TYRONE TOWNSHIP
REGULAR BOARD MEETING AGENDA
DECEMBER 19, 2017 - 7:00 P.M.

CALL TO ORDER – PLEDGE OF ALLEGIANCE – 7:00 P.M.

ROLL CALL

APPROVAL OF AGENDA – OR CHANGES

APPROVAL OF CONSENT AGENDA
  Regular Board Meeting Minutes – December 5, 2017
  Treasurer’s Report - November 2017
  Clerk’s Warrants and Bills

COMMUNICATIONS
  1. Attorney letter regarding sewer REU assignments- December 13, 2017

PUBLIC REMARKS

UNFINISHED BUSINESS

NEW BUSINESS
  1. Request for approval of the Sanctuary at Tyrone site condominium concept plan.
  2. Cyber insurance approval.
  3. Request of Universal Credit Services to authorize the acceptance of a settlement offer for fire run charge.

MISCELLANEOUS BUSINESS

PUBLIC REMARKS

ADJOURNMENT

* * * * * * * * * * * * * * * * *

Supervisor Mike Cunningham       Clerk Marcella Husted

Please note: The Public Remarks section appears twice on the agenda - once after Communications and once before Adjournment. Anyone wishing to address the Township Board may do so at these times. The Tyrone Township Board of Trustees has established a policy limiting the time a person may address the Township Board at a regular or at a special meeting during the Public Remarks section of the agenda to three minutes. The Board reserves the right to place an issue under the New Business section of the agenda if additional discussion is warranted or to respond later either verbally or in writing through an appropriately appointed Township Official. Individuals with disabilities requiring auxiliary aids or services should contact the Tyrone Township Clerk at (810) 629-8631 at least seven days prior to the meeting.
CONSENT AGENDA
TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – DECEMBER 5, 2017

CALL TO ORDER
Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on December 5, 2017 at 7:00 p.m. at the Tyrone Township Hall.

ROLL CALL
Present: Supervisor Mike Cunningham, Clerk Marcella Husted, Treasurer Jennifer Eden, Trustees Soren Pedersen, Chuck Schultz, Al Pool and David Walker.

APPROVAL OF AGENDA – OR CHANGES
Trustee Walker moved to approve the agenda as presented. (Trustee Pool seconded.) The motion carried; all ayes.

APPROVAL OF CONSENT AGENDA
Board Workshop Minutes - November 21, 2017
Regular Board Meeting Minutes – November 21, 2017
Special Board Meeting Minutes - November 28, 2017
Clerk’s Warrants and Bills

Trustee Walker moved to approve the consent agenda as presented. (Trustee Pedersen seconded.) The motion carried; all ayes.

COMMUNICATIONS
1. Fire Run Report - October 31, 2017
2. Revenue and Expenditure Report- November 30, 2017

Trustee Walker moved to receive and place on file Communications #1-2 as presented. (Trustee Schultz seconded.) The motion carried; all ayes.

PUBLIC REMARKS
A representative from the Gadsden Center provided his analysis of Ann Arbor SPARK.

Rich Perlberg, chair of the Economic Development Council of Livingston County (EDCLC), which partners with Ann Arbor SPARK, thanked the board for their consideration in renewing the EDCLC contract.

Dave Domas, Livingston County Commissioner, encouraged the board to support the EDCLC, which he said promoted economic growth.

UNFINISHED BUSINESS
1. Renewal of Livingston Co. Economic Development Council (EDCLC) contract.

Collectively, the board realized the benefits of an economic council are hard to quantify, but felt it may not be in the residents' best interest to pay $9000+ per year when there is no tangible evidence that it benefits the township. Trustee Walker moved to renew the EDCLC contract. No support was given; the motion failed.
NEW BUSINESS
1. Request to adopt proposed revisions to the burning ordinance.

RESOLUTION #171201
TYRONE TOWNSHIP, LIVINGSTON COUNTY

ADOPTION OF AMENDMENT TO OPEN BURNING ORDINANCE NO. 44

The following amendments were made to Open Burning Ordinance No. 44:

Subsection 7.1.3. was revised to read: "Open burning of leaves and grass clippings may be conducted from April 1st through May 31st and September 15th through November 30th in certain zoning districts. Open burning of leaves and grass clippings is prohibited in the R-2, LK-1, and MHP Zoning Districts. Open burning of leaves and grass clippings is allowed in the R-1, PUD, FR and RE Zoning Districts on parcels of 3 ACRES OR MORE (Please see attached Zoning Map)."

Subsection 7.1.5. and 10.5. were revised to include the addition of "Open burning is prohibited when sustained winds are greater than 9 miles per hour."

RESOLVED BY: Trustee Walker
SUPPORTED BY: Supervisor Cunningham

VOTE: Pool, no; Eden, yes; Husted, yes; Cunningham, yes; Walker, yes; Pedersen, no; Schultz, yes.

Adoption Date: December 5, 2017
Publication Date: December 10, 2017
Effective Date: January 9, 2018

CERTIFICATION OF THE CLERK

The undersigned, being the duly qualified and acting Clerk of Tyrone Township, Livingston County, Michigan, hereby certifies that (1) the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting, held on December 5, 2017, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office, (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

[Signature]
Marcella Husted
Tyrone Township Clerk
2. Adoption of the 2018 sewer rates.

Treasurer Eden moved to adopt the proposed sewer rates for 2018 as follows: grinder systems at $219.25/quarter, gravity systems at $205.65/quarter, and commercial systems at $8.14/1000 gallons. (Clerk Husted seconded.) The motion carried; all ayes.

**MISCELLANEOUS BUSINESS**

1. New building study.

The township's engineer reviewed drawings showing four options of building renovations to the existing township hall.

2. Future road projects.

The board discussed several possible road projects. Supervisor Cunningham will request estimates from the county road commission.

**PUBLIC REMARKS**

John McIntosh commented on the condition of Denton Hill Rd. and said speed limits should be adjusted on dirt roads.

**ADJOURNMENT**

Trustee Walker moved to adjourn. (Trustee Schultz seconded.) The motion carried; all ayes. The meeting adjourned at 8:25 p.m.
## TYRONE TOWNSHIP TREASURER’S REPORT

**Period ending November, 2017**

### INVESTMENTS

<table>
<thead>
<tr>
<th>Account</th>
<th>TOWNSHIP FUNDS</th>
<th>ICS</th>
<th>INVESTMENTS</th>
<th>MICHIGAN CLASS</th>
<th>FLG PEG CD</th>
<th>Int Rate</th>
<th>Int Rate Avg</th>
<th>Int Rate</th>
<th>Grand Totals Each</th>
</tr>
</thead>
<tbody>
<tr>
<td>General 101</td>
<td>Interest Ckg</td>
<td>$297,691.52</td>
<td>$1,497,397.52</td>
<td>0.40%</td>
<td>$1,795,089.04</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tech Fund 141</td>
<td>Interest Ckg</td>
<td>$68,076.97</td>
<td></td>
<td>0.40%</td>
<td>$68,076.97</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building &amp; Site 145</td>
<td>Interest Ckg</td>
<td>$33,584.39</td>
<td>$200,000.00</td>
<td>0.40%</td>
<td>$233,584.39</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beautification 160</td>
<td>Interest Ckg</td>
<td>$1,650.00</td>
<td></td>
<td>0.40%</td>
<td>$1,650.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks/Recreation 208</td>
<td>Interest Ckg</td>
<td>$5,934.23</td>
<td></td>
<td>0.40%</td>
<td>$5,934.23</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Liquor Control 212</td>
<td>Interest Ckg</td>
<td>$0.00</td>
<td></td>
<td>0.40%</td>
<td>$0.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Road 245</td>
<td>Interest Ckg</td>
<td>$0.00</td>
<td>$124,224.80</td>
<td>0.40%</td>
<td>$133,798.37</td>
<td>0.90%</td>
<td>$373,063.17</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Revolving 246</td>
<td>Interest Ckg</td>
<td>$92,243.84</td>
<td>$800,524.82</td>
<td>0.40%</td>
<td>$892,768.66</td>
<td>0.90%</td>
<td>$1,075,567.19</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Right of Way 260</td>
<td>Interest Ckg</td>
<td>$9,885.06</td>
<td></td>
<td>0.40%</td>
<td>$9,885.06</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Peg 274</td>
<td>Interest Ckg</td>
<td>$80,974.47</td>
<td>$183,122.26</td>
<td>1.35%</td>
<td>$264,096.73</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lk Tyrone Grant 281</td>
<td>Interest Ckg</td>
<td>$9,550.00</td>
<td></td>
<td>0.40%</td>
<td>$9,550.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Assessments</td>
<td>Interest Ckg</td>
<td>$4,022.68</td>
<td></td>
<td>0.40%</td>
<td>$4,022.68</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walnut Shores Lts 219</td>
<td>Interest Ckg</td>
<td>$800.12</td>
<td></td>
<td>0.40%</td>
<td>$800.12</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shannon Glen Rubbish Removal 225</td>
<td>Interest Ckg</td>
<td>$1,737.92</td>
<td></td>
<td>0.40%</td>
<td>$1,737.92</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jayne Hill Rubbish Removal 227</td>
<td>Interest Ckg</td>
<td>$16,309.25</td>
<td></td>
<td>0.40%</td>
<td>$16,309.25</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Silver Lake Rubbish Removal 228</td>
<td>Interest Ckg</td>
<td>$5,880.97</td>
<td></td>
<td>0.40%</td>
<td>$5,880.97</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parkin Lane Snow 231</td>
<td>Interest Ckg</td>
<td>$20,756.94</td>
<td></td>
<td>0.40%</td>
<td>$20,756.94</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parkin Lane Rd 396</td>
<td>Interest Ckg</td>
<td>$30,243.06</td>
<td></td>
<td>0.06%</td>
<td>$30,243.06</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Health Flex Spending 101

