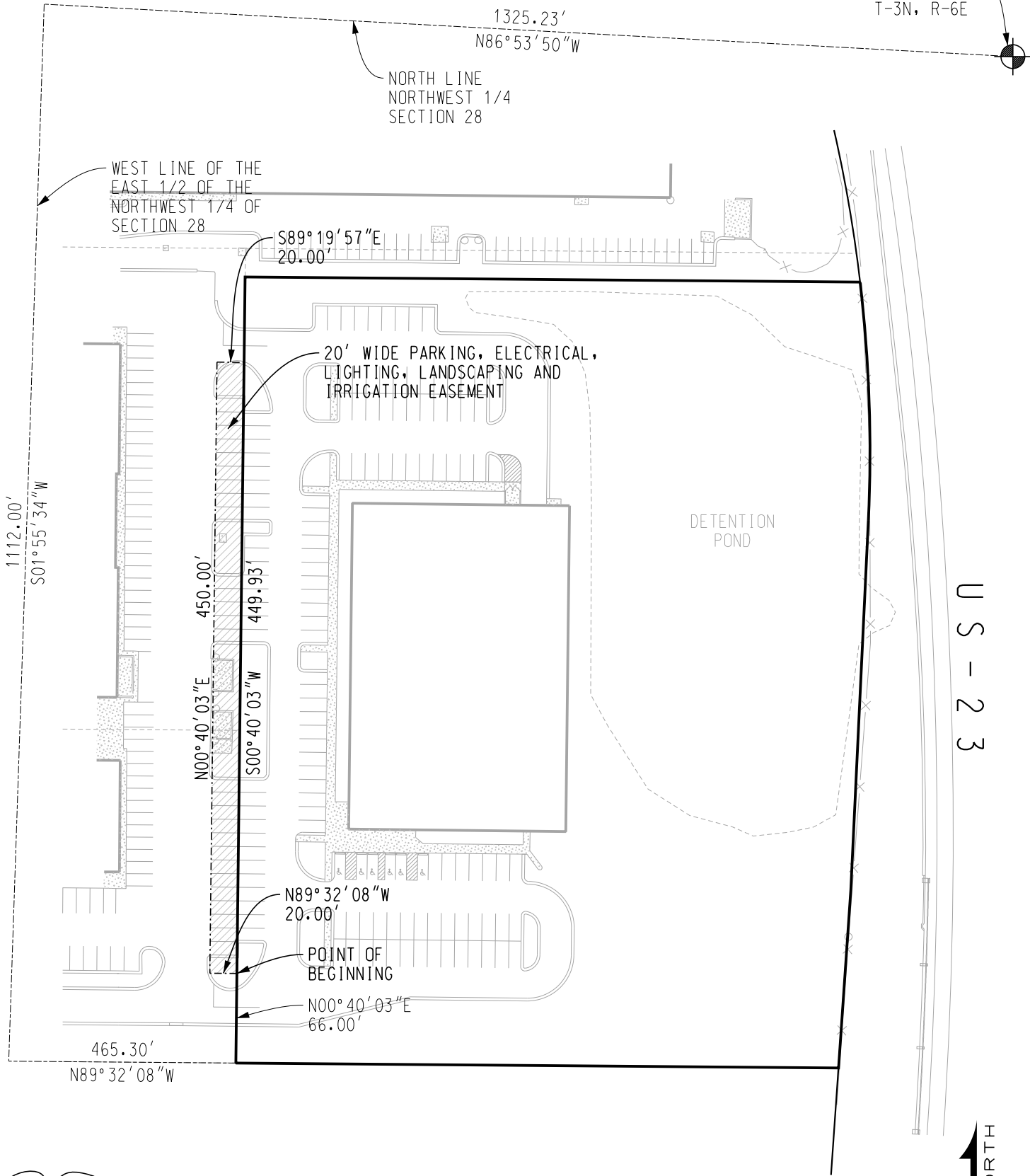
**Griggs Quaderer Inc.**

Civil Engineering ▪ Land Surveying ▪ Site Planning  
PH: (810) 695.0154 WWW.GQINCORP.COM 8308 Office Park Dr.  
FX: (810) 695.0158 Grand Blanc, MI 48439

# EASEMENT PLAN

## EXHIBIT 'B' - EASEMENT

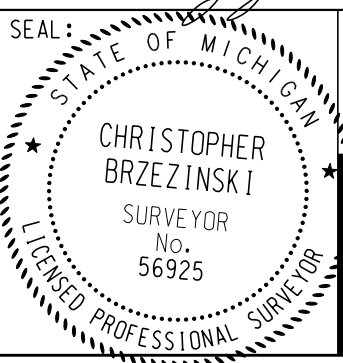
NORTH 1/4 CORNER  
SECTION 28  
T-3N, R-6E



US-23

NORTH

C. Brzezinski



PROJECT: URBAN AIR OLD US-23 HARTLAND, MI	NW 1/4, SECTION 28 TOWN 3N - RANGE 6E HARTLAND TOWNSHIP STATE OF MICHIGAN
<b>Griggs Quaderer Inc.</b> Civil Engineering ▪ Land Surveying ▪ Site Planning PH: (810) 695.0154    WWW.GQINCORP.COM    8308 Office Park Dr. FX: (810) 695.0158    Grand Blanc, MI 48439	

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CHK'D BY:	BRZEZINSKI
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PAGE:	02 OF 03

EASEMENT PLAN

EXHIBIT 'C' - DESCRIPTIONS

PROPERTY DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LIVINGSTON, STATE OF MICHIGAN AND IS DESCRIBED AS FOLLOWS:

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EASEMENT DESCRIPTION:

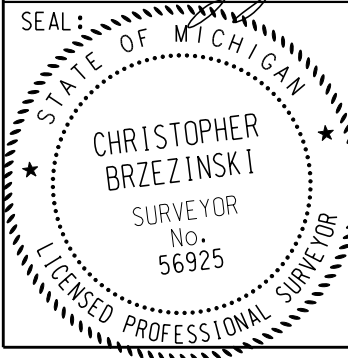
A PARKING, ELECTRICAL, LIGHTING, LANDSCAPING AND IRRIGATION EASEMENT THE DESCRIPTION OF WHICH IS AS FOLLOWS:

LAND SITUATED IN A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

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THENCE FROM SAID PLACE OF BEGINNING N89°32'08"W, 20.00 FEET; THENCE N00°40'03"E, 450.00 FEET; THENCE S89°19'57"E, 20.00 FEET; THENCE S00°40'03"W, 449.93' FEET TO SAID PLACE OF BEGINNING.

