

1. Call to Order - THE MEETING WAS CALLED TO ORDER BY SUPERVISOR WILLIAM FOUNTAIN AT 7:00 PM

2. Pledge of Allegiance

3. Roll Call

PRESENT: Larry N. Ciofu, William Fountain, Kathie Horning, Joe Colaianne, Matt Germane, Glenn Harper, Joe Petrucci
ABSENT:

Also present was Township Manager James Wickman.

4. Approval of Meeting Agenda

Move to approve the September 1, 2015 Hartland Township Board Meeting Agenda as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kathie Horning, Treasurer
SECONDER:	Matt Germane, Trustee
AYES:	Ciofu, Fountain, Horning, Colaianne, Germane, Harper, Petrucci

5. Call to the Public

Resident came forward to address concerns with the Speedway Site Plan Special Permit #531 regarding the former Mobil site as both the Mobil Site and the Speedway site were know as leaking underground storage tank sites. It appears that this site is still open, which means that it is area that release has occurred and corrective action has not been completed. The Mobil site was impacted by the petroleum site north of M-59 that migrated to this property. Care needs to be taken that onsite soils and groundwater contaminants are disposed of properly and do not migrate off the site to Round Lake. Concern was also voiced for the Nature Preserve on Blaine Road. There have been two sewage backup in this complex recently that were taken care of and nothing went offsite. Resident requested that assurances should be obtained from the developer that not just standard best practices be maintained, but extra care be taken to protect the environment.

6. Approval of Consent Agenda

Trustee Germane requested clarification of the Change Order No. 7 with Amec Foster Wheeler on the old wastewater treatment plant as to the time period that this covered. Manager Wickman explained that this was a three year extension. Trustee Germane also requested clarification of the Township Hall Landscaping Proposal and the Purchase of the Server as to why these items were Budget Amendments rather than Contingency line items within the approved 2015-2016 Budget. Manager Wickman explained that with hind site the Landscaping Proposal would have been a good issue for the Contingency line item and probably should have been, but the Server Purchase was over \$10,000 and would have come to the Board for approval even if we had handled this internally.

Move to approve the September 1, 2015 Hartland Township Board Meeting Consent Agenda as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glenn Harper, Trustee
SECONDER:	Joe Petrucci, Trustee
AYES:	Ciofu, Fountain, Horning, Colaianne, Germane, Harper, Petrucci

- a. Approve Post Audit of Disbursements Between Board Meetings
- b. Board of Trustees - Special Meeting - Jul 27, 2015 6:30 PM
- c. Board of Trustees - Special Meeting - Aug 4, 2015 6:30 PM

- d. Board of Trustees - Regular Meeting - Aug 4, 2015 7:00 PM
- e. Board of Trustees - Special Meeting - Aug 10, 2015 10:00 AM
- f. Board of Trustees - Special Meeting - Aug 11, 2015 6:00 PM
- g. Approve Rescheduling of Board Meeting from 11/03/2015 to 11/04/2015 (7:00pm)
- h. Authorize Supervisor to Execute Contract for Michigan Driving Record Subscription Service
- i. Approve Township Hall Landscaping Proposal (\$2,074) & Budget Amendment (\$1,074)
- j. Approve Budget Amendment (\$4,564) for Compensation Commission Determination
- k. Approve Permit for Fireworks Display - Hartland High School (09/11/15)
- l. Approve Permit for Fireworks Display - Waldenwoods (9/18/15)
- m. Approve Purchase of Server (\$11,225.08) & Budget Amendment (\$4726.00)
- n. Approve Change Order No. 7 with Amec Foster Wheeler (\$8,800 annually)

7. Applicant

- a. SP# 531 - Speedway Site Plan w/ Special Land Use

Trustee Colaianne gave update of the Speedway Site Plan #531 with Special Land Use Permit with regards to Planning Commission meetings. The applicant gave a brief overview of the project and responded to questions provided by the Board.