<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Interest Ckg</th>
<th>Interest Rate</th>
<th>Grand Totals Each</th>
</tr>
</thead>
<tbody>
<tr>
<td>FSA Account</td>
<td>($10K Loan to Open)</td>
<td>$8,874.21</td>
<td>0.00%</td>
<td>$8,874.21</td>
</tr>
<tr>
<td>FSA Account Activity</td>
<td></td>
<td>$1,125.79</td>
<td>0.00%</td>
<td>$1,125.79</td>
</tr>
</tbody>
</table>

### Public Safety- 205

<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Interest Ckg</th>
<th>Interest Rate</th>
<th>Grand Totals Each</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Safety - State Bank</td>
<td></td>
<td>$8,936.40</td>
<td>0.30%</td>
<td>$8,936.40</td>
</tr>
<tr>
<td>Public Safety 205- State Bank Savings</td>
<td></td>
<td>$6,234.35</td>
<td></td>
<td>$6,234.35</td>
</tr>
</tbody>
</table>

### TYRONE TOWNSHIP SEWER 2003- 392

<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Interest Ckg</th>
<th>Interest Rate</th>
<th>Grand Totals Each</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debt Service</td>
<td></td>
<td>$221,304.54</td>
<td>0.6%</td>
<td>$221,304.54</td>
</tr>
<tr>
<td>Flagstar CDARS 2003</td>
<td></td>
<td>$525,000.00</td>
<td>0.70%</td>
<td>$525,000.00</td>
</tr>
<tr>
<td>Flagstar CD 2003</td>
<td></td>
<td>$1,200,000.00</td>
<td>1.05%</td>
<td>$1,200,000.00</td>
</tr>
<tr>
<td>Flagstar CDARS 2003 Fund</td>
<td></td>
<td>$450,000.00</td>
<td>0.70%</td>
<td>$450,000.00</td>
</tr>
</tbody>
</table>

### Parkin Lane Road Maint 2010- 396

<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Interest Ckg</th>
<th>Interest Rate</th>
<th>Grand Totals Each</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parkin Lane Rd</td>
<td></td>
<td>$30,243.06</td>
<td>0.06%</td>
<td>$30,243.06</td>
</tr>
<tr>
<td>CIBC- Parkin Lane CD(matures 5/10/19)</td>
<td></td>
<td>$121,300.86</td>
<td>1.60%</td>
<td>$121,300.86</td>
</tr>
</tbody>
</table>

### SEWER O&M CHECKING ACCT- 590

<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Interest Ckg</th>
<th>Interest Rate</th>
<th>Grand Totals Each</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sewer Operation and Maintenance CK</td>
<td></td>
<td>$202,153.13</td>
<td>0.6%</td>
<td>$202,153.13</td>
</tr>
<tr>
<td>Sewer Operation and Maintenance SV</td>
<td></td>
<td>$79,984.80</td>
<td>1.10%</td>
<td>$79,984.80</td>
</tr>
<tr>
<td>CIBC- O&amp;M CD(matures 5/9/19)(6337)</td>
<td></td>
<td>$154,391.04</td>
<td>1.60%</td>
<td>$154,391.04</td>
</tr>
<tr>
<td>O&amp;M CDARS (matures 8/15/2019)(9878)</td>
<td></td>
<td>$137,500.00</td>
<td>0.75%</td>
<td>$137,500.00</td>
</tr>
<tr>
<td>O&amp;M CDARS (matures 8/16/2018)(2805)</td>
<td></td>
<td>$137,755.77</td>
<td>0.50%</td>
<td>$137,755.77</td>
</tr>
</tbody>
</table>

### TRUST & AGENCY- 701

<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Interest Ckg</th>
<th>Interest Rate</th>
<th>Grand Totals Each</th>
</tr>
</thead>
<tbody>
<tr>
<td>Township Trust and Agency 701 Savings</td>
<td></td>
<td>$1,506.09</td>
<td>0.13%</td>
<td>$1,506.09</td>
</tr>
<tr>
<td>Township Trust and Agency 701 Checking</td>
<td></td>
<td>$12,054.51</td>
<td>0.03%</td>
<td>$12,054.51</td>
</tr>
</tbody>
</table>

<p>| Total Township Monies | $6,223,401.30 |</p>
<table>
<thead>
<tr>
<th>Check Date</th>
<th>Bank</th>
<th>Check</th>
<th>Vendor Name</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/05/2017</td>
<td>001</td>
<td>21244</td>
<td>CHARTER BUSINESS COMMUNICATIONS</td>
<td>TWP HALL PHONE &amp; INTERNET DEC. 2017</td>
<td>314.91</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>001</td>
<td>21245</td>
<td>CONSUMERS ENERGY</td>
<td>TWP HALL ELECTRIC 10/24/17 TO 11/21/17</td>
<td>401.75</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>001</td>
<td>21246</td>
<td>I.T. RIGHT, INC.</td>
<td>CASHIER'S PUBLISHER SOFTWARE</td>
<td>116.59</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>001</td>
<td>21247</td>
<td>LIVINGSTON COUNTY TREASURER</td>
<td>DOG LICENSE 2085-2095 SOLD NOV. 2017</td>
<td>183.50</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>001</td>
<td>21248</td>
<td>REPUBLIC SERVICES#237</td>
<td>JAYNE HILL RUBBISH 12/1/17 TO 12/31/17</td>
<td>1,542.75</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SHANNON GLEN RUBBISH 12/1/17 TO 12/31/17</td>
<td>331.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,874.25</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12/05/2017</td>
<td>001</td>
<td>21249</td>
<td>SHOEMAKER SERVICES INC</td>
<td>TWSHP HALL SALT 11/10/17</td>
<td>55.00</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>001</td>
<td>21250</td>
<td>STAPLES ADVANTAGE</td>
<td>SPEAKERS, ELECTION &amp; OFFICE SUPPLIES</td>
<td>138.49</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>001</td>
<td>21251</td>
<td>TRI-COUNTY TIMES</td>
<td>PUBLICATIONS: BOARD, PLANNING COMM</td>
<td>467.78</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>001</td>
<td>21252</td>
<td>WEBSTER &amp; GARNER, INC</td>
<td>TWP HALL REFILL 626.5 GALLONS</td>
<td>782.50</td>
</tr>
<tr>
<td>001 TOTALS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4,334.77</td>
</tr>
<tr>
<td>001 TOTALS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td>001 TOTALS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4,334.77</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>022</td>
<td>1040</td>
<td>LEE ANN DODGE</td>
<td>PEOPLE SEARCH SERVICE NOV 2017</td>
<td>9.00</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>022</td>
<td>1041</td>
<td>TRANSUNION RISK DATA SOLUTIONS</td>
<td>PEOPLE SEARCH SERVICE NOV 2017</td>
<td>25.00</td>
</tr>
<tr>
<td>022 TOTALS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>34.00</td>
</tr>
<tr>
<td>022 TOTALS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td>022 TOTALS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>34.00</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>108</td>
<td>2325</td>
<td>FENTON SCHOOLS</td>
<td>S2017 TAX RECD 11/16/17 TO 11/30/17</td>
<td>1,562.25</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>108</td>
<td>2326</td>
<td>GISD</td>
<td>S2017 TAX RECD 11/16/17 TO 11/30/17</td>
<td>338.14</td>
</tr>
<tr>
<td>12/07/2017</td>
<td>108</td>
<td>2327</td>
<td>LESA</td>
<td>S2017 TAX RECD 11/16/17 TO 11/30/17</td>
<td>526.97</td>
</tr>
<tr>
<td>12/07/2017</td>
<td>108</td>
<td>2328</td>
<td>LIVINGSTON COUNTY TREASURER</td>
<td>S2017 TAX RECD 11/16/17 TO 11/30/17</td>
<td>6,437.83</td>
</tr>
<tr>
<td>12/07/2017</td>
<td>108</td>
<td>2329</td>
<td>STATE OF MICHIGAN</td>
<td>S2017 TAX RECD 11/16/17 TO 11/30/17</td>
<td>43.00</td>
</tr>
<tr>
<td>12/07/2017</td>
<td>108</td>
<td>2330</td>
<td>TYRONE TOWNSHIP - COMMON ACCT</td>
<td>PRE- Denial Interest</td>
<td>11.72</td>
</tr>
<tr>
<td>108 TOTALS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8,917.91</td>
</tr>
<tr>
<td>108 TOTALS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td>Total of 6 Disbursements:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8,917.91</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>203</td>
<td>1665</td>
<td>ROBERT &amp; ERIN BUSBY</td>
<td>REFUND ESCROW ACCOUNT BALANCE</td>
<td>273.62</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>203</td>
<td>1666</td>
<td>DPS, INC.</td>
<td>REFUND ESCROW ACCOUNT BALANCE</td>
<td>120.00</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>203</td>
<td>1667</td>
<td>TOM HICKS</td>
<td>REFUND ESCROW ACCOUNT BALANCE</td>
<td>157.00</td>
</tr>
<tr>
<td>12/05/2017</td>
<td>203</td>
<td>1668</td>
<td>CHRISTOPHER &amp; JESSICA WEIR</td>
<td>REFUND ESCROW ACCOUNT BALANCE</td>
<td>360.00</td>
</tr>
<tr>
<td>203 TOTALS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### CHECK REGISTER FOR TYRONE TOWNSHIP

**CHECK DATE FROM 12/01/2017 - 12/14/2017**

<table>
<thead>
<tr>
<th>Check Date</th>
<th>Bank</th>
<th>Check</th>
<th>Vendor Name</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,328.62</td>
</tr>
</tbody>
</table>

**Total of 4 Checks:** 1,328.62

**Less 0 Void Checks:** 0.00

**Total of 4 Disbursements:** 1,328.62

**Bank 205 PARKIN LN ROAD CONSTRUCTION DEBT**

<table>
<thead>
<tr>
<th>12/05/2017</th>
<th>205</th>
<th>1033</th>
<th>HUNTINGTON NATIONAL BANK</th>
<th>PARKIN LANE BOND INTEREST PYMT</th>
<th>8,907.50</th>
</tr>
</thead>
</table>

**205 TOTALS:**

**Total of 1 Checks:** 8,907.50

**Less 0 Void Checks:** 0.00

**Total of 1 Disbursements:** 8,907.50

**REPORT TOTALS:**

**Total of 22 Checks:** 23,522.80

**Less 0 Void Checks:** 0.00

**Total of 22 Disbursements:** 23,522.80
COMMUNICATION #1
December 13, 2017

Mr. Mike Cunningham
Tyrone Township
10408 Center Road
Fenton, MI 48430

RE: REU Assignments

Dear Mike:

I am informed there is a potential non-residential structure that may be constructed in the Township. You have asked my opinion as to the procedure for assigning REUs to a proposed use.