C.B. Brzezinski



PROJECT: URBAN AIR OLD US-23 HARTLAND, MI	NW 1/4, SECTION 28 TOWN 3N - RANGE 6E HARTLAND TOWNSHIP STATE OF MICHIGAN	JOB NO.: 241201
		SCALE: 1" = 100'
		DATE: 08-07-2025
		REVISION:
		CREW:
<div>Griggs Quaderer Inc.</div> <div>Civil Engineering ▪ Land Surveying ▪ Site Planning</div> <div>PH: (810) 695.0154 FX: (810) 695.0158</div> <div>WWW.GQINCORP.COM</div> <div>8308 Office Park Dr. Grand Blanc, MI 48439</div>		DRAWN BY:
		CHK'D BY: BRZEZINSKI
		MISC:
		PAGE: 03 OF 03

**Griggs Quaderer Inc.**

Civil Engineering ▪ Land Surveying ▪ Site Planning

PH: (810) 695.0154

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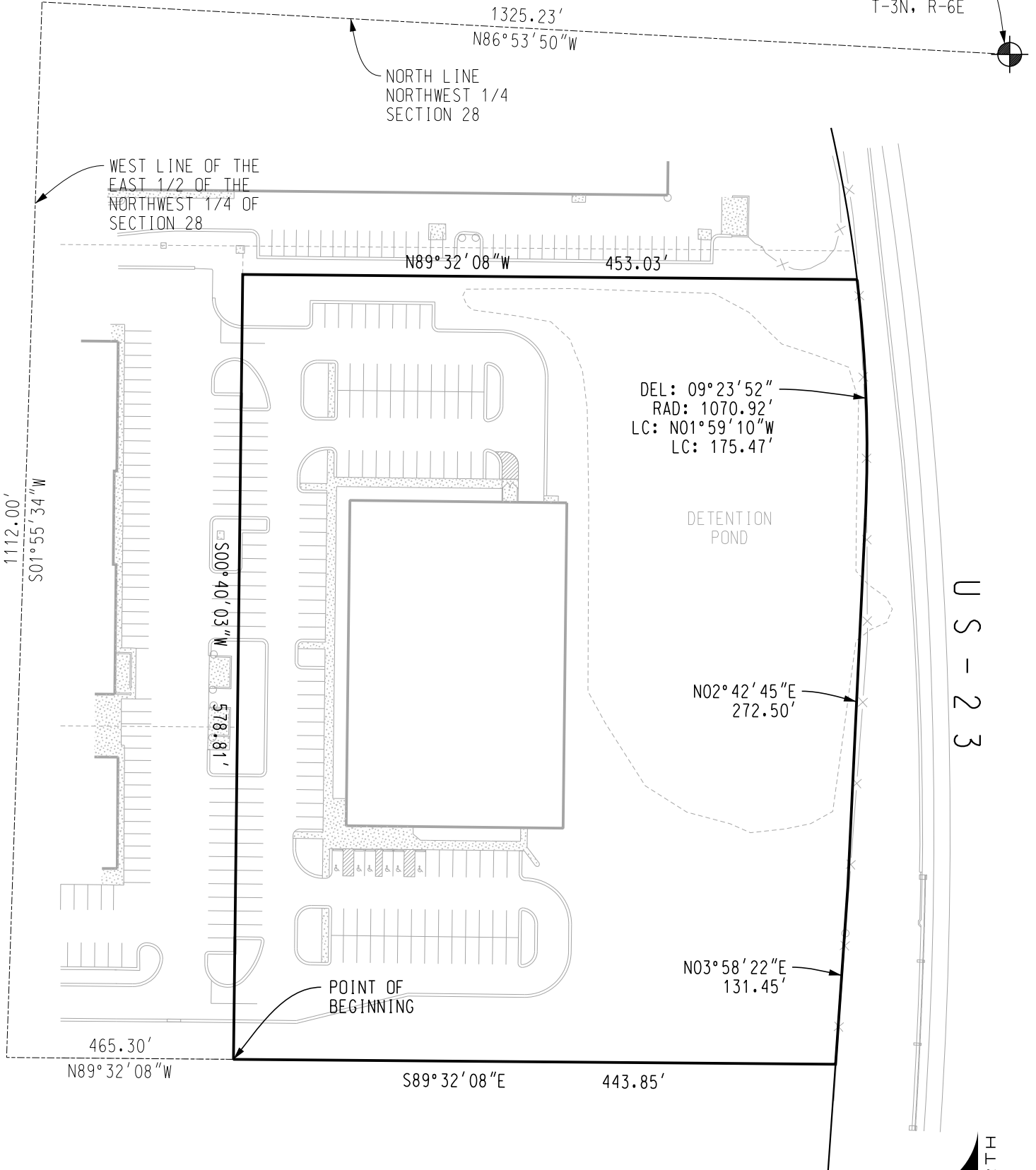
8308 Office Park Dr.

