

**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 Township Manager James Wickman.

**4. Approval of Meeting Agenda**

a. Approval of Meeting Agenda

Move to approve the agenda for the October 6, 2015 Hartland Township Board meeting as presented.

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

**5. Call to the Public**

No one came forward.

**6. Approval of Consent Agenda**

Manager Wickman pointed out that the documentation for the appointment of a member to the Planning Commission inadvertently used the word Chair, and as this would be the Planning Commission's decision to select their Chair this should be removed from the agenda documentation.

Move to approve the consent agenda for the October 6, 2015 Hartland Township Board Meeting as amended.

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

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. Board of Trustees - Regular Meeting - Sep 15, 2015 7:00 PM
- d. Appoint Larry Fox to the Planning Commission (1/1/16 through 12/31/19)
- e. Appoint Barb Gazda to the Compensation Commission (1/1/16 through 12/31/2020)
- f. Accept Report of Public Works Policy - Wellhead Protection
- g. Approve 2016 Strategic Plan Update
- h. Approve Concrete Driveway Project at Water Treatment Plant (\$9,100)
- i. Authorize Supervisor to Execute Agreement with Cobalt Community Research (\$9,800)
- j. Approve Hiring K. Mitchell - DPW Operator (\$19.00/hour) & Budgets Amendments (\$1,419)
- k. Authorize B&C DJ Contract & Payments for Winterfest (\$400)
- l. Approve 2016 Michigan Go Green Tree Grant Budget Amendments (\$4,100)
- m. Approve Heritage Park Budget Amendment & Permit/Bond Payment (\$6,280)

- n. Approve Permit for Winterfest Fireworks Display - Heritage Park (01/30/16)
- o. Approve Gen-X Contract & Payment for Winterfest Fireworks (\$3,000)

**7. Applicants**

**a. Site Plan #524-F Fiddler Grove (Chestnut Dev.) - Planned Development Final Plan**

Trustee Colaianne gave a brief overview of the project and Manager Wickman gave an update on the status of obtaining an easement from Autumn Woods for the loop of the water main that is listed as a recognizable benefit of the project in the Planned Development Agreement. The PD Agreement assumes that the easement is in hand and that is not the case at this time. Contingency language needs to be added to the PD Agreement for this issue. The Township's attorney recommends tabling this final approval until the contingency language is finalized which could be as early as this week. The applicant responded to the Board's questions regarding the remainder of the site plan. The applicant discussed an alternative to the escrow method for handling the water main extension/easement issue and that would be to withhold land use permits for the last two homes (lot 24 and 25) in the projects until the easement issue is resolved. At the end of the completion of unit 23, if the easement issue is not resolved at that time, the applicant will provide a check for the water main extension escrow prior to the start of unit 24. The applicant can submit construction plans for Township review while the PD Agreement language is being resolved to avoid any further delays.

Move to table the Final Site Plan approval to the October 13, 2015 Hartland Township Board Special Meeting.

<b>RESULT:</b>	<b>TABLED [6 TO 1]</b>
<b>MOVER:</b>	Kathie Horning, Treasurer
<b>SECONDER:</b>	Glenn Harper, Trustee
<b>AYES:</b>	Ciofu, Fountain, Horning, Colaianne, Harper, Petrucci
<b>NAYS:</b>	Germane

**b. Site Plan #530-P Walnut Ridge Estates - Planned Development Preliminary Plan**

Trustee Colaianne gave an update of the project and the site plan status. Applicant responded to Board questions regarding open space requirements.

Move to approve the Preliminary Planned Development Site Plan for Walnut Ridge Estates, Site Plan #530-P, subject to the conditions of approval included in the Planning Commission's motion of September 24, 2015.