The Sewer Use and Rate Ordinance #43 controls the assignment of REUs to a property. The Township must reference the Residential Equivalent User Table attached to the ordinance. If a proposed use clearly fits into one of the “USER” categories, the Township must use the “UNIT FACTOR” associated with that use in assigning REUs. If a proposed use is not specifically listed in the “USER” classification, the sewer ordinance requires the Township to determine the appropriate number of REUs, but no facility shall be assigned less than one REU. In my experience, if the proposed use is not listed in the Table, the Township refers the matter to its engineer to analyze the proposed use and make a recommendation as to the number of REUs to be assessed. The Township Board then makes its decision. You had asked whether it is advisable to amend the Table to cover a proposed use not set forth therein. I don’t advise the Township do so. The “UNIT FACTOR” associated with a use in the Table was the result of a 10 state study. If the Township is legally challenged on such an assessment, we can use the study as evidence of its reasonableness. If the Township simply amends the Table without reliable evidence to support the “UNIT FACTOR” associated with the amended use, we would be unable to defend that assessment in court.
The Residential Equivalent User Table attached to the ordinance has not been updated in many years. That table was the result of an extensive and expensive survey. In many respects, it is outdated. However, no independent municipality has the resources to conduct the necessary studies to update this table. In practice, the Township must reasonably assign REUs based on the proposed use of the facility. If the owner of the property believes the assessment is too high, even if the use clearly falls within one of the designated categories, there is an appeal process to the Township Board that is set forth on page 46, paragraph 6, of the sewer ordinance. A property owner can present evidence to suggest that a specific assessment is not appropriate to its proposed use. As an example, I have seen property owners design structures in such a way that the amount of water actually being used would result in less need for treatment. In some respects, the assessment of REUs is simply the first step in the process. It is not unusual to negotiate the end number.

If you have any questions, please feel free to contact me.

Very truly yours,

HARRIS & LITERSKI

[Signature]

John K. Harris

JKH:tls
NEW BUSINESS #1
December 12, 2017

Township Board
Tyrone Township
10408 Center Road
Fenton, MI 48430-9439

Subject: The Sanctuary at Tyrone Site Condominium Concept Plan

Dear Township Board Members:

During our Planning Commission meeting held December 12, 2017, we reviewed The Sanctuary at Tyrone site condominium concept plan and held a public hearing regarding the proposed emergency access drive. No objections to the proposed access drive were received. Cam Gonzalez made a motion to recommend Township Board approval of The Sanctuary at Tyrone site condominium concept plan. Kurt Schulze supported the motion. The motion carried by unanimous voice vote.

As noted in planner Keesey’s memo, the applicant has submitted the required documentation to demonstrate their proposed site condominium plan is feasible and could reasonably comply with the requirements set forth by the approving agencies and Tyrone Township’s Zoning Ordinance.

The Planning Commission recommends your consideration and approval of The Sanctuary at Tyrone site condominium concept plan.

Respectfully submitted,

Tyrone Township Planning Commission
Mark Meisel
Chairman
CONSTRUCTION NOTES

1. The contractor shall be responsible for all costs associated with the design, engineering, surveying, and construction of the project. All work shall be performed in accordance with the specifications and plans.

2. The contractor shall ensure that all work is completed in a safe and timely manner, and that all regulations and codes are adhered to.

3. The contractor shall provide all necessary materials and equipment, including labor, to complete the work.

4. The contractor shall be responsible for any damage caused to existing structures or utilities during construction.

5. The contractor shall coordinate with all relevant parties to ensure that all work is done in compliance with local regulations.

6. The contractor shall be responsible for verifying all set-backs, easements, and dimensions shown on the plans before beginning construction.

7. The contractor shall hold harmless the design professional, municipality, county, state, and all of its subconsultants, public and private utility companies, and landowners for any losses or damages to individuals and property, real or otherwise, due to operations of the contractor and/or their subcontractors.

SITE PLAN

FOR

THE SANCTUARY AT TYRONE

AN OPEN SPACE COMMUNITY

PART OF S 1/2 OF NW 1/4, SECTION 21
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MI

OVERALL SITE MAP

NO SCALE

LOCATION MAP

NO SCALE

SHEET INDEX

1. COVER SHEET
2. ENGINEERING PLAN
3. SURVEY PLAN
4. GRADE CONTROL PLAN
5. SITE PLAN
6. LAYOUT & ELEVATION PLAN
7. CONSTRUCTION DEPICT

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION AS SUPPLIED:

Part of the Northeast 1/4 of Section 21, TYRONE, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest corner of Section 21; thence east along the North line thereof, 1,320.47 feet (previously described as 1,324.47 feet) to the Point of Beginning of the Parcel to be described; thence northeasterly along the Northeast line of Section 21, 0.029208 feet; 1,320.47 feet (previously described as 1,324.47 feet) to the Center of Section 21; thence southerly along the West boundary of said Section 21, 1,320.47 feet; thence westerly along said West boundary, 1,320.47 feet; thence northerly along the North boundary of said Section 21, 1,320.47 feet; thence easterly along said North boundary, 1,320.47 feet to the Point of Beginning; containing 82.38 acres, more or less, and including the use of the existing Monroe Lake Road.
GENERAL SURVEY NOTES:
1. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
2. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
3. WETLANDS FLAGGED BY KING AND MACGREGOR ON MAY 27, 2005.
4. CONTOURS ARE SHOWN AT 2 FOOT INTERVALS.

EXISTING CONDITIONS

SOIL DESCRIPTIONS:
P-01 FOR-GRAVEL LIGHT GRAY CLAY LOAM
P-02 FOR-SAND LIGHT GRAY CLAY LOAM
HC- HILLSIDE SANDY LOAM 0%-10% SLOPES
Mo- MOSSY OAK Silty Clay Loam 2%-5% SLOPES
Mo- MOSSY OAK Silty Clay Loam 10%-25% SLOPES
W- WOODED LIGHT CLAY LOAM
Sv- SODDIE Silty Clay Loam 2%-5% SLOPES

GENERAL SURVEY NOTES:
1. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
2. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
3. WETLANDS FLAGGED BY KING AND MACGREGOR ON MAY 27, 2005.
4. CONTOURS ARE SHOWN AT 2 FOOT INTERVALS.

EXISTING CONDITIONS

G:\17-127\dwg\17-127 BASE CDO2.dwg, 11/30/2017 11:11:09 AM, DWG To PDF.pc3
LOT SIZE TABLE

<table>
<thead>
<tr>
<th>LOT #</th>
<th>SIZE (ACRES)</th>
<th>LOT #</th>
<th>SIZE (ACRES)</th>
<th>LOT #</th>
<th>SIZE (ACRES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1.00</td>
<td>12</td>
<td>1.00</td>
<td>22</td>
<td>1.00</td>
</tr>
<tr>
<td>2</td>
<td>1.18</td>
<td>13</td>
<td>1.02</td>
<td>23</td>
<td>1.08</td>
</tr>
<tr>
<td>3</td>
<td>1.03</td>
<td>14</td>
<td>1.03</td>
<td>24</td>
<td>1.05</td>
</tr>
<tr>
<td>4</td>
<td>1.52</td>
<td>15</td>
<td>1.02</td>
<td>25</td>
<td>1.05</td>
</tr>
<tr>
<td>5</td>
<td>1.43</td>
<td>16</td>
<td>1.05</td>
<td>26</td>
<td>1.00</td>
</tr>
<tr>
<td>6</td>
<td>1.00</td>
<td>17</td>
<td>1.06</td>
<td>27</td>
<td>1.00</td>
</tr>
<tr>
<td>7</td>
<td>1.00</td>
<td>18</td>
<td>1.02</td>
<td>28</td>
<td>1.00</td>
</tr>
<tr>
<td>8</td>
<td>1.00</td>
<td>19</td>
<td>1.07</td>
<td>29</td>
<td>1.00</td>
</tr>
<tr>
<td>9</td>
<td>1.00</td>
<td>20</td>
<td>1.03</td>
<td>30</td>
<td>1.00</td>
</tr>
<tr>
<td>10</td>
<td>1.07</td>
<td>21</td>
<td>1.02</td>
<td>31</td>
<td>1.15</td>
</tr>
<tr>
<td>11</td>
<td>1.04</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

POCKET PARK FOR NEIGHBORHOOD CAR TURNAROUND NO PARKING FIRE LANE SIGN (TYP.)

THE SANCTUARY AT TYRONE TYRONE FOUR, L.L.C.

OVERALL SITE/OPEN SPACE PLAN

SITE DATA

EXISTING/REQUIRED

PROPOSED

ZONING

FR

CDO

AREA

62.39 ACRES

MIN. LOT SIZE

2 ACRES

1 ACRE

MIN. LOT WIDTH

250' MIN.

150' MIN.

USE

UNDEVELOPED

SINGLE FAMILY RESIDENTIAL

SETBACKS

FRONT

50'

50'

SIDE

30'

30'

REAR

75'

50'

MAX. BUILDING COVERAGE

BUILDING

25%

>25% (TBD)

BUILDING HEIGHT

30'

2 STORY

SITE PLAN NOTES:

1. ALL ROADS AND ACCESS DRIVES SHALL BE PRIVATE AND MAINTAINED BY THE CONDO ASSOCIATION.

2. OUTBUILDINGS TO BE PERMITTED ON LOTS 3-25. THE ARCHITECTURE SHALL BE SIMILAR TO THE HOUSE.

3. SUBJECT PROPERTY IS ZONED (FR) FARMING RESIDENTIAL.

4. THIS SITE WILL BE DEVELOPED UNDER SECTION 8.02 CLUSTER DEVELOPMENT OPTION.

5. SHARED ACCESS DRIVE SHALL BE OF 18' WIDTH AND BE CLEARED THE FULL 30' FOR SAFE AND UNOBSTRUCTED PASSAGE OF EMERGENCY VEHICLES.