Grand Blanc, MI 48439

# EASMENT PLAN

## EXHIBIT 'A' - OVERALL PARCEL

NORTH 1/4 CORNER  
SECTION 28  
T-3N, R-6E



C.B. Brzezinski



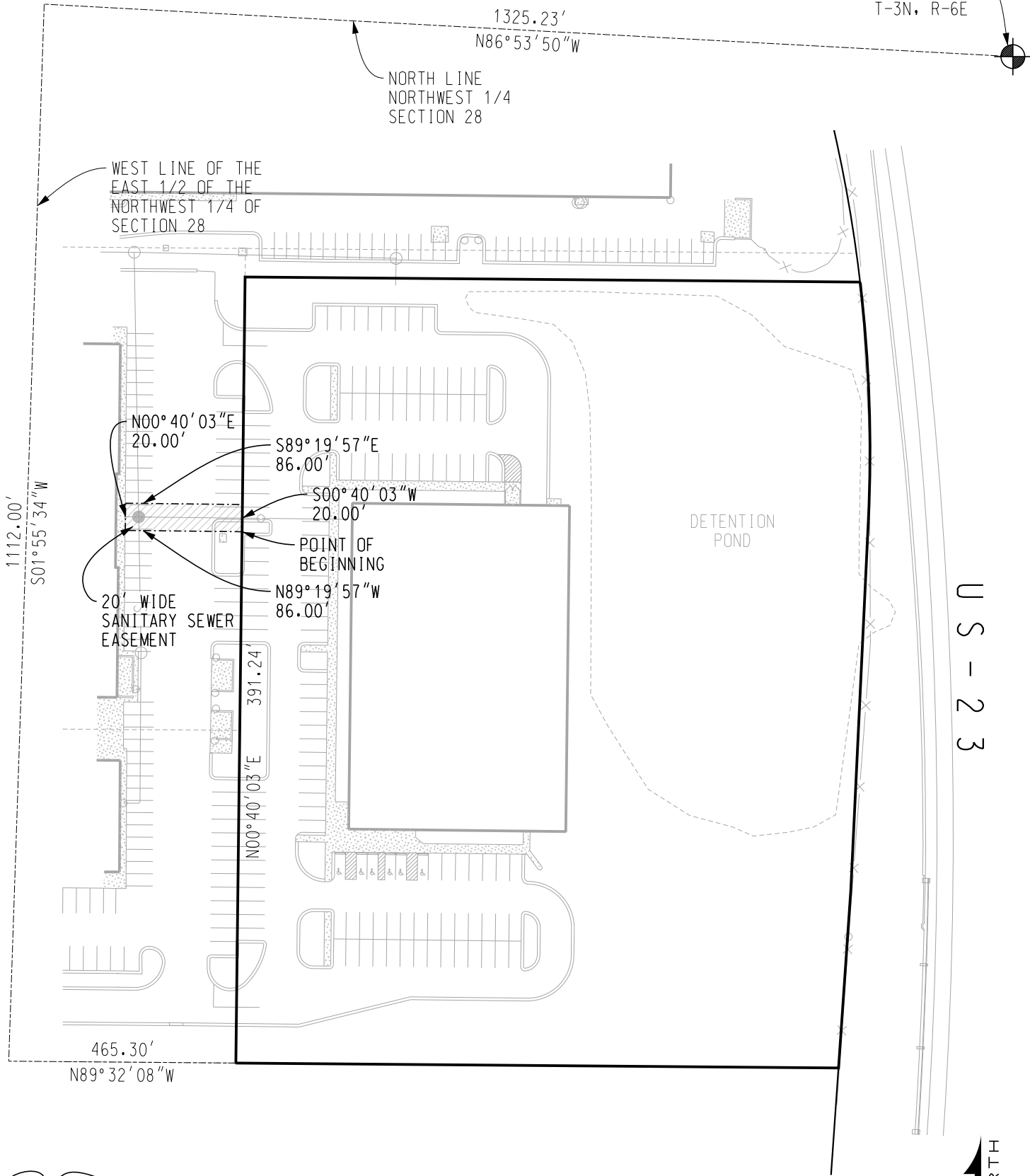
PROJECT: URBAN AIR OLD US-23 HARTLAND, MI	NW 1/4, SECTION 28 TOWN 3N - RANGE 6E HARTLAND TOWNSHIP STATE OF MICHIGAN
<b>Griggs Quaderer Inc.</b> Civil Engineering ▪ Land Surveying ▪ Site Planning PH: (810) 695.0154    WWW.GQINCORP.COM    8308 Office Park Dr. FX: (810) 695.0158    Grand Blanc, MI 48439	

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PAGE:	01 OF 03

# EASEMENT PLAN

## EXHIBIT 'B' - EASEMENT

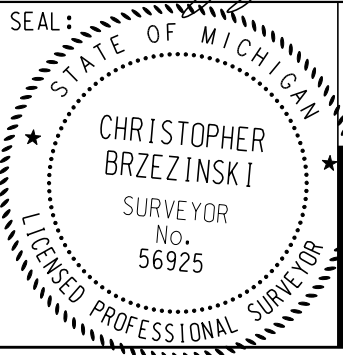
NORTH 1/4 CORNER  
SECTION 28  
T-3N, R-6E



US-23

1 NORTH

C.B. Brzezinski



PROJECT: URBAN AIR  
OLD US-23  
HARTLAND, MI

NW 1/4, SECTION 28  
TOWN 3N - RANGE 6E  
HARTLAND TOWNSHIP  
STATE OF MICHIGAN

JOB NO.:	241201
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PH: (810) 695.0154 WWW.GQINCORP.COM 8308 Office Park Dr.  
FX: (810) 695.0158 Grand Blanc, MI 48439

EASEMENT PLAN

EXHIBIT 'C' - DESCRIPTIONS

PROPERTY DESCRIPTION:

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PARCEL C: BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 28; THENCE N86°53'50"W, 1325.23 FEET (RECORDED AS N86°42'08"W, 1326.61 FEET) ALONG THE NORTH LINE OF SAID SECTION 28; THENCE S01°55'34"W (RECORDED AS S02°01'21"W), 512.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE S89°32'08"E (RECORDED AS S89°17'50"E), 452.12 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING S89°32'08"E (RECORDED AS S89°17'50"E), 450.11 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SOUTH BOUND ENTRANCE RAMP TO U.S. 23 EXPRESSWAY THE FOLLOWING TWO COURSES: SOUTHEASTERLY, NON-TANGENTIALLY 196.86 FEET (RECORDED AS 196.67 FEET) ALONG THE ARC OF A 1070.92 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°31'57" (RECORDED AS 10°31'19") AND HAVING A CHORD BEARING S02°33'13"E (RECORDED AS S02°20'58"E), 196.59 FEET AND S02°42'45"W (RECORDED AS S02°54'42"W), 158.73 FEET; THENCE N89°32'08"W, 455.50 FEET; THENCE N00°40'03"E, 354.92 FEET TO THE PLACE OF BEGINNING.

PARCEL D: BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 28; THENCE N86°53'50"W, 1325.23 FEET (RECORDED AS N86°42'08"W, 1326.61 FEET) ALONG THE NORTH LINE OF SAID SECTION 28; THENCE S01°55'34"W (RECORDED AS S02°01'21"W), 1112.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE S89°32'08"E (RECORDED AS S89°17'50"E), 465.30 FEET TO THE PLACE OF BEGINNING; THENCE N00°40'03"E, 244.89 FEET; THENCE S89°32'08"E, 455.50 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SOUTH BOUND ENTRANCE RAMP TO U.S. 23 EXPRESSWAY THE FOLLOWING TWO COURSES: S02°42'45"W (RECORDED AS S02°54'42"W), 113.77 FEET AND S03°58'22"W, 131.45 FEET (RECORDED AS S04°10'19"W, 131.67 FEET); THENCE N89°32'08"W (RECORDED AS N89°17'50"W), 443.85 FEET TO THE PLACE OF BEGINNING.

SANITARY EASEMENT DESCRIPTION:

A SANITARY SEWER EASEMENT THE DESCRIPTION OF WHICH IS AS FOLLOWS;

LAND SITUATED IN A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 28; THENCE N86°53'50"W, 1325.23 FEET ALONG THE NORTH LINE OF SAID SECTION 28; THENCE S01°55'34"W, 1112.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE S89°32'08"E, 465.30 FEET; THENCE N00°40'03"E, 391.24 FEET TO THE PLACE OF BEGINNING;

THENCE FROM SAID PLACE OF BEGINNING N89°19'57"W, 86.00 FEET; THENCE N00°40'03"E, 20.00 FEET; THENCE S89°19'57"E, 86.00 FEET; THENCE S00°40'03"W, 20.00 FEET TO SAID PLACE OF BEGINNING.