Treasurer Horning requested clarification of the M-59/Speedway entrance as to whether it is being moved from its current location. Applicant responded that this will generally be in the same location. The Applicant gave an overview of the traffic flow and traffic impact analysis study. Trustee Germane asked if the traffic flow video was current traffic flow or projected traffic flow. Applicant responded that the traffic video reflected future traffic projections. Clerk Ciofu requested clarification of the M-59/Speedway entrance configuration to confirm that this will allow a left turn in from westbound M-59 and expressed concerns as to backup in the westbound turn lane at the shared driveway on a typical Friday night. The applicant stated that the M59/Speedway driveway will be a "right in/right-out/left in" entrance and that maximum stacking that was observed was 190 feet or around nine cars. Trustee Germane inquired as to the purpose of the additional parking on the east side of the site. Applicant explained that as part of the purchase arrangement for the property additional parking would be made available to Fountain Square. Trustee Germane inquired as to the typical parking spaces for this type of Speedway and are these located around the gas station or will they be part of the east side parking. Applicant stated that 35 parking spaces are provided around Speedway building which should be adequate for this facility. In addition a crosswalk will be provided to the east side parking lot. Trustee Germane requested clarification as to the parking lot topography as the proposed parking area is much higher than the current Fountain Square parking lot. Applicant stated that there will be a gradual sloping upward, but it will meet typical grades for a parking lot area. Trustee Germane stated that the information package indicated that any contaminated soil found in the parking lot area will be remediated and wanted this confirmed in light of the Call to the Public comments. Applicant stated that the Environmental Consultant will be on site during the construction, testing the soil, and any contaminated soil will be remediated, hauled away to a proper landfill or re-used according to acceptable uses. Trustee Germane inquired as to the large non-conforming sign on the US-23 side and whether the sign will be removed. The Applicant stated that this sign was on the Fountain Square property and will not be removed as part of this project. Trustee Harper asked what type of fuels will be sold. Applicant responded that standard gas, diesel and E-85/flex fuel will be sold, but there will be no kerosene sold at this location. Trustee Petrucci asked if there would be a business interruption during the demolition. Applicant stated that the site would close down for 3-4 months. Trustee Petrucci also passed along comments regarding high gas prices at the current location.

Motion to approve Special Land Use Permit for Speedway, Site Plan #531, subject to the conditions established by the Hartland Township Planning Commission on August 31, 2015.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Glenn Harper, Trustee
AYES:	Ciofu, Fountain, Horning, Colaianne, Germane, Harper, Petrucci

8. Pending & New Business

a. Comprehensive Plan Amendment

Manager Wickman gave a brief overview of the amendment to the Comprehensive Plan based on the market study and potential future uses to make sure that our land use map aligns with what the market requires. Trustee Colaianne provided a brief overview of the process regarding the analysis of the market study and the housing market and an overview of the minor adjustments that were made to the land use map. This is a review that was to be done every five years. The last amendment to the 2004 Comprehensive Plan was in 2011, and this is a 2015 update to that plan. The next review of the Comprehensive Plan should be a full review and that should be completed by 2020.

Move to approve the Resolution to adopt the 2015 Amendment to the Comprehensive Plan as recommended by the Hartland Township Planning Commission on July 30, 2015, in its entirety and directs staff to provide copies of the final adopted amendments as required by the Michigan Planning Enabling Act, P.A. 33, as amended.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry N. Ciofu, Clerk
SECONDER:	Kathie Horning, Treasurer
AYES:	Ciofu, Fountain, Horning, Colaianne, Germane, Harper, Petrucci

b. Water Treatment Plant Transition Outlay

Director West presented an overview of the remaining investment required for the cost of entry for the water treatment plant operations transition. We are looking to purchase these items within the next 30 days in anticipation for October 1 startup date. Manager Wickman stated the this additional approximately \$30,000 along with the previously approved truck purchase is still lower than the original budget proposal.

Motion to approve the purchase of remaining assets required for water system operations, not to exceed \$38,000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Glenn Harper, Trustee
AYES:	Ciofu, Fountain, Horning, Colaianne, Germane, Harper, Petrucci

9. Board & Manager's Reports

Trustee Harper - no report

Trustee Petrucci - no report

Clerk Ciofu - no report

Treasurer Horning - no report

Trustee Colaianne - reported the HERO Board will be manning the warming tent at the 2016 Winterfest event.

Trustee Germane - no report.

Supervisor Fountain - no report

Manager Wickman - Special Board Meeting scheduled for next Tuesday, Spetember 8 at 6:30pm. Acknowledged the hard work of the assessing department regarding their perfect score on the recent assessing audit. We are one of only three units in the state that received a perfect score. State of the Township invite cards were distributed to the Board for personal invites in addition to the invitations that the Township will be mailing out.

Brief discussion held on the M-59 Median Landscaping update and the September 8th Special Board Meeting agenda.

10. (After Brief Recess) Information / Discussion

a. Trash Collection SAD

Discussion was held on the initial scope of the proposed Trash Collection SAD and to whether this should be expanded to others that may have an interest. Further discussion was held on proposed rates, size of the pilot program, proration for those that have current trash collection contracts, township wide trash collection, initial township investment, vendor qualifications, rural residents, services to be provided and monitoring performance results.

Motion to move forward with the Trash Collection SAD as presented for the approximately 665 accounts.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glenn Harper, Trustee
SECONDER:	Kathie Horning, Treasurer
AYES:	Ciofu, Fountain, Horning, Colaianne, Germane, Harper, Petrucci

11. Adjournment

Move to adjourn the meeting at 9:00pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Matt Germane, Trustee
AYES:	Ciofu, Fountain, Horning, Colaianne, Germane, Harper, Petrucci

Submitted by,



Larry N. Ciofu
Clerk