PRELIMINARY OVERALL SITE / OPEN SPACE PLAN
**GRADING NOTES:**

1. SELECT AREAS WITHIN GRADING LIMITS IS TO BE STRIPPED OF TOPSOIL AND STOCKPILED PRIOR TO THE START OF CONSTRUCTION.

2. APPROPRIATE SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED.

3. FINAL GRADING AND MORE DETAILED GRADING INFORMATION WILL BE PROVIDED DURING CONSTRUCTION PLAN DEVELOPMENT.
1. All homes shall be serviced by on-site wells and a community septic system.
2. All sanitary main shall be 8" SDR 26.
3. All sanitary leads shall be 6" SDR 23.5.
4. Proposed storm sewer shall be privately owned and maintained by the condo association.

NOTICE TO PROPERTY OWNERS: The Proposed storm sewer shall be privately owned and maintained by the Condo Association.
THE SANCTUARY AT TYRONE
TYRONE FOUR, L.L.C.
OVERALL SITE/OPEN SPACE PLAN

C7
3121 E. GRAND RIVER AVE.
HOWELL, MI.  48843
800.246.6735  FAX 517.548.1670

Engineers    Surveyors    Planners    Landscape Architects

30'-0" 15'-0" 4'-0" 3'-0" 1'-0" 3'-0"

EMERGENCY ACCESS GATE DETAIL
NO SCALE

INSTALL 4" GALV. STEEL POST W/CAP

EMERGENCY ACCESS DRIVE
2" GALV. STEEL FRAME
2" GALV. STEEL FRAME BRACES

CONCRETE FOOTING 4,000 PSI

INSTALL 2 FT. X 3 FT. ALUMINUM SIGN COLOR WHITE WITH BLACK LETTERS MOUNTED WITH GALV. BOLTS

FIRE DEPT.
ACCESS ONLY

3/8" GALV. CHAIN W/ LOCAL FIRE DEPT. LOCK

INSTALL HEAVY-DUTY GALV. HINGE & BRACKET

KNOX BOX
TYRONE TOWNSHIP

PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location
Vacant Land East Side of Runyan Rd, South of Center

Parcel ID/Zoning District
4704-21-100-021

Property Owner(s)
Dan Boss - Tyrone Four, LLC

Telephone
517-346-4836

Street Address
3121 E. Grand River

City
Howell

Cell Phone

State and Zip code
Mi, 48843

FAX or E-Mail
brntlboss@comcast.net

Authorized Agent
Brent LaVanway, P.E. - Boss Engineering

Telephone
517-346-4836

Street Address
3121 E. Grand River

City
Howell

State and Zip Code
Mi, 48843

Type of Review:

- Boundary Realignment
- Concept Review
- Conditional Zoning
- Home Occupation
- Land Division
- Open Space Preservation
- Other

Open Space Relocation
Private Road/Shared Drive
Planned Unit Development
Public Hearing
Rezoning
Site Condominium
Site Plan Review
Site Visit
Special Land Use
Special Meeting
Subcommittee Meeting
Subdivision Plat

Project Description:

Proposed 31 unit Site Condominium utilizing the Open Space Cluster Development option in the Zoning Ordinance. All roads and shared drives will be private.

Planning Commission applications should be filed with the Planning Commission Recording Secretary at least 14 days (21 days for and divisions/realignments) prior to review. Applications will not be scheduled for review until all information has been received. This Signature constitutes the applicant's acknowledgement of the application requirements and permission for site inspection by Tyrone Township representatives.

Signature of Owner(s) or Authorized Agent

Date
11/07/2017

Tax Status
OK □

Fees:
$1250.00

Esrow:
$3000.00

Received By: RN

View the Tyrone Township Ordinance at <tyronetownship.us>
TO 
Tyrone Township Planning & Zoning Department
10408 Center Rd
Fenton, MI 48430

WE ARE SENDING YOU  ☒ Attached  ☐ Under separate cover via_________________________ the following items:

☐ Shop drawings  ☐ Prints  ☒ Plans  ☐ Samples  ☐ Specifications

☐ Copy of letter  ☐ Change order  ☐

<table>
<thead>
<tr>
<th>COPIES</th>
<th>DATE</th>
<th>NO.</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>11-7-17</td>
<td></td>
<td>Site Plan Set</td>
</tr>
<tr>
<td>1</td>
<td>11-7-17</td>
<td></td>
<td>Site Plan Application</td>
</tr>
<tr>
<td>1</td>
<td>11-7-17</td>
<td></td>
<td>Electronic CD PDF Copy</td>
</tr>
<tr>
<td>1</td>
<td>11-7-17</td>
<td></td>
<td>Cover Letter</td>
</tr>
<tr>
<td>1</td>
<td>11-7-17</td>
<td></td>
<td>Escrow Check</td>
</tr>
<tr>
<td>1</td>
<td>11-7-17</td>
<td></td>
<td>Site Plan Check</td>
</tr>
</tbody>
</table>

THOSE ARE TRANSMITTED as checked below:

☒ For approval  ☐ Approved as submitted  ☐ Resubmit____ copies for approval
☐ For your use  ☐ Approved as noted  ☐ Submit____ copies for distribution
☐ As requested  ☐ Returned for corrections  ☐ Return____ corrected prints
☒ For review and comment  ☐

☐ FOR BIDS DUE_________________________20____  ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS
Please call with any questions you may have.

COPY TO ___________________________  SIGNED: ___________________________

If enclosures are not as noted, kindly notify us at once.
Tyrone Township Planning Commission
10408 Center Road
Fenton, Mi. 48430

Re: The Sanctuary at Tyrone Open Space Community

Dear Planning Commission,

Enclosed please find the Site Plan set for The Sanctuary at Tyrone Open Space Community. The site is located on the east side of Runyan Lake Road south of Center Road and consists of 62 wooded acres of property.

We have selected the Open Space Preservation section of the Zoning Ordinance for several reasons with the most significant being the ability to preserve a significant amount of wooded area on the property. The plan as submitted conforms to Section 8.02 titled “Cluster Development Option” under Article 8, the Open Space Preservation Option.

As previously noted the property totals 62 acres. Section 8.02, E., 1. permits a density of one unit per two acres in the Farming Residential Zoning District resulting in a total of 31 units. The unit sizes are a minimum of one acre and 150’ wide.

In addition to the significant preservation of wooded areas the following elements of the project also result in a superior development from the Township’s perspective:

- Perimeter buffers consist of 150’ along Runyan Lake Road, over 200’ on the north side of the property, over 300’ on the east side of the property and over 150’ on the south side of the property when including the Utility Corridor.

- The site will have over 62% open space including the Utility Corridor south of the property.

- The development will limit grading during infrastructure construction to preserve the wooded sites to the maximum extent possible.

- The private road right of way has been narrowed to 50’ to limit the required tree clearing for installation of infrastructure.

- All units will be serviced with sanitary sewer and treatment via a community septic system. The method of wastewater treatment is significantly superior to individual on site septic systems.
We look forward to presenting the project to the Planning Commission. If you have any questions please feel free to contact me. Thank you.

Sincerely,

Boss Engineering Company

Brent W. LaVanway, P.E.
Vice President, Director of Engineering

CC: K:\DOCS\17-127\twpletter1
2016 Summer/Winter Tax Bill Information
TYRONE TOWNSHIP
4704-21-100-021

** 2016 SUMMER HISTORY INFO **

** 2016 WINTER HISTORY INFO **

** CURRENT OWNER: TYRONE FOUR LLC **

** CURRENT PROPERTY ADDRESS **
RUNYAN LAKE RD

---

** TAXABLE: **
OWNER: TYRONE FOUR LLC
TAXABLE: 106,019
ASSESSMENT: 142,300
PRE/MKT %: 0
SCHOOL DIST: 47060

---

** TAXING UNIT **
TAX
STATE RD TAX 636.11
COUNTY ALLOCATED 357.28
HA SCHOOL OPER 1,906.05
LIVINGSTON ISD 356.06
SCHOOL OPER FC 0.00
ADMIN FEE 32.55

** AMT DUE **
AMT DUE 3,288.05
INT/FEES 0.00
TOTAL DUE 3,288.05

** TOTAL PAID **
TOTAL PAID 3,288.05
DATE PAID 07/18/2016

*** PAID IN FULL ***

---

** TAXING UNIT **
TAX
COUNTY AMBULANCE 31.61
HOME - PARKS 22.75
VETERANS RELIEF 13.14
TYRONE ALLOCATED 95.00
HA SCHOOL DEBT 908.46
CR LIBRARY 159.94
SCHOOL OPER FC 0.00
X0082 75.00
ADMIN FEE 12.28

** AMT DUE **
AMT DUE 1,316.18
INT/FEES 0.00
TOTAL DUE 1,316.18

** TOTAL PAID **
TOTAL PAID 1,316.18
DATE PAID 12/13/2016

*** PAID IN FULL ***

---

** CURRENT OWNER & ADDRESS INTO **
TYRONE FOUR LLC
3121 E GRAND RIVER
HOWELL, MI 48843
** CURRENT PAYMENT **

<table>
<thead>
<tr>
<th>Date</th>
<th>Chk #</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/14/2017</td>
<td>1068</td>
<td>3,312.76</td>
</tr>
</tbody>
</table>