C.B. Brzezinski



PROJECT: URBAN AIR OLD US-23 HARTLAND, MI	NW 1/4, SECTION 28 TOWN 3N - RANGE 6E HARTLAND TOWNSHIP STATE OF MICHIGAN	JOB NO.: 241201
		SCALE: 1" = 100'
		DATE: 08-07-2025
		REVISION:
<div>Griggs Quaderer Inc.</div> <div>Civil Engineering ▪ Land Surveying ▪ Site Planning</div> <div>PH: (810) 695.0154 FX: (810) 695.0158</div> <div>WWW.GQINCORP.COM</div> <div>8308 Office Park Dr. Grand Blanc, MI 48439</div>		CREW:
		DRAWN BY:
		CHK'D BY: BRZEZINSKI
		MISC:
		PAGE: 03 OF 03

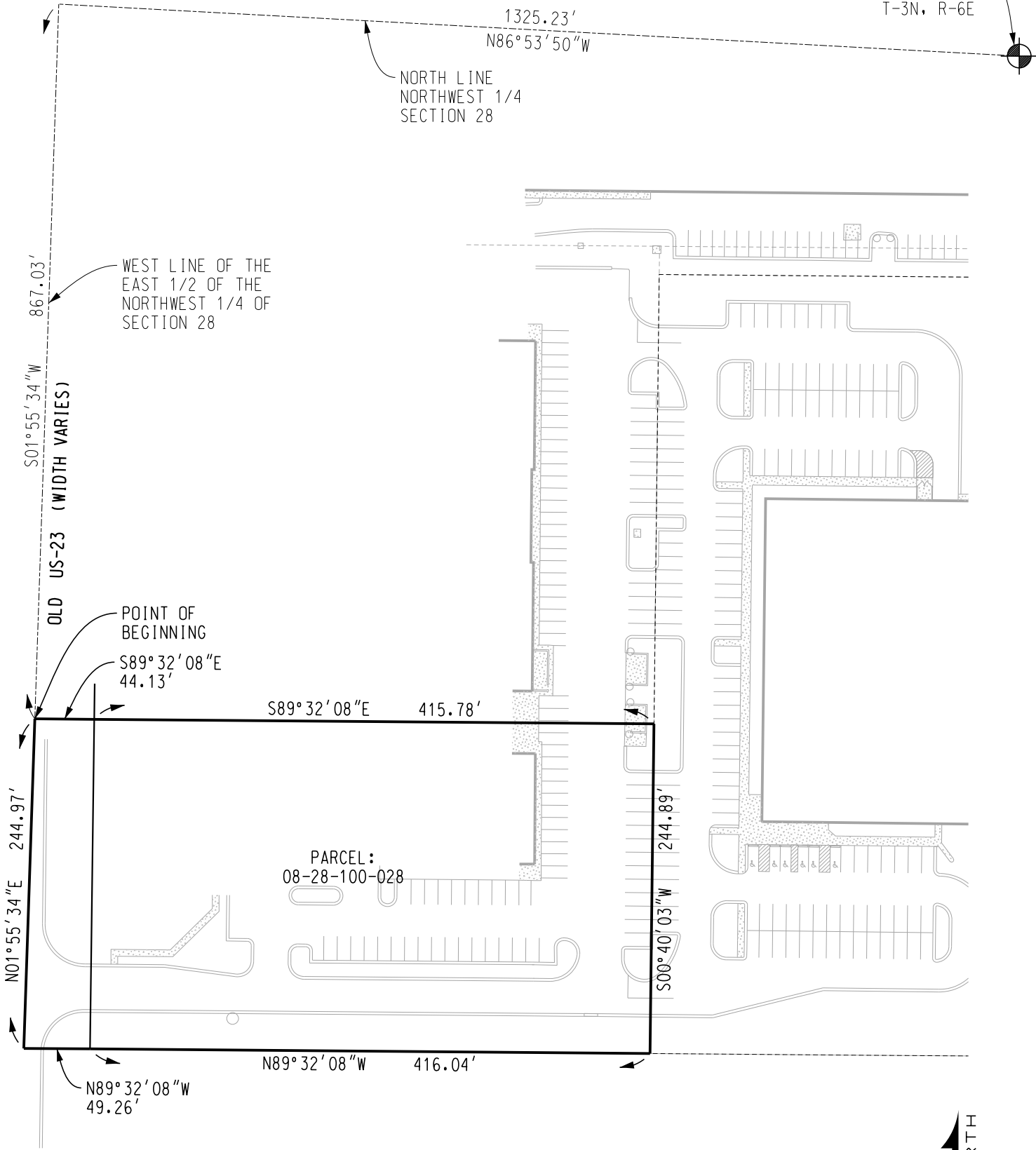
**Griggs Quaderer Inc.**  
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PH: (810) 695.0154      WWW.GQINCORP.COM      8308 Office Park Dr.  
FX: (810) 695.0158      Grand Blanc, MI 48439