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

**c. Site Plan #535-C Newberry Place - Planned Development Concept Plan**

Supervisor Fountain gave a brief history of the property under development. Trustee Colaianne gave an overview of Planning Commission discussions with Applicant regarding this project. Applicant provided specific details of the plan with regards to four unit cluster homes (motor court), apartments with attached garages that have direct access to the unit from the garage and commercial development (potential senior center) on the M-59 frontage for the North Side of the project. On the South Side they have interest in commercial development on M-59 frontage and are proposing residential detached homes behind this. Applicant had a market study done and reviewed the township market study. Recommendation was for three single family home types. Applicant will probably end up with four types. Study called for 270 units of apartments and if they put apartments on both sides they will meet this recommendation. Applicant is trying to follow the market study reasonably well. Applicant has modified the design with some updated product, but is basically the same as the previous Newberry plan.

Discussion held on applicants architectural considerations regarding a product that ties together rather than just doing homes or apartments. Apartments are referred to as "big house" so that the building looks like a large

house from all four sides. They are seeing an interest in permanent renters that this would appeal to. On the motor court they have private patios, large porches, garages back from front of the home and four sided architecture. They are working with nationally recognized architects for design and then work locally with people that develop the plan. Applicant responded to Board questions regarding lot size and phasing of project (north side being first). Applicant is trying to get south side commercial going to install entrance drive for the south side residential homes. Applicant indicated that the commercial projects that they have should have a residential look to them to flow into the residential neighborhood. They will be maintaining architectural control over the commercial projects to achieve this plan. Manager Wickman recommended that the applicant identify the specific commercial interests on the site plan to avoid future site plan amendments.

Trustee Germane questioned as to whether they plan to install private water system to township standards and the applicant indicated that this would be their goal. Trustee Germane also inquired as to the number of REU's required and applicant indicated that they did not have this information due to the flexibility of some of the parcels being residential or commercial, but they are trying to keep within the original Newberry plan REUs. A brief discussion was held on availability of some land for a future fire station as a recognizable benefit, but that would be up to the applicant. Discussion was also held on the overall approval process for construction including conceptual, preliminary and final plans.

<b>RESULT:</b>	<b>INFORMATIONAL</b>
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**8. Pending & New Business**

a. REU Transfer - Venture Church

Manager Wickman provided details regarding the REU transfer. REUs will be transferred on Phase I only. REU transfers required for Phase II would have to be done at a later date as the sale of the property by Venture Church is also in two phases. Discussion held as to payment responsibility and that it would reside with the property owner.

Move to approve the transfer of thirty four (34) Sewer REUs from the Venture Church parent parcel to the proposed Walnut Ridge phase I child parcel, contingent upon owner and administrative approvals at the land divisions.

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

b. Road Fund Budget Amendments

Manager Wickman explained that this budget amendment aligns the accounting with the previous approval of the project by the Board. Trustee Colaianne inquired as to the Village Drain Project Costs. Manager Wickman stated that we agreed to commission HRC to start that study at our cost. This will be included in the project costs when we ultimately decide cost allocation which may be recovered at an at-large allocation.

Move to approve the road improvement budget amendment as presented.

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

c. Water Fund Budget Amendments

Manager Wickman explained that this budget amendment aligns the accounting with the previous approval of the project by the Board. Trustee Colaianne inquired as to the Internet charge. Director Bob West explained

that internet was required for SCADA and that United Water previously took care of this under the contract. United Water took their modem out when they left and this is a one time charge to get the internet back in place.

Move to approve the budget amendment for the water system as presented.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kathie Horning, Treasurer
<b>SECONDER:</b>	Joe Petrucci, Trustee
<b>AYES:</b>	Ciofu, Fountain, Horning, Colaianne, Germane, Harper, Petrucci

## 9. Board & Manager's Reports

Clerk Ciofu - no report

Treasurer Horning - Ladies Auxiliary initiated by Mr. Sauchu has grown to 21 members. Since start up funds only came from member dues, the Auxiliary held a bake sale fundraiser at the Farmer's Market earning \$170. This should be an exciting group to work with and a lot of good should come out of it for our Veterans.