** TOTAL RECEIVED:** 3,312.76

---

**DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 4704-21-100-021**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>MILLAGE</th>
<th>TAX BILLED</th>
<th>TOTAL PAID</th>
<th>BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>STATE ED TAX</td>
<td>6.0000</td>
<td>641.83</td>
<td>641.83</td>
<td>0.00</td>
</tr>
<tr>
<td>COUNTY ALLOCATED</td>
<td>3.3484</td>
<td>358.18</td>
<td>358.18</td>
<td>0.00</td>
</tr>
<tr>
<td>HA SCHOOL OPER</td>
<td>17.9784</td>
<td>1,923.20</td>
<td>1,923.20</td>
<td>0.00</td>
</tr>
<tr>
<td>LIVINGSTON ISD</td>
<td>3.3351</td>
<td>356.76</td>
<td>356.76</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Admin Fee:** 32.79
**Interest/Pen:** 0.00
**Over Payments:** 0.00
**TOTALS:** 30.6610
**3,312.76**
**3,312.76**
**0.00**

**COUNTY:** 01-01-2017 - 12-31-2017
**Twp:** 04-01-2017 - 03-31-2018
**SD:** 07-01-2017 - 06-30-2018
**ST:** 10-01-2017 - 09-30-2018

---

**PROPERTY DESCRIPTION**


**TO:** TYRONE FOUR LLC
3121 E GRAND RIVER
HOWELL MI 48843

---

**ADDRES:** RUNYAN LAKE RD

I HEREBY CERTIFY THAT APPLICATION WAS MADE TO PAY ALL TAXES, SPECIAL ASSESSMENTS AND SURCHARGES, DUE AND PAYABLE AT THIS OFFICE ON THE DESCRIPTION SHOWN IN THIS RECEIPT EXCEPT THOSE AMOUNTS SHOWN IN THE 'BALANCE' COLUMN ABOVE.

---

TREASURER
Cashier TDOSSCH
<table>
<thead>
<tr>
<th>BDINV</th>
<th>00010786</th>
<th>1,250.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>101-000.000-628.000</td>
<td>1,250.00</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,250.00</strong></td>
<td></td>
</tr>
</tbody>
</table>

TENDERED: CHECKS 1069 1,250.00

TYRONE TOWNSHIP

NOV 07 2017

PLANNING COMMISSION

Signed: ___________________________
TYRONE TOWNSHIP
10408 CENTER ROAD
FENTON, MI 48430
810-629-8631
WWW.TYRONETOWNSHIP.US
Payment for:

Receipt: 75871 11/07/17

Cashier: TDORSCH
Received Of: TYRONE FOUR LLC
3121 E GRAND RIVER
HOWELL MI 48843

The sum of: 3,000.00

<table>
<thead>
<tr>
<th>BDINV</th>
<th>00010787</th>
<th>3,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>701-000.000-293.000</td>
<td>3,000.00</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>3,000.00</td>
</tr>
</tbody>
</table>

TENDERED: CHECKS 1070 3,000.00

TYRONE TOWNSHIP
NOV 07 2017
PLANNING COMMISSION

Signed: ________________________________
Tyrone Township Escrow Agreement

This Escrow Agreement is for the cost of review, inspection and monitoring of the project of the Applicant. This includes, but not limited to:

a) The cost of the review of applications for approvals and variances;
b) Site Plan Reviews;
c) Any Planning Commission meetings;
d) Special meetings;
e) Reviews by Township Attorney and preparation of appropriate approving resolutions or ordinances;
f) Reviews by Township planner and/or engineer;
g) Publications and notices of public hearings or meetings;
h) Traffic studies;
i) Environmental impact studies;
j) Engineering Construction Reviews
k) Zoning administrator inspections and involvement;
l) Any other services or expenses relating to the application, inspection or monitoring processes incurred by the Township that are necessary and incident to the completion of the work or project.

Accordingly the Applicant shall pay, simultaneously with the execution of this Agreement, the sum of $3,000.00 to be held in escrow by the Township to cover the aforementioned costs and expenses. The escrow deposits shall bear no interest.

If, during the project, the escrow balance falls below the amount necessary to complete the project, the Applicant shall make additional deposits sufficient to cover any deficit.

Any excess funds remaining in any escrow account after the project completion will be refunded to the Applicant less any administrative fees.

If the project costs and expenses exceed the amount remaining in the escrow after final project approval, the Township shall send the Applicant a statement for such additional costs. Until the Applicant pays for such costs, no further Township permits or approvals shall be issued.

TYRONE TOWNSHIP

By: [Signature]

Its: Planning & Zoning Administrator

APPLICANT

By: [Signature]

Tyrone Township

Nov 07 2017
Planning Commission

12/1/11
December 1, 2017

TO: Planning Commission
   Attn: Zoning Department
   Hartland Township
   2655 Clark Road
   Hartland, MI 48353

RE: Application for Site Plan, for The Sanctuary At Tyrone

Based upon review of the site plan dated 11/7/2017, the project is drawn as being within the requirements for accessibility contingent upon the following:

- There is a maintenance agreement that specifies year around accessibility on the emergency vehicle access (AHJ Requirement).
  1. The maintenance agreement must include a vertical clearance of 13’6” and a minimum of 18’ width on both the shared private drive as well as the emergency vehicle access. This includes fire lane signage, snow removal and any other maintenance to preserve the roadway in a constantly driveable condition.

- Crash gates are not an acceptable option. A Supra brand lock box shall be permanently mounted on the gate to ensure emergency access. Order form for the Supra key box is provided by the fire department (AHJ Requirement).

- Cul-de-sac radius appears to be 50’. This would be the minimum for the Wall-to-Wall (this includes mailboxes, road signs, etc.) dimension. In addition, the Curb-to-Curb (this includes parked cars, refuse curb-carts, etc.) must be at least 42’.

The Fire Marshals Office approves with the above contingencies* the submittal of the Site Plan Application for The Sanctuary At Tyrone. Any revised drawings affecting the Fire Department must be submitted for review.

* Additional Comments:
The Emergency Vehicle Access roadway and related Maintenance Agreement could be eliminated if all the homes were provided with residential fire sprinklers, in accordance with NFPA 13D. Please contact us if you would like to explore this option – it is a very cost effective and desirable option.

Yours In Fire Safety,

Adam L. Carroll
Fire Chief
December 5, 2017

Planning Commission
Tyrone Township
10408 Center Road
Fenton, MI 48430

Subject: The Sanctuary at Tyrone Site Condominiums Concept Plan Review #1

Dear Commissioners,

The Township has received the concept plan for The Sanctuary at Tyrone Open Space Community, a proposed site condominium development. Review of the plans is still in the “concept plan” stage of Township approvals. In this stage, review is generally “big picture” in nature, although the Planning Commission and the staff are actively trying to iron out any potential issues that could arise later in the process in order to save time and money for the applicant by avoiding late changes to the plan.

The Planning Commission must forward a written recommendation to the Township Board, who will then approve, approve with conditions, or deny the concept plan. Once it is approved, the concept plan can then be forwarded to other agencies for their review and comment. The applicant will revise the plans based on Township and agency comments, and resubmit for Final Site Plan approval. The Final Site Plan approval process requires more details to be submitted, including all easements, bylaws, legal descriptions, and other information. Planning Commission will again review and recommend action to the Township Board, who will issue a final decision.
The applicant proposes a 31-unit Site Condominium project utilizing the Open Space Cluster Development option. We have reviewed the request based on the Zoning Ordinance, Master Plan, site conditions, and sound planning and design principles in an effort to provide constructive and helpful feedback for the development of this site. We offer the following comments for your consideration.

Cluster Development

The applicant proposes to utilize the Township’s Cluster Development Option, and is subject to the development standards of Section 8.02 of the Zoning Ordinance.

- **Minimum land area of 10 acres.** This property exceeds 62 acres.
- **Access to an arterial or collector road.** Runyan Lake Road meets the standards for definition of a collector road, and handles approximately 1,200 daily trips (SEMCOG 2016).
- **Dwelling unit calculation.** 62 acres is divided by two (2) in the FR district to determine the number of permitted lots in a cluster development. Therefore, the 31 proposed lots achieve this standard.
- **Lot size modification.** The minimum lot area for cluster developments in the FR district is one (1) acre. All 31 proposed parcels achieve this standard. As discussed later in this review, other dimensional standards may need modification to achieve ordinance compliance.

New Site Condominium

Site condominiums in any zoning district are subject to Site Plan Review standards of Section 23.03 of the Zoning Ordinance, in addition to those in Section 21.43 specifically for site condominiums.

Section 23.03 – Site Plan Review Standards

Condominium projects are subject to site plan review according to Section 23.01.K of the Zoning Ordinance; standards for site plan review can be found in Section 23.03. The proposed preliminary site plan includes much of the required information listed there. Information that still needs to be addressed includes the following:

- Details should be provided on any floodplains on the site to determine compliance with Section 23.03.G. If no floodplains exist on the site, the plans should note this accordingly.
- We have verbally discussed phasing with the applicant and understand the project will be completed in one phase. The plans should note that the site will be developed in a single phase, as required by 23.03.Q.

These items are relatively minor in scope and we believe they can be addressed upon submission for final site plan approval. These items should not delay a determination of conceptual approval by the Planning Commission or Township Board.

Section 21.43 – Site Condominium Development Standards

- **FR Zoning District Standards.** According to Section 4.0 of the Zoning Ordinance: “The intent of the FR Farming Residential District is to protect lands best suited to agricultural uses from the encroachment of incompatible uses, while designating an area appropriate to the type of single family residential development that does not alter the general agricultural character of the district. Moreover, the intent also is to protect vital natural resources, including wetlands, inland lake water quality, groundwater supplies, fertile and stable soils, and significant stands of wood lots and vegetative cover. Lands in the FR District are not likely to be served with centralized public water and sewer facilities.” The single-family nature of
the proposed development is permitted by right in the FR District, and we find the Cluster Development Option appropriate for the location along the US-23 corridor.