EASMENT PLAN

EXHIBIT 'A' - OVERALL PARCEL

NORTH 1/4 CORNER  
SECTION 28  
T-3N, R-6E



1  
NORTH

C.B. Brzezinski



PROJECT: URBAN AIR  
OLD US-23  
HARTLAND, MI

NW 1/4, SECTION 28  
TOWN 3N - RANGE 6E  
HARTLAND TOWNSHIP  
STATE OF MICHIGAN

JOB NO.:	241201
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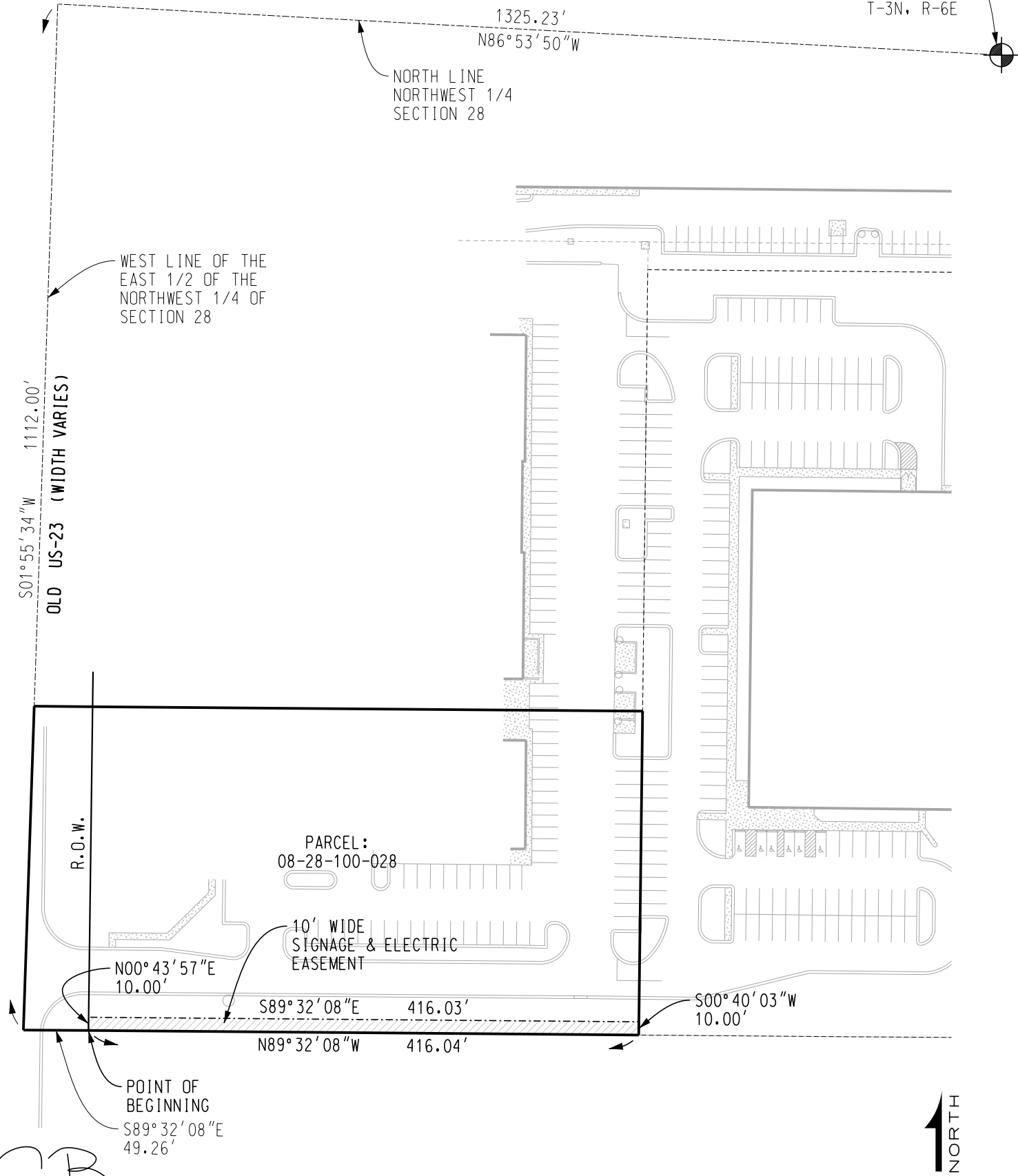
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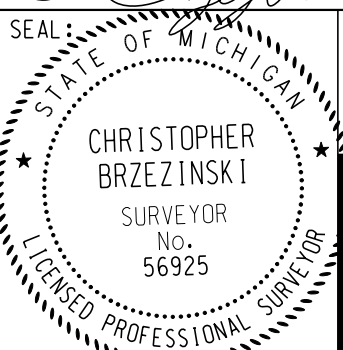
# EASMENT PLAN

## EXHIBIT 'B' - SIGNAGE EASEMENT

NORTH 1/4 CORNER  
SECTION 28  
T-3N, R-6E



C.B. Brzezinski



PROJECT: URBAN AIR OLD US-23 HARTLAND, MI	NW 1/4, SECTION 28 TOWN 3N - RANGE 6E HARTLAND TOWNSHIP STATE OF MICHIGAN	JOB NO.: 241201
		SCALE: 1" = 100'
		DATE: 08-07-2025
		REVISION:
		CREW:
<div>Griggs Quaderer Inc.</div> <div>Civil Engineering ▪ Land Surveying ▪ Site Planning</div> <div>PH: (810) 695.0154 FX: (810) 695.0158</div>	8308 Office Park Dr. Grand Blanc, MI 48439	DRAWN BY:
		CHK'D BY: BRZEZINSKI
		MISC:
		PAGE: 02 OF 03

**Griggs Quaderer Inc.**  
Civil Engineering ▪ Land Surveying ▪ Site Planning  
PH: (810) 695.0154      WWW.GQINCORP.COM      8308 Office Park Dr.  
FX: (810) 695.0158      Grand Blanc, MI 48439

EASEMENT PLAN

EXHIBIT 'C' - DESCRIPTIONS

PROPERTY DESCRIPTION:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE N86°53'50"W, 1325.23 FEET (RECORDED AS N86°42'08"W, 1326.61 FEET) ALONG THE NORTH LINE OF SAID SECTION 28; THENCE S01°55'34"W (RECORDED AS S02°01'21"W), 867.03 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28 TO THE PLACE OF BEGINNING; THENCE S89°32'08"E, 44.13 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD US 23; THENCE CONTINUING S89°32'08"E, 415.78 FEET; THENCE S00°40'03"W, 244.89 FEET; THENCE N89°32'08"W (RECORDED AS N89°17'50"W), 416.04 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD US 23; THENCE CONTINUING N89°32'08"W (RECORDED AS N89°17'50"W), 49.26 FEET; THENCE N01°55'34"E (RECORDED AS N02°01'21"E), 244.97 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28 TO THE PLACE OF BEGINNING.

SIGN EASEMENT DESCRIPTION:

A 10 FOOT WIDE SIGNAGE AND ELECTRICAL EASEMENT THE DESCRIPTION OF WHICH IS AS FOLLOWS:

LAND SITUATED IN A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 28; THENCE N86°53'50"W, 1325.23 FEET ALONG THE NORTH LINE OF SAID SECTION 28; THENCE S01°55'34"W, 1112.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE S89°32'08"E, 49.26 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF OLD US-23 (WIDTH VARIES) AND TO THE PLACE OF BEGINNING;

THENCE FROM SAID PLACE OF BEGINNING N00°43'57"E ALONG SAID EAST RIGHT-OF-WAY, 10.00 FEET; THENCE S89°32'08"E, 416.03 FEET; THENCE S00°40'03"W, 10.00 FEET; THENCE N89°32'08"W, 416.04 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY AND SAID PLACE OF BEGINNING.