Trustee Colaianne - no report

Trustee Germane- no report

Trustee Harper- no report

Trustee - Petrucci - no report

Supervisor Fountain - State of the Township meeting will be held on Monday, October 19, 2015 at 4:00pm at the Township Hall. US State Representative Mike Bishop, State Senator Joe Hune, and State Representative Hank Vaupel plan to be in attendance and the meeting is open to the public.

Manager Wickman stated that request for qualifications for attorneys, IT and engineering are coming in this week and the Board is welcome to review or be part of the interview process. This is a normal course of business to review these services every five to seven years and not an indication that we are unhappy with the services we are receiving. We will be working on this through November.

There is a Board work session next Tuesday, October 13, 2015 and the agenda is being worked regarding compensation philosophy.

A subdivision has requested a private road SAD with the inclusion of sidewalks. SAD Act 188 allows us to do this but our current policy is only for private roads. If the Board is inclined to add sidewalks, storm sewers, lighting etc., we would need to revise our current policies. It was the consensus of the Board to support the inclusion of these items in the SAD policy. Policy revisions will be brought to future meeting. A discussion was held regarding Homeowner Associations setting aside reserves for infrastructure.

Trustee Germane asked for an update on the sewer improvements for Lake Tyrone. Director West gave a brief overview of the contractor construction plans prior to winter, during winter and for the spring.

## 10. (After Brief Recess) Information / Discussion

### a. State of the Township (Monday 10/19 @ 4:00pm)

Supervisor Fountain gave an overview of the presentation plan for the October 19, 2015 State of the Township meeting. Supervisor Fountain would give a 20 minute presentation starting at 4:00pm and then allow everyone to mingle and chat with US Representative Mike Bishop, State Senator Joe Hune and State Representative Hank Vaupel, as Representatives Bishop and Vaupel have a limited amount of time on this evening. Informational script was distributed and Supervisor Fountain requested input and comments from the Board.

<b>RESULT:</b>	<b>INFORMATIONAL</b>
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### b. 2016 Pathways

Supervisor Fountain gave an update on the Administrative Committee's discussion on the pathways projects regarding changes to the scope of the project, construction materials for portions of the pathways, township/school portion of the project and potential cost allocation.

Discussion was held regarding obtaining engineered project costs, pathway types by parcel, who pays for what portion of the path, the path completion priority schedule, the fund balance requirement and the capital fund balance as they relate to the pathways project. The Board also discussed the benefits and drawbacks to installing pathways on developed commercial property, un-developed commercial property and residential property at the township expense, the property owners expense or a allocation of expenses between the two entities. Manager Wickman gave a overview of the Special Assessment process by petition or by Board initiative. Discussion was held on the potential concerns regarding a Board initiated assessment.

Motion to move forward with the engineering of those portions of the project that require engineering to determine the overall cost of the project.

Motion: Trustee Harper Second: Treasurer Horning Voice vote taken. Motion carried 6-1-0.

Motion to approve the Township to pay 100% of the proposed pathway project not to exceed \$750,000.

Motion: Trustee Harper Second: Clerk Ciofu

Discussion was held regarding finalizing projects costs before deciding on cost allocation to township and property owners.

Motion to table the current motion on the floor. Motion: Trustee Colaianne Second: Trustee Germane Voice vote taken. Motion Carried 4-3-0.

Discussion was held as to surveying property owners to gauge their interest contributing to a SAD for the pathways project.

A resident came forward to advocate for the Dunham Rd sidewalk as it related to safety issues for school bike traffic.

**11. Adjournment**

Motion to adjourn the meeting at 9:45pm.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Petrucci, Trustee
<b>SECONDER:</b>	Joe Colaianne, Trustee
<b>AYES:</b>	Ciofu, Fountain, Horning, Colaianne, Germane, Harper, Petrucci

Submitted by,



Larry N. Ciofu  
Clerk