The proposal is also for a Cluster Development Option (CDO) under the Open Space Preservation (OSP) section of the Ordinance. According to Article 8: “The intent of open space development is to provide a procedure for residential development that will result in concentrated and enhanced living environments. Development under the CDO development option is permitted only in the FR, RE, R-1, R-2, and LK-1 zoning districts, and is subject to approval of the Township Planning Commission and Township Board, provided the requirements contained in this ordinance are satisfied.”

The proposed site condominium development generally fits with the intent of the Zoning Ordinance. As single-family residential units, the site condominiums are permitted by right in the FR district when they meet the dimensional standards for the district. The CDO allows for a minimum lot size of 1 acre in the FR district instead of 2 acres. The following table summarizes the dimensions of the proposed units:

<table>
<thead>
<tr>
<th>Regulation</th>
<th>FR Standard</th>
<th>Proposed Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>2 acres (1 acre under CDO)</td>
<td>All 31 lots shown on Sheet C3 are at least 1 acre.</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>250 feet</td>
<td>The proposed lots generally have a minimum width of 150 feet.</td>
</tr>
<tr>
<td>Minimum Front Yard Setback</td>
<td>50 feet (along a private road)</td>
<td>The proposed lots generally have a minimum front yard setback of 50 feet.</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>30 feet</td>
<td>The proposed lots will have 30 feet of setback on the side yards.</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>75 feet</td>
<td>The proposed lots generally have a minimum rear yard setback of 50 feet.</td>
</tr>
</tbody>
</table>

The minimum lot width and rear yard setbacks are smaller than Zoning Ordinance requirements for the FR district. This should be discussed before any further action is taken by the Planning Commission, to determine if the proposal is consistent with the purpose and intent of the FR District, are consistent with sound planning and design, or are otherwise necessary to result in a higher quality design.

- Lot width varies for the proposed parcels, from over 285 feet at the widest to 122 feet at the narrowest. While the Cluster Development Option standards in Section 8.02.E suggest modification of the lot width and yard setbacks is possible, no specific relief mechanism is called out. We find the lot widths generally appropriate for 1-acre lots, as all the parcels proposed result in fairly regular lot designs that comply with a 4:1 length-to-width ratio. Mechanisms for providing flexibility to this standard include Section 21.43.D or the establishment of a PUD, both of which depend on sound planning, safety, and engineering practices as a rational basis for permitting modification.
- Rear yard setbacks are a minimum of 50 feet, where the ordinance requires 75 feet for FR parcels. The proposed design has some parcels with 50-foot rear setbacks, with other parcels having irregular rear setbacks as great as 123 feet. As in the case for lot width, Section 21.43.D or establishment of a PUD would offer some regulatory flexibility.
for minimizing the rear setback. The average rear setback of the proposed lots should be submitted to help determine how zoning flexibility should applied.

- Existing wooded areas are proposed for preservation along the north and east sides of the site. These areas include wetlands labeled B, G/H/I, and M on the site plans. A natural wooded buffer is also proposed to remain between Runyan Lake Road and proposed lots 1, 28, and 29. The plan states that 51% of the site is open space, including open space on the lots and including the drainage field for the septic system.

Table 21.2 – Site Condominium Submittal Requirements, Concept Plan
Required information to be submitted for a site condominium concept plan includes the following:

1. **An application form and payment of review fees established by the Township Board.** The site plan application was submitted to the Township on November 7, 2017.

2. **Name(s) and address of the applicant and the owner of record of the subject site. The applicant shall indicate interest in the land as land contract interest, or fee simple ownership.** This was indicated in the information included with the application.

3. **Location by Section, Town and Range, or other legal description, and an area map showing the general relationship of the proposed site condominium project to the surrounding area within one-half mile at a scale of not less than 1” = 500’**. Legal description and a location map are both on the first page of the site plan.

4. **Fifteen (15) copies of the submitted plans…drawn to an engineer’s scale no smaller than 1” = 100’.** The submitted site plan is drawn to a 1” = 100’ scale.

5. **Date, revision dates, and north arrow.** The site plan was originally drawn on November 7, 2017, with revisions on November 30, 2017. North arrows are included on all sheets.

6. **Site analysis including general topography, wetlands and woodlands.** Sheet C2 contains details on the existing conditions of the site. Topographic contours are shown at 2-foot intervals. General areas of wetlands are shown. Much of the site is existing natural woodlands, with scattered wetlands identified.

7. **Lines and dimensions for the site condominium project boundaries.** This information is described in the Preliminary Overall Site / Open Space Plan on Sheet C3.

8. **Boundaries and dimensions for any phase. All phases shall be numbered in the order in which they are intended to be constructed.** The site will presumably be constructed in one phase based on the information submitted with the site plan and application. **This should be confirmed.**

9. **Zoning district classification for all land parcels within and adjacent to the site condominium site.** The site and all surrounding parcels are zoned as FR Farming and Residential, as indicated on the cover sheet. Parcel IDs and ownership information for each lot is indicated on various sheets in the plan package.
10. **General description of wetlands regulated by the MDEQ.** General depictions of wetlands are shown on Sheet C2. This includes regulated wetlands as well as unregulated wetlands to be filled.

11. **General description of regulated trees and woodlands.** Much of the existing site is wooded area, but most of the site area will be used in the condominium development. Sheet C6 shows which areas of the site will be preserved woodlands.

12. **General description and elevation of any floodplain areas.** No information was given on the site plan sheets regarding elevation of floodplain areas; this information should be clarified. If no floodplains exist on the site, a note describing this condition should be included.

13. **Layout of lots.** The preliminary overall site and open space plan on Sheet C3 demonstrates the layout for the proposed lots. Stretches of land across the north and east sides of the site are not part of any lot and will be required to be called out as a commonly-owned entity in the site condominium documents.

14. **An indication of the ownership, and existing and proposed use of any parcels identified as “excepted” on the site plan.** No parcels are indicated as “excepted” on the site plan.

15. **Name, location, and right-of-way widths of existing or proposed public or private streets in or within two hundred fifty (250) feet of the site.** The site will have two streets as indicated on Sheet C3 on the site plan: Olivia Court and Sean Court. Each street will have a 66-foot wide right-of-way. Also, a shared access drive for four units will also be built, with a 30-foot wide right-of-way. The Hartland-Deerfield Fire Marshall has provided conditional approval of the private road design and his comments should be incorporated into the final site plan documents.

16. **Method of connection with adjoining street system.** Olivia Court will connect to the existing Runyan Lake Road. The shared access drive will also connect to Runyan Lake Road at a point further south. The Fire Marshall has prescribed an emergency means of accessing the access drive from Runyan Lake Road.

17. **General layout of proposed streets.** Sheet C3 shows the general layout of the proposed streets.

18. **A general conceptual landscape plan illustrating buffer zones and greenbelts.** The landscape and lighting plan is shown on Sheet C6. This plan indicates the proposed street trees, the boulevard plantings near the connection to Runyan Lake Road, and the woodlands to be preserved. No site lighting is shown on the plans.

19. **General description of parcels of land intended to be dedicated or set aside for public use or for the use of property owners in the subdivision.** There will be 23.55 acres of open space not used on any of the individual condominium lots, which will be preserved as open space.

20. **General layout of water and sanitary sewer lines.** The preliminary utility plan is shown on Sheet C5. The site will use a community septic system that will require outside agency approvals.
21. **General plans for storm water.** The preliminary utility plan is shown on Sheet C5, including proposed storm sewer lines. Several unregulated wetlands are proposed to be filled, and new detention basins will be created as water travels towards the natural wetlands.

**Recommendation**

Section 21.43.G.1 of the Zoning Ordinance outlines the procedures for the approval of site condominiums. The Planning Commission must provide a recommendation to the Township Board to approve or deny the concept plan. Per Section 21.43.G.1.a of the Zoning Ordinance, the Planning Commission may impose conditions on the concept plan as deemed necessary to comply with the concept plan review standards, and must be addressed prior to the Township Board’s consideration of the plan.

The proposed development would result in a single-family development that is more dense than has traditionally been permitted along Runyan Lake Road south of Center Road. However, in accordance with the State’s Zoning Enabling Act, cluster development techniques permit denser development that is offset by open space preservation areas. The Sanctuary at Tyrone proposes 31 units that meet the Township’s lot area requirements for cluster developments.

Based on our comments throughout this review, we find the plan feasible in terms of compliance with the Zoning Ordinance. Some mechanism of regulatory flexibility will need to be utilized to meet all dimensional standards of the ordinance. However, the standards for Concept Plan approval of a site condominium are relatively relaxed, intended to ensure a sufficient amount of information is provided to review compliance with the Ordinance possible. On this front, we find the plans exceed the minimums and we therefore recommend concept plan approval of the plans dated 11-30-17. The Planning Commission’s action at this stage is a recommendation to the Township Board.

Looking forward toward final site plan review, we wish to call out several specific items that will need to be addressed prior to final approval, in addition to the other plan elements as required by Table 21.2 of the Zoning Ordinance and Planning Commission directives:

1. Alternative development solutions, such as modification in accordance with Section 21.43.D or utilization of the Township’s PUD procedure, may be necessary to achieve the minimum lot width standards and rear setback requirements. Planning Commission should provide guidance on modification of these standards.
2. Proposed phasing information.
3. Delineation of the floodplain.

We look forward to discussing this information with you. Please let us know if you have any further questions.

Respectfully submitted,

Brian Keeseey, AICP
Senior Planner

Stephen Hannon, AICP
Assistant Planner
NEW BUSINESS #2
**Invoice # 6374**

<table>
<thead>
<tr>
<th>Account Number</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOWNOF-T-08</td>
<td>12/12/2017</td>
</tr>
</tbody>
</table>

**BALANCE DUE ON**

<table>
<thead>
<tr>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/22/2017</td>
</tr>
</tbody>
</table>

**AMOUNT PAID**

<table>
<thead>
<tr>
<th>Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,547.00</td>
</tr>
</tbody>
</table>

---

**Township of Tyrone (Livingston)**  
**Marcella Husted**  
10408 Center Road  
Fenton, MI 48430-9505

---

Township of Tyrone (Livingston) Cyber Liability  
PolicyNumber: RPS-P-0440308M  
Effective: 12/22/2017 to 4/1/2019

<table>
<thead>
<tr>
<th>Item #</th>
<th>Trans Eff Date</th>
<th>Due Date</th>
<th>Trans</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>77038</td>
<td>12/22/2017</td>
<td>12/22/2017</td>
<td>RENB</td>
<td>Renewal of CYBR Effective 12/22/2017</td>
<td>$2,547.00</td>
</tr>
</tbody>
</table>

**Total Invoice Balance:**  
$2,547.00
NEW BUSINESS #3
Budget, Debtor lives off disability from the VA. Making the monthly payments have even been tough for her and she just wants to get it resolved. Willing to do $600 upon approval of the settlement.