C.B. Brzezinski



PROJECT: URBAN AIR OLD US-23 HARTLAND, MI	NW 1/4, SECTION 28 TOWN 3N - RANGE 6E HARTLAND TOWNSHIP STATE OF MICHIGAN	JOB NO.: 241201
		SCALE: 1" = 100'
		DATE: 08-07-2025
		REVISION:
<div>Griggs Quaderer Inc.</div> <div>Civil Engineering ▪ Land Surveying ▪ Site Planning</div> <div>PH: (810) 695.0154 FX: (810) 695.0158</div> <div>WWW.GQINCORP.COM</div> <div>8308 Office Park Dr. Grand Blanc, MI 48439</div>		CREW:
		DRAWN BY:
		CHK'D BY: BRZEZINSKI
		MISC:
		PAGE: 03 OF 03



Board of Trustees

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

Brett J. Lubeski, Trustee  
Summer L. McMullen, Trustee  
Denise M. O'Connell, Trustee  
Joseph M. Petrucci, Trustee

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August 6, 2025

Nathan Sumner  
10140 Halsey Road  
Grand Blanc, MI 48439

**RE: Site Plan/PD Application #25-012 Urban Air Adventure Park PD – Preliminary  
Planned Development Site Plan**

On Thursday, July 24, 2025, the Planning Commission recommended approval of Site Plan/PD Application #25-012, the Preliminary Planned Development Site Plan for Urban Air Adventure Park. The request is to construct an approximate 38,400 square foot building to be located on two (2) vacant parcels, south of Fountain Square and west of US-23 (Tax Parcel ID #4708-28-100-030 and #4708-28-100-037). The Township Board approved Site Plan/PD Application #25-012 at their regular meeting on Tuesday August 5, 2025.

Approval is subject to the following conditions:

1. The Preliminary Planned Development Site Plan for Urban Air Adventure Park Planned Development, SP/PD #25-012, is subject to the approval of the Township Board.
2. Waiver request for the planned development project area to be less than 20 acres is approved.
3. Waiver request for the building height to exceed 35 feet is approved.
4. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 17, 2025, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
5. As part of the Final Plan Review, the applicant shall provide all applicable easement documents. The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.
6. The two (2) parcels that comprise the project area shall be combined prior to the issuance of a land use permit.
7. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.
8. Applicant complies with any requirements of the Michigan Department of Environment, Great Lakes, and Energy (EGLE), regarding applicable permits and approvals, if necessary.

9. Roof-mounted mechanical units (RTU) should be properly screened or not visible to the Planning Commission's satisfaction, as shown on the Final PD plans.

10. Monument signs shall be shown on the Final PD plans.

If you have any questions, please contact me at (810) 632-7498.

Sincerely,



Troy Langer  
Planning Director

# Hartland Township Board of Trustees Meeting Agenda Memorandum

**Submitted By:** Scott Hable, Director of Public Works

**Subject:** Station 62 Old 23 Approach Replacement

**Date:** September 16, 2025

## Recommended Action

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

## Discussion

Public Works was contacted by the Hartland Deerfield Fire authority about the dilapidated condition of their station entrance off of Old 23. This area is currently asphalt and due to drainage issues, and water not being able to exit the surface due to poor grade, it has broken up and collects water anytime it rains. This collection of water is heightened in the wintertime months when it can freeze and then poses a danger to trucks and vehicles entering/exiting the station. Also desired is an area of roll curb to be installed on the south side of this entrance, to allow snow removal to be easier to lift into the lawn area, preventing damage to plow trucks, as well as a normal high curb.

Four contractors quoted the project. It was decided by most, if not all contractors, that concrete would be a more suitable material for this project as it would allow them to shape this area properly for better drainage and be more durable, whereas asphalt would be a larger undertaking to accomplish. Based on staff and Fire Authority evaluation of these quotes, we are recommending T&M Asphalt Paving Inc. as the desired contractor for this job. Total quoted cost from T&M is \$72,055.00. We are requesting a roughly 15% contingency to cover unforeseen costs, including possible extra subgrade work once existing asphalt is removed, as well as paying for third party material density testing and inspection.

## Financial Impact

Is a Budget Amendment Required? ☐ Yes ☒ No

A budget amendment is not needed currently. The FY25-26 budget already includes funds for the Station 62 approach out of the Fire Department CIP fund.

## Attachments

Bids

Project area







Contract Proposal

# T&M Asphalt Paving, Inc.

AN EQUAL OPPORTUNITY EMPLOYER

4755 OLD PLANK RD, MILFORD, MI 48381 (248) 684-2300



<b>To:</b>	HARTLAND DEERFIELD FIRE AUTHORITY	<b>Contact:</b>	Todd Murray
<b>Address:</b>	3205 Hartland Rd. Hartland, MI 48353	<b>Phone:</b>	810.632.7676
<b>Project Name:</b>	HARTLAND FIRE STATION 62	<b>Fax:</b>	
<b>Project Location:</b>	5965 Old US 23, Hartland, MI	<b>Bid Number:</b>	
		<b>Bid Date:</b>	7/21/2025

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Base Bid</b>				
10" Concrete Pavement	190.00	SY	\$135.00	\$25,650.00
8" 21AA Limestone	190.00	SY	\$34.00	\$6,460.00
Subgrade Undercut ( <b>AS NEEDED</b> ) - 1x3 & Geogrid	50.00	CY	\$75.00	\$3,750.00
Removal Of Asphalt And Subgrade To 18"	190.00	SY	\$45.00	\$8,550.00
Remove & Replace Concrete Curb	225.00	LF	\$63.00	\$14,175.00
Remove & Replace Existing Culvert- Replace With 15" RCP	1.00	LS	\$7,800.00	\$7,800.00
<b>Total Price for above Base Bid Items:</b>				<b>\$66,385.00</b>
<b>Add Alternate</b>				
Add Alternate - Remove Curb & Install Mountable For Snow Removal	90.00	LF	\$63.00	\$5,670.00
<b>Total Price for above Add Alternate Items:</b>				<b>\$5,670.00</b>

## Notes:

### • SCOPE CLARIFICATIONS:

- Bonds, permits, staking/layout, engineering, testing, & inspection fees excluded.
- Landscaping and restoration all excluded.
- Work is figured to be completed in ONE mobilization.
- No RIP RAP or concrete end sections are included in the above pricing.



- **NO ORAL AGREEMENTS:** It is expressly understood that all the terms, agreements and conditions relating to this contract are only those expressed in writing herein, and that there are no oral representations, undertakings, terms, agreements or conditions of any kind.

**APPROVAL:** This proposal will not be binding upon Contractor until the signed Acceptance has been received, checked and signed by an officer of Contractor.

**PAYMENT OF COSTS:** Customer shall pay to Contractor all costs and expenses including, without limitation, reasonable attorney fees, and the fees of any collection agencies and court costs incurred by Contractor in exercising any of its rights or remedies hereunder when enforcing any of the terms, conditions or provisions hereof.

