

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 (7:10 PM), Matt Germane, Glenn Harper, Joe Petrucci

ABSENT:

Also present was Township Manager James Wickman.

4. Meeting Agenda

a. Approval of Meeting Agenda

Move to approve the agenda for the March 21, 2017 Hartland Township Board meeting as presented.

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

5. Call to the Public

Hartland Consolidated Schools Superintendent, Chuck Hughes, came forward with Assistant Superintendent for Business and Finance, Scott Bacon. They informed the board about the Sinking Fund that will be on the May 2, 2017 Election. If anyone has any questions about the Sinking Fund please contact Mr. Hughes or Mr. Bacon. Additional information on the Sinking Fund can also be found on the schools website at www.hartlandschools.us.

6. Approval of Consent Agenda

Move to approve the consent agenda for the March 21, 2017 Hartland Township Board meeting as presented.

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

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. Board of Trustees - Regular Meeting - Mar 7, 2017 7:00 PM
- d. Approve Agreement with HAYAA for Spranger Field (\$7,000)
- e. Approve Budget Amendment for Water Fund Services to General Fund (\$28,260)
- f. Approve General Fund Surplus Transfer to Capital Projects (\$220,000)

7. Applicant

a. Hartland Glen Development - Rezoning

Supervisor Fountain gave a brief overview of the history of the property and the recent meetings held with the Planning Commission and their recommendation. He stated that we are here to review the re-zoning application

HARTLAND TOWNSHIP BOARD REGULAR MEETING FINAL MINUTES
March 21, 2017-7:00 PM

for this property and that we are not reviewing any site plan at this meeting. Manager Wickman stated that any site plan for this property that would come forward would have to go through the approval process with the Planning Commission. Applicant Isam Yaldo came forward and introduced his partner Dave Nona and was available to answer any questions from the Board. Discussion was held on the rezoning of the large parcel in regards to parcel ID's and land divisions concerns, and issues discussed by the Planning Commission in making their recommendation. Manager Wickman clarified that rezoning to High Density Residential (HDR) is still single family detached homes and this designation would not allow for apartments and manufactured homes. Discussion was held on lot sizes for homes in the Conservation Agricultural (CA) and HDR classifications.

Move to approve Rezoning Application #361, a request to rezone approximately 73 acres that includes the property addressed as 12396 Cundy Road (Parcel ID #4708-26-100-001); 12398 Cundy Road (Parcel ID #4708-26-100-012); and a portion of 12400 Highland Road, Hartland Glen Golf Club (Parcel ID #4708-26-100-019), from CA (Conservation Agricultural) to HDR (High Density Residential), based on the following findings:

1. The requested HDR zoning is generally consistent with the Comprehensive Plan.
2. The requested HDR zoning is intended to serve as a transitional use between high intensity and lower intensity uses and is appropriate for the subject property.
3. Potential uses allowed in the requested HDR zoning are compatible with surrounding uses and zoning.
4. The subject property can comply with the dimensional requirements of the HDR district.

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

b. Shops at Waldenwoods - Amendment to Planned Development (PD) Agreement

Trustee Colaianne gave a brief overview of the Amendment to the Planned Development request related to signage. Michelle Schafer came forward to represent the landlord for the Shops at Waldenwoods and explained that the existing signage is being used by the anchor tenants per their lease agreements. There is no place for the smaller tenants to have sign visibility. This amendment is to have the verbiage on the monument sign changed to allow the sign to be used for the small tenants only along with Waldenwoods Resort. Trustee Petrucci inquired of the applicant if they would look at repairing the stop sign near the north side of the CVS building. Trustee Germane inquired as to whether the Township attorney has approved this amendment and Manager Wickman was not sure it was final, but the Township attorney has been involved.

Move to approve Site Plan Application #17-001, a request to amend the Planned Development Agreement for the Shops at Waldenwoods Planned Development (PD) and to modify the project identification sign as shown in Exhibit E-1, based on the following findings:

1. The Planning Commission has determined the proposed modifications of the project identification sign are reasonable and provide additional sign options for tenants who are not one of the major tenants in the development.
2. The Planning Commission has determined that the proposed modifications as shown in Exhibit E-1 are consistent with the original monument sign and the dimensions of the sign are not changing.
3. The Planning Commission has determined that the proposed sign panels assist in directing patrons to the development and the Resort and Conference Center.
4. The Planned Development Agreement, 3rd Amendment, shall be modified to require that all sign panels on the identification sign and all future panel signs shall be constructed of an opaque material to remain consistent with the Township Zoning Ordinance.
5. Approval of the PD amendment language of the 3rd Amendment and Exhibit E-1, dated January 23, 2017, shall be subject to the approval of the Township Attorney.

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

8. Pending & New Business

a. 17-R006 : Millpointe Road Improvement SAD Resolution of Intent

Supervisor Fountain gave a brief overview of the Millpointe subdivision request for the Township to consider a Special Assessment District for ten years for road improvements based on receiving affidavits for approval by over 66% of the homeowners. Public Works Director Bob West gave an update regarding the Millpointe subdivision request. Millpointe HOA approached Hartland Township last year in regards to the feasibility of improving Andover Drive. That particular section of Millpointe is degrading and is equal to a rating of 1 when comparing it to Livingston County Road standards. Per our private road assessment policy, Hartland Township requires that any parcel that is being assessed, would receive a direct benefit in front of their home. Director West has met with the HOA multiple times and the project has gained substantial support. The Millpointe HOA has invested a substantial amount of capital with some previous engineering through a third party organization. HRC, the Township's engineer, has reviewed that information and has deemed it accurate and has added the remaining roads in that development to be incorporated into this plan as well. Director West pointed out that there was a substantial amount of anomalies with the signatures due to certain circumstances. These signatures have not been recorded at this time and it is not to say that everyone who has not signed is against the project, but he feels a more accurate approval rating would be around 70%. The Millpointe HOA has really worked hard toward moving this project forward. The total sum of this project is anticipated to be \$1,140,000. Director West recommends that this to be assessed over a 10-year period. The resolution of intent would just initiate the process. The resolution of intent calls out the first scheduled public hearing which, if adopted, would be the April 18th Board meeting. From that point on we would proceed to the resolution of determination and ultimately confirming the assessment roll prior to putting the project out to bid. The Millpointe HOA has submitted the full deposit required in addition to having their own private engineer do the design work. Notification for the public hearing would be posted in the paper twice and every person affected by the assessment would be notified by mail.