Settlement Reason:

Settlement Percent: 49%

Client Reference Number: 0000206
Patient Name: Erika Everhart
Current Balance: $1,226.00
Settlement Amt Due: $600.00
Total Due: $1,226.00

Please fax your decision back to us at (810) 632-3455
Settlement Authorization

[ ] Approved  [ ] Denied

By: ____________________________

Date: ____________________________

Collector: AJK
UCS Management Approval

UCS Account #: 0011330005

Collective Agency Settlement agreement

ZSW
FIRE SERVICE STATEMENT

TYRONE TOWNSHIP
10408 CENTER ROAD
FENTON, MI 48430
WWW.TYRONETOWNSHIP.US
(810) 629-8631

Statement Date: 12/06/2017

Fire Run Service Date: 05/18/2017

Customer ID: EVERHART, ERIKA

ERIKA EVERHART
10153 WALNUT SHORES
FENTON, MI 48430

Amount Enclosed: ____________________________

Please Return Top Section With Your Payment

<table>
<thead>
<tr>
<th>Invoice</th>
<th>Description</th>
<th>Date</th>
<th>Check</th>
<th>Charges</th>
<th>Penalties</th>
<th>Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>6017691</td>
<td>CF 206</td>
<td>05/18/2017</td>
<td></td>
<td>1,405.00</td>
<td>0.00</td>
<td></td>
<td>1,405.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>06/14/2017</td>
<td></td>
<td>100.00</td>
<td>0.00</td>
<td>79.00</td>
<td>1,226.00</td>
</tr>
<tr>
<td>11/20/2017</td>
<td>5401</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### FDID: 02508

**Location**

- **Address:** 10153 DR
- **City:** Fenton
- **State:** MI
- **Zip Code:** 48430
- **Street:** Walnut Shores

**Weather Information**

- **Wind Speed:** 0 MPH
- **Air Temp:** 0°F
- **Wind Direction:**

**Incident Type:**

- **Type:** Grass fire
- **Number:** 143

**Dates & Times**

- **Alarm:** 05/18/2017 14:54
- **Dispatch:** 05/18/2017 14:54
- **En Route:** 05/18/2017 14:55
- **Arrival:** 05/18/2017 15:01
- **Last Cleared:** 05/18/2017 15:40

**Shifts & Alarms**

- **Platoon:** 1
- **Alarms:** 1
- **District:** 1

**Special Studies**

- **Special:**
- **Study ID #:**
- **Study Value:**

**Casualties**

- **Deaths:** 0
- **Injuries:** 0

**Hazardous Materials Release**

- **Release:** None

**Detector**

- **Type:** Mixed Use Property
- **Use:** Mixed Use

**Person/Entity Involved**

**No. 1**

- **Title:** Fire Service Personnel
- **First Name:** Erika
- **Last Name:** Everhart
- **PO Box:**
- **Apt./Suite/Room:**
- **City:**
- **State:** MI
- **Zip Code:**

**Owner**

- **First Name:** William
- **Last Name:** Wood
- **PO Box:**
- **Apt./Suite/Room:**
- **City:**
- **State:** MI
- **Zip Code:**

**Authorization**

- **Chief:** Robert C. Cairnduff
- **Position:** Chief
- **Assignment:** 05/18/2017

- **Chief:** Charlene Rooney
- **Position:** Chief
- **Assignment:** 05/23/2017
Called for an outdoor fire. Caller at 10152 Walnut Shores stated an area about 30 yards wide was burning across the street and spreading to the woods.

We arrived on location and found a working grass and brush fire in front of 10153 Walnut Shores Drive. B17 attached the fire from the road with their booster line and C1 went to the rear of the property to check for extension of the fire. T14 arrived and nursed B17 with water and used their booster line as well.

Chief Cairnduff found a small fire pit at the rear of the property that had embers still burning in it. The pit was upwind of the brush fire. I asked the resident that was on scene if they had been burning and she (Erika Everhart) stated she had been burning trash earlier in the pit. I asked if she had a burn permit through Tyrone Township and she said she thought the property owner did. She called him to confirm and he stated he did not have a permit. I asked Ms Everhart if she realized that the winds were blowing in the 20 mph range with gusts up to 40 mph. She stated she had been burning earlier around noon. I advised her that conditions today did not warrant any burning. I also advised her to not burn again unless she had a burn permit from the Township.

We were able to extinguish the fire using both booster lines. The area burned was approximately 50'x150'. The entire area was soaked well with the booster lines and then all fire units cleared.

Resident:
Erika Everhart

Property Owner (not on site):
William Wood

Equipment Used:
Indians: 2
Booster Hose: 200'
H/T: 3
Gallons Water: 2000

Completed By:
Chief Robert Cairnduff
### Property Details

<table>
<thead>
<tr>
<th>B1</th>
<th>On-Site Materials or Products</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2</td>
<td>No. Bldg. Involved</td>
</tr>
<tr>
<td>B3</td>
<td>Acre Burned</td>
</tr>
</tbody>
</table>

### Ignition

<table>
<thead>
<tr>
<th>D1</th>
<th>Area of Fire Origin</th>
</tr>
</thead>
<tbody>
<tr>
<td>D2</td>
<td>Heat Source</td>
</tr>
<tr>
<td>D3</td>
<td>Item First Ignited</td>
</tr>
<tr>
<td>D4</td>
<td>Type of Material First Ignited</td>
</tr>
</tbody>
</table>

### Equipment Involved in Ignition

<table>
<thead>
<tr>
<th>F1</th>
<th>Equipment Involved</th>
</tr>
</thead>
<tbody>
<tr>
<td>F2</td>
<td>Equipment Power</td>
</tr>
<tr>
<td>F3</td>
<td>Equipment Portability</td>
</tr>
</tbody>
</table>

### Mobile Property Involved

<table>
<thead>
<tr>
<th>H1</th>
<th>Mobile Property Involved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H2</td>
<td>Mobile Property Type &amp; Make</td>
</tr>
</tbody>
</table>

### Human Factors Contributing to Ignition

<table>
<thead>
<tr>
<th>E1</th>
<th>Cause of Ignition</th>
</tr>
</thead>
<tbody>
<tr>
<td>E2</td>
<td>Factors Contributing to Ignition</td>
</tr>
</tbody>
</table>

### Fire Suppression Factors

<table>
<thead>
<tr>
<th>G1</th>
<th>Fire Suppression Factor (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>G2</td>
<td>Fire Suppression Factor (2)</td>
</tr>
<tr>
<td>G3</td>
<td>Fire Suppression Factor (3)</td>
</tr>
</tbody>
</table>

### Other Details

<table>
<thead>
<tr>
<th>A</th>
<th>FDID</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>State</td>
</tr>
<tr>
<td>C</td>
<td>Incident Date</td>
</tr>
<tr>
<td>D</td>
<td>Station</td>
</tr>
<tr>
<td>E</td>
<td>Incident No.</td>
</tr>
<tr>
<td>F</td>
<td>Exposure</td>
</tr>
<tr>
<td>G</td>
<td>Transaction</td>
</tr>
</tbody>
</table>

- **Pre-Fire Plan Available**: Yes
- **Police Report Attached**: Yes
- **Origin and Cause Report Attached**: Yes
- **Anson Report Attached**: Yes
- **Croner Report Attached**: Yes
- **Other Report Attached**: Yes
<table>
<thead>
<tr>
<th>ID</th>
<th>Apparatus or Resource</th>
<th>Dates and Times</th>
<th>Number of People</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Brush Truck</td>
<td>Dispatch / / : :</td>
<td>2</td>
<td>1 Suppression</td>
</tr>
<tr>
<td>2</td>
<td>Chief's Vehicle Tahoe</td>
<td>Dispatch / / : :</td>
<td>1</td>
<td>0 Other</td>
</tr>
<tr>
<td>3</td>
<td>Tanker 14 Truck</td>
<td>Dispatch / / : :</td>
<td>4</td>
<td>1 Suppression</td>
</tr>
<tr>
<td>4</td>
<td>Standby</td>
<td>Dispatch / / : :</td>
<td>6</td>
<td>0 Other</td>
</tr>
</tbody>
</table>

**Actions Taken**

- **Primary Action Taken (1)**
- **Additional Action Taken (2)**
- **Additional Action Taken (3)**
- **Additional Action Taken (4)**

**Miles Traveled:** 0.0

**Hrs:Min in Use:** 0:00
Communications Dispatch

Incident#: 2017-077755
Date: 05/18/17
Time Out: 14:52

Nature: OUTDOOR FIRE

Business:

Address: 10152 WALNUT SHORES DR
City: FENT

Addl Address: ACROSS THE STREET
Cross: SLEEPY SHORES PATH
Subdivision: RUNYAN LAKE COVE

Caller Statement: FIRE IN FOREST ACROSS THE STREET - 30 FT WIDE - LARGE TREES INVOLVED
Chief Complaint: Outside Fire [] [05/18/17 14:50:23 HKOSTKA]
Dispatch Code: 67D01 (WILD.LAND fire)
Response: ___DELTA

Questions:
- The caller is on scene (first party).
- This is a WILD.LAND fire.
- The size of area is: 30 FT WIDE
- The fire has not been extinguished.
- The fire is not threatening anything at present. [] [05/18/17 14:51:08 HKOSTKA]

Questions:
- N/A
- It is not known if anyone is in danger.
- The fire is spreading.
- It is not known in which direction the fire is spreading.

Notes: No one is reported to be injured. [] [05/18/17 14:52:37 HKOSTKA]

Units: FCSTA
Communications

Event Report

Event ID: 2017-077756  Call Ref #: 171  Date/Time Received: 05/18/17 14:49:16

<table>
<thead>
<tr>
<th>Ept #: 17-0518-0001</th>
<th>Call Source: WP11</th>
<th>Prime Unit: FCSTA</th>
<th>Services Involved</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>FIRE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location: 10142 WALNUT SHORES DR</th>
<th>FENT ACROSS THE STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>X-ST: SLEEPY SHORES PATH</td>
<td>Jur: CAD</td>
</tr>
<tr>
<td></td>
<td>Service: FIRE</td>
</tr>
<tr>
<td></td>
<td>Agency: FGF</td>
</tr>
<tr>
<td></td>
<td>Sq/Beat: 92</td>
</tr>
<tr>
<td></td>
<td>District: TTY</td>
</tr>
<tr>
<td></td>
<td>RA:</td>
</tr>
<tr>
<td>Business:</td>
<td>Phone: (       )</td>
</tr>
<tr>
<td></td>
<td>GP: 9201</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Nature: OUTDOOR FIRE</th>
<th>Alarm Lvl: 1</th>
<th>Priority: 1</th>
<th>Medical Priority 67D01</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caller: JENNIFER</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address: 10142 WALNUT SHORES DR</td>
<td>Phone: (810) 962-3873</td>
<td>Alarm Type:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vehicle #:</th>
<th>Driver:</th>
<th>Report Only: No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Race:</td>
<td>Sex:</td>
</tr>
<tr>
<td></td>
<td>Age:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Call Taker: HKOSTKA</th>
<th>Console: CAD1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geo-Verified Add: YES</td>
<td>Nature Summary Code:</td>
</tr>
<tr>
<td>Disposition: CLR</td>
<td>Close Comments:</td>
</tr>
</tbody>
</table>

Notes: See Event Notes Addendum at end of this report

---

Call Received: 05/18/17 14:49:16

<table>
<thead>
<tr>
<th>Time From Call Received</th>
<th>Time</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Call Routed: 05/18/17 14:51:08</td>
<td>00:01:52</td>
<td>Unit Reaction: : :</td>
</tr>
<tr>
<td>Call Take Finished: 05/18/17 14:51:08</td>
<td>00:01:52</td>
<td>(1st Dispatch to 1st Arrive)</td>
</tr>
<tr>
<td>1st Dispatch: 05/18/17 14:52:55</td>
<td>00:03:39</td>
<td>On-Scene: : :</td>
</tr>
<tr>
<td>1st En-Route: : :</td>
<td>(Time Hold)</td>
<td></td>
</tr>
<tr>
<td>1st Arrive: : :</td>
<td>(1st Dispatch to 1st En-Route)</td>
<td></td>
</tr>
<tr>
<td>Last Clear: 05/18/17 15:46:05</td>
<td>00:56:49</td>
<td>(Reaction Time)</td>
</tr>
</tbody>
</table>

---

Radio Log

<table>
<thead>
<tr>
<th>Unit</th>
<th>Emp ID</th>
<th>Type</th>
<th>Description</th>
<th>Time Stamp</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>FCSTA</td>
<td>0</td>
<td>D</td>
<td>Dispatched</td>
<td>05/18/17 14:52:53</td>
<td>Sgt/Beat: 92</td>
</tr>
<tr>
<td>FCSTA</td>
<td>0</td>
<td>C</td>
<td>Cleared</td>
<td>05/18/17 15:46:05</td>
<td></td>
</tr>
</tbody>
</table>

Event Log

<table>
<thead>
<tr>
<th>Event</th>
<th>Time Stamp</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>IR</td>
<td>05/18/17 14:49:16</td>
<td>By: EP11</td>
</tr>
<tr>
<td>ENT</td>
<td>05/18/17 14:49:16</td>
<td>9326 HOGAN RD - NE SECTOR</td>
</tr>
<tr>
<td>CH</td>
<td>05/18/17 14:49:20</td>
<td>10149 WALNUT SHORES DR - 10152</td>
</tr>
<tr>
<td>ENT</td>
<td>05/18/17 14:49:49</td>
<td>ACROSS THE STREET</td>
</tr>
<tr>
<td>CH</td>
<td>05/18/17 14:49:51</td>
<td>SPURT - JENNIFER</td>
</tr>
<tr>
<td>ENT</td>
<td>05/18/17 14:50:02</td>
<td>EFD DISPATCH</td>
</tr>
<tr>
<td>FPO</td>
<td>05/18/17 14:50:04</td>
<td>Case Started</td>
</tr>
<tr>
<td>AR</td>
<td>05/18/17 14:50:28</td>
<td></td>
</tr>
<tr>
<td>FPF</td>
<td>05/18/17 14:50:29</td>
<td>Case Entry Finished</td>
</tr>
<tr>
<td>CH</td>
<td>05/18/17 14:51:08</td>
<td>EFD - SOUTFIR</td>
</tr>
<tr>
<td>FIN</td>
<td>05/18/17 14:51:08</td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td>05/18/17 14:51:08</td>
<td></td>
</tr>
<tr>
<td>PAG</td>
<td>05/18/17 14:51:09</td>
<td>Paged FCFD</td>
</tr>
</tbody>
</table>

---

Page 1
<table>
<thead>
<tr>
<th>Unit</th>
<th>Empl ID</th>
<th>Type</th>
<th>Description</th>
<th>Time Stamp</th>
<th>Comments</th>
<th>Close Codes</th>
<th>User</th>
</tr>
</thead>
<tbody>
<tr>
<td>FPD</td>
<td></td>
<td>Fire Ptl. Dispatch</td>
<td>05/18/17 14:51:09 Case Dispatched</td>
<td>HKOSTK</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REC</td>
<td></td>
<td>Unit Rec Blk Click</td>
<td>05/18/17 14:52:03 Unit recommend for OUTDOOR FIRE at</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REC</td>
<td></td>
<td>Unit Recommendation</td>
<td>05/18/17 14:52:07 Rm: 92N Cat: 1 A Lvl: 1</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REC</td>
<td></td>
<td>Unit Recommendation</td>
<td>05/18/17 14:52:07 Rm: 92N Cat: 1 A Lvl: 1</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td></td>
<td>Added Remarks</td>
<td>05/18/17 14:52:37</td>
<td>HKOSTK</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FPK</td>
<td></td>
<td>Fire Ptl. KQ Finished</td>
<td>05/18/17 14:52:37 Key Questions Finished</td>
<td>HKOSTK</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REC</td>
<td></td>
<td>Unit Rec Blk Click</td>
<td>05/18/17 14:52:59 Unit recommend for OUTDOOR FIRE at</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REC</td>
<td></td>
<td>Unit Recommendation</td>
<td>05/18/17 14:52:59 Rm: 92N Cat: 1 A Lvl: 1</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REC</td>
<td></td>
<td>Unit Recommendation</td>
<td>05/18/17 14:52:59 Rm: 92N Cat: 1 A Lvl: 1</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REC</td>
<td></td>
<td>Unit Recommendation</td>
<td>05/18/17 14:52:59 Rm: 92N Cat: 1 A Lvl: 1</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REU</td>
<td></td>
<td>Unit Recommendation</td>
<td>05/18/17 14:52:59 Rm: 92N Cat: 1 A Lvl: 1</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FPC</td>
<td></td>
<td>Fire Ptl. Complete</td>
<td>05/18/17 14:53:13 Case Completed</td>
<td>HKOSTK</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td></td>
<td>Added Remarks</td>
<td>05/18/17 14:53:53</td>
<td>HKOSTK</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td></td>
<td>Added Remarks</td>
<td>05/18/17 14:53:40</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>XS</td>
<td></td>
<td>Reset Watchdog Timer</td>
<td>05/18/17 14:53:21 Units: FCSTA &gt;&gt;&gt; 999Min.</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td></td>
<td>Added Remarks</td>
<td>05/18/17 14:59:25</td>
<td>LLOAFM</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td></td>
<td>Added Remarks</td>
<td>05/18/17 15:01:37</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td></td>
<td>Added Remarks</td>
<td>05/18/17 15:13:18</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td></td>
<td>Added Remarks</td>
<td>05/18/17 15:45:29</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RPT</td>
<td></td>
<td>Requested Report</td>
<td>05/18/17 15:46:15 FCFD Report #17-0518-0001 Unit:</td>
<td>KMULVA</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
- **Caller Statement:** FIRE IN FOREST ACROSS THE STREET - 30 FT WIDE - LARGE TREES INVOLVED
- **Chief Complaint:** Outside Fire
- **Response:** DELTA
- **Dispatch Code:** 67D01 (WILDLAND fire)
- **Questions:**
  - The caller is on scene (1st party).
  - This is a WILDLAND fire.
  - The size of area is: 50 FT WIDE.
  - The fire has not been extinguished.
  - The fire is not threatening anything at present.
  - The fire is not spreading.
- **Questions:**
  - No one is reported to be injured.
- **FCEP ADV**
- **FENTON UNITS RESPONDING**
- **CALLER STATES THAT THE FIRE IS SPREADING**
- **ARRIVAL HEAVY SMOKE**
- **FIRE UNDER CONTROL**
- **ALL UNITS CLEAR**
FIRE SERVICE STATEMENT

Statement Date: 10/10/2017

Fire Run Service Date:
05/18/2017

Customer ID  EVERHART, ERIKA

ERIKA EVERHART
10153 WALNUT SHORES
FENTON, MI 48430

Amount Enclosed: _______________________

Please Return Top Section With Your Payment

TYRONE TOWNSHIP FIRE SERVICE STATEMENT

Call (810) 629-8631 For Any Questions Regarding This Statement.

Customer Name: EVERHART