**CHANGES:** No changes or alterations in the specifications shall be allowed except in writing and at prices agreed upon at the time the changes are authorized.

**ESTIMATED OR APPROXIMATE QUANTITIES:** Quantities and areas in this proposal are approximate, arrived at for estimating purposes only, and it is understood that payment is to be made on actual quantities of work completed and actual areas covered unless otherwise indicated.

**PROPERTY LINES:** Customer shall establish and designate property lines, and Customer shall be obligated to pay for work performed as ordered in the event the property lines established and designated by Customer trespass on other property, and Customer shall also be responsible for any damages caused thereby to the owner of such other property.

**PERMITS:** Customer shall obtain and pay for any and all permits or assessments required to perform the work.

**WET OR UNSTABLE SUBGRADE:** Customer shall provide a suitable dry and stable subgrade. Customer shall be responsible for resulting costs and expenses due to requiring Contractor to place the materials on an unsuitable subgrade. A suitable subgrade is a condition precedent to the requirement of performance of this contract.

**REPRODUCTION CRACKS:** When resurfacing concrete, brick or asphalt pavement the Contractor is not responsible for the reproduction of cracks or expansion joints which may occur.

**MINIMUM GRADE:** Customer shall provide all lines and grades. Contractor reserves the right to refuse to construct a pavement unless minimum grades of 1% are possible for surface drainage. If the Customer directs contractions with less than a minimum of 1%, it is understood that waterponding may occur and that no warranty attaches to the work as to satisfactory surface drainage. Depressions over 3/4 inch will be filled.

**SOIL CONDITIONS:** Should any unusual soil conditions be encountered not specifically referred to in this Proposal, any extra cost in the performance of the work occasioned by such conditions shall be paid by Customer.

**HIDDEN OBJECTS:** Contractor assumes no responsibility for removing hidden objects encountered during the performance of the work. Any costs incurred for the removal and disposal of such hidden objects shall be borne solely by the Customer and Contractor shall be reimbursed accordingly.

**PAVEMENT THICKNESS:** Contractor's description of pavement and/or aggregate thickness refers to average thickness. Variations in actual thickness may occur. Contractor shall provide sufficient material to achieve the described average thickness.

**ZONING REQUIREMENTS & OTHER LOCAL REGULATIONS:** Contractor assumes no responsibility for determining whether Customer has the legal right or authority to pave the property as directed. Notwithstanding that such work might be deemed to violate any ordinance, zoning regulation, or other law. Customer shall, nevertheless, be obligated to pay for work performed as ordered.

**ACCEPTED:**

The above prices, specifications and conditions are satisfactory and are hereby accepted.

**Buyer:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

**CONFIRMED:**

**T&M Asphalt Paving, Inc.**

**Authorized Signature:** \_\_\_\_\_

**Estimator:** Alex Zuker  
(248) 719-1682 zukerale@tmasphalt.com

2260 Auburn Road  
Auburn Hills, MI 48326  
(248) 338-3310  
Fax (248) 338-2140  
[www.federalpaving.com](http://www.federalpaving.com)

M.D.O.T. PREQUALIFIED



Proposal Submitted To: <b>Hartland Area Fire</b>		Date: <b>August 13, 2025</b>	Estimate No.: 23199
Attn: <b>Todd Murray</b>		Email: <b>tmurray@hartlandareafire.com</b>	
Property Name: <b>Fire Station 62</b>		Job Name: <b>Hartland Fire Station 62</b>	
Address: <b>3205 Hartland Rd, Hartland, MI 48353</b>		Job Address: <b>5965 Old US 23 Hartland, MI 48353</b>	
Architect:	Date Of Plans:	Phone: <b>810-632-7676</b>	

We Propose hereby to furnish material and labor - complete in accordance with specifications below.

All work terms and conditions are bound by the attached General Conditions. All agreements are contingent upon strikes, accidents, weather, material shortages, or delays beyond our control. Any deviation from specifications requested by the Owner shall become an extra charge. Any warranty does not cover gasoline or oil spills, kickstand or tire marks, cracks, tree root cracks, reflective cracks, small water depressions and settling. Installed asphalt is guaranteed to be 98% puddle free.

Authorized Signature John Nowak (248-384-5514)  
Note: This proposal may be withdrawn by us if not accepted within 30 days.

We here by submit specifications and estimates for:

SCOPE OF WORK

**Remove the existing asphalt pavement and aggregate base entrance approach and replace it with a concrete/limestone cross-section and spillway:**

- Remove the existing pavement cross-section in its entirety, including the concrete curb.
- From the road to appox. 50' into the lot consis,ng of 4-6" asphalt and approx. 12" of aggregate. All material to be disposed of on-site.
- Remove and replace the exiting culvert under the exiting approach.
- Perform proof roll or other equivalent test and report findings to the owner.
- 3rd third-party testing agency and the owner to approve sub-grade prior to any new installations. **(By Others)**
- Install new pavement cross-section consisting of 10" of concrete reinforced with a 3'X3' grid of epoxy-coated 5/8" rebar. (Mix design provided or approved equivalent) and 8" of 21AA Limestone. Aggregate base to be compacted to 98% maximum density.
- Concrete to include the following:
  1. Curing compound is to be applied.
  2. Relief saw cuts to be installed in approximately 10'x10' square pattern and 3" in depth.
  3. Along Old US23 shall be a M-Detail Curb (approx 90 LF)
  4. Spillways located on both sides of the driveway (Placement Location Field Verified with Grade Shots)
- Concrete relief cuts are to be installed while concrete is still green.
- Install polyurethane joint sealant at all joints (relief cut & expansion).
- Asphalt joints disturbed repaired to new concrete where needed with HMA.
- Barricades to keep workers safe and protect work from traffic.
- Green belt areas affected to backfilled with topsoil seed and straw blankets.

Unit Prices:	Quantity:	Unit:	Unit Price:	Total Price:
10" concrete pavement:	190	SQYD	\$190.00	\$36,100.00
8" 21aa limestone:	190	SQYD	\$22.00	\$4,180.00
Subgrade undercut 3" CC and geo grid:	50	CUYD.	\$235.00	\$11,750.00
Removal of asphalt and subgrade 18":	190	SQYD	\$33.00	\$6,270.00
R and R concrete curbs:	225	LF	\$60.00	\$13,500.00
R and R existing culvert:	1	EA		\$13,700.00
Asphalt repair allowance TBD:	TBD			\$3,500.00
Barricade allowance:	TBD			\$4,500.00

Payment to be made as follows: **Upon Completion**

**Acceptance of Proposal**-The above prices, specifications, conditions, and attached general conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_ Signature: \_\_\_\_\_

2260 Auburn Road  
Auburn Hills, MI 48326  
(248) 338-3310  
Fax (248) 338-2140  
[www.federalpaving.com](http://www.federalpaving.com)

M.D.O.T. PREQUALIFIED



Proposal Submitted To: <b>Hartland Area Fire</b>		Date: <b>August 13, 2025</b>	Estimate No.: 23199
Attn: <b>Todd Murray</b>		Email: <b>tmurray@hartlandareafire.com</b>	
Property Name: <b>Fire Station 62</b>		Job Name: <b>Hartland Fire Station 62</b>	
Address: <b>3205 Hartland Rd, Hartland, MI 48353</b>		Job Address: <b>5965 Old US 23 Hartland, MI 48353</b>	
Architect:	Date Of Plans:	Phone: <b>810-632-7676</b>	

Green belt restoration:	TBD	\$1,250.00
Total estimated cost:		\$94,750.00
2% Safety and Fire Services Discount:		\$1,895.00
<b>Estimated cost:</b>		<b>\$92,855.00</b>
(if no arrow board and decel lane barricades subtract \$4500.00):		(\$4500.00)
Total cost with no barricades:		<b>\$88,355.00</b>

If additional unstable subgrade undercut and stone is needed after intitial 12" of scope excavation is executed the cost per CU YD is: **\$185.00**  
**(Geo grid soil stabilization matt cost was included in original Subgrade work at 12" depth)**

Optional:

Mountable curb line:	100	LF	\$57.00	\$5,700.00
Additional sand base 12" for culvert pipe:				\$1,400.00

Above prices do not include barricades, permit, layout, bonds, inspection fees, concrete flatwork, landscaping, or signs. All restoration by others. Proposal is based on working in one phase, unless stated otherwise above, additional phasing at extra cost. The work areas must be clear of all cars prior to our arrival. A clear ingress and egress must be provided at all times during construction. Prices above are based on work being performed during normal weekday hours. Price reflects machine paving only, patching and handwork extra unless specifically stated otherwise above. Work is bid for the summer of the proposal year only, please note that we are expecting material cost fluctuations. Therefore, work completed after the normal paving season (until generally September 30th of the proposal year) is subject to a price increase.

Payment to be made as follows: **Upon Completion**

**Acceptance of Proposal**-The above prices, specifications, conditions, and attached general conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_ Signature: \_\_\_\_\_

ESTIMATE

Ladd Trucking  
7357 Ledgewood Dr  
Fenton, MI 48430

ladd202348@gmail.com  
+1 (810) 623-2272



Bill to  
fire station  
fire station

Ship to  
fire station  
fire station

Estimate details  
Estimate no.: 1052  
Estimate date: 08/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete	10 " concrete 4000 exterior	190	\$110.00	\$20,900.00
2.		21AA limestone	8" thick	190	\$18.00	\$3,420.00
3.		Bad ground	1x3 plus geogrid in areas that need it. this will be yards out and yards in price. Minimum price of 2000	1	\$90.00	\$90.00
4.		dirt haul off and asphalt	6" asphalt and 12" of dirt haul off	190	\$55.00	\$10,450.00
5.		Concrete curb	removal of existing curb and Installing mountable curb and 6" high back curb	225	\$62.50	\$14,062.50
6.		culvert	15" culvert not coated( I would recommend) 50' long	1	\$2,800.00	\$2,800.00
Total						\$51,722.50

Accepted date

Accepted by

ESTIMATE

Cushing Concrete LLC  
7382 Grand River Rd  
Bancroft, MI 48414-9434

cushingconcrete@gmail.com  
+1 (810) 599-1905

Bill to  
Todd Murray  
Hartland Fire Department Station 62  
3205 Hartland Rd.  
Hartland, MI 48353

#	Description	Qty	Rate	Amount
1.	Demolition of existing concrete curb and asphalt approach. Excavate 18" to proposed subgrade. Test and report soil bearing capacity. Install 8" 21A Limestone base on 550X woven geo fabric and density test to 98%.			
2.	Demolition of curbing up to 225 LF	1	\$9,160.00	\$9,160.00
3.	Demolition of asphalt up to 1850 SF	1	\$5,600.00	\$5,600.00
4.	Excavate and grade up 2000 SF 18" cut depth to proposed subgrade for curbing and asphalt approach	1	\$4,000.00	\$4,000.00
5.	EXPORT - Excavation spoils up to 150 CY	1	\$1,250.00	\$1,250.00
6.	GEOTECH -Subgrade bearing testing and report	1	\$2,800.00	\$2,800.00
7.	Install CLV RCP 15" up to 60LF up to 70 TON CL2 backfill	1	\$6,850.00	\$6,850.00
8.	GEOFABRIC 550X up to 2000 SF	1	\$850.00	\$850.00
9.	21A Limestone installed up to 110 TON	1	\$7,150.00	\$7,150.00
10.	GEOTECH - 21A Limestone density testing and report	1	\$2,400.00	\$2,400.00
11.	Form and pour 225ft of curb	225	\$55.00	\$12,375.00
12.	Form and pour 1,850sq ft of 10in thick concrete with 3x3 grid of epoxy coated 5/8 rebar.	1850	\$13.00	\$24,050.00
13.	Apply curing compound, saw cut, and joint sealant.	1	\$2,000.00	\$2,000.00
14.	Notes: 1. Customer responsible for all applicable building, ROW permits, engineering, testing, staking, and inspection fees.			

Siltfence installed - \$5/FT  
Geo fabric 550X - \$850/ROLL  
1x3 Limestone - \$48/TON  
21A Limestone - \$45/TON  
6A Limestone- \$48/TON  
Class 2 Fill - \$25/TON  
Dirt out - \$17/CY

EC140 Excavator - \$165/HR  
WA250 Loader - \$165/HR  
D3K Dozer - \$140/HR  
257D Track - \$140/HR

Hoe pack- \$75/HR  
Dewater 2" / Gen - \$650/DAY  
VAC/JET truck - \$425/HR  
Semi dump - \$145/HR  
Tri Axle dump - \$135/HR  
GEO TEC / Supervision - \$375/HR  
Labor - \$65/HR

Customer to provide 50% all agreed upon estimate / contract sum prior to starting along with legal NOC. Progress invoicing and remaining balances for all work as work is completed will be due upon receipt. Additional work will be billed accordingly per rates stated above and due upon receipt. Balances past 10 days will be subject to NOF filing and \$65 filing fee. At 89 days any past due amounts will be filed under MI Lien ACT.

Total	<b>\$78,485.00</b>
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Accepted by