Move to approve the Resolution of Intent to make Private Road Improvements; Ratification of Prior Township Action; Tentative Designation of Special Assessment District and Notice of Public Hearing. Roll Call Vote Taken. Motion passed: 7 -0 -0.

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

b. FY18 Fire Authority Budget

Trustee Petrucci noted that the Fire Authority Budget has been adequately explained to the Board by Fire Chief Adam Carroll. The budget increase is due to the impact of a 38% increase in insurances, mainly the workman's comp insurance which is calculated over a 3-year period. The Fire Authority will change the methodology for the percentage change year over year after consulting with their CPA. Trustee Germane commended the Fire Authority and Fire Chief Carroll for being diligence in explaining the budget and maintaining sound fiscal policies.

Move to approve the 2017-2018 Fiscal Year Budget for the Hartland Deerfield Fire Authority, as presented.

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

9. Board Reports

Trustee Petrucci - no report.

Clerk Ciofu - no report

Treasurer Horning - Reported that every Township in the Hartland School District is now contributing to the Hartland Senior Center. Hartland and Oceola have agreements to contribute to the Senior Center and the rest of the Townships are currently under a handshake type of agreement. The Farmer's Market will be at Rural King and will open the third Saturday in May, which is May 20th. Rural King has been promoting the Market and we have been receiving additional vendor applications.

Trustee Colaianne - no report.

Trustee Germane - Provided an update on the Hartland 36 Gas plant. Three new deep wells have been installed on the five acre site. The Merit consultant had the sulfolane test results expedited and all three wells came back clean. In essence, the plume has been defined, both vertically and horizontally, in all directions from the original source. Merit Energy has indicated they are very eager to begin pilot testing for remediation activity. The actual analytical reports were provided to DEQ, and Trustee Germane as the Township liaison, and a more formal report will be provided at a later date.

Trustee Harper - no report.

Supervisor Fountain - Reported on the Board of Review (BOR) last week. He commended the work of our Assessor Jim Heaslip and the Assessing Department as applicants have significantly decreased over the years. As a comparison, we had 282 applicants in 2009 and this year we had only 56. Of the 56 applicants, 38% of them were Veteran Administration exemptions, which are basically handled by the State of Michigan. Only 19 applicants actually came to the BOR this year and most of these were new home buyers where their property was un-capped.

[Brief Recess]

10. Information / Discussion

a. Manager's Report

Manager Wickman updated the Board on the defined contribution retirement program changes that will merge the MER's plan into the ICMA plan. There will be some action items for the Board and there will be a transition period. There will be further explanations of the changes as they come forward in the next 60-90 days. A Special Meeting is scheduled for Wednesday, March 22, 2017 for the Budget Hearing.

Trustee Germane recently attended a Leadership Conference and he distributed a Flow Chart of the State's revenues and appropriations to the Board that indicated how the State Revenue Sharing for Cities/Villages/Townships was derived. The Board held a brief discussion on the State Shared Revenue.

b. Hartland Family Winterfest Debriefing

Supervisor Fountain commended Project Coordinator Sharon Grech for her excellent job in preparing the Winterfest Debriefing report. It was not only a very nice review of the event, it also had a very good action plan for the future. Manager Wickman gave a brief overview of the event highlighting the significant increase in sponsorship's, the limited time that staff spends on the event, volunteerism for the event and the positive turnout given the poor weather for the event. Project Coordinator Grech thanked the previous Communications Director Colleen Rosso for all of her work that allowed for a smooth transition in her role as coordinator of the event. Discussion was held on potential snow making and involvement of additional community groups in future events. It was consensus of the Board to continue with further Winterfest events. Trustee Germane asked to step down as the Board liaison to the Winterfest Committee and Clerk Ciofu agreed to take over this role.

RESULT: INFORMATIONAL

c. 2017 Proposed Park Improvements

Supervisor Fountain gave an overview of where the Board discussions left off regarding the 2017 Parks Improvements projects. The projects are ready to be bid out and the Board held a discussion on the project specifications, the bid process, the cost of the projects, and the effect on other CIP projects for this year. Manager Wickman and Public Works Director Bob West responded to questions from the Board on specific items. It was the consensus of the Board to bid out the project without the playscape areas and the Clark Road entrance drive. The Clark Road entrance drive would be added to the bid process as a alternate bid.

Move to have Public Works Director West proceed with the bid process for both Heritage Park and Settler's Park, with the exception of the playscapes, and to bid out the Clark Road entrance drive at Settler's Park as an alternate to the bid.

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

d.

Discussion was held regarding contributions from the HAYAA for the storage units. Director West stated that the plan was to rent the storage units to HAYAA at the same price as they are now paying for their storage pods. Discussion was held on the storage uses and various terms of a potential agreement.

Move to have Director West negotiate with our recreation partners as well as to develop a proposed amendment for the use of the storage units at Heritage Park.

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

11. Adjournment

Move to adjourn the meeting at 8:15 p.m.

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

Submitted by,



Larry N. Ciofu
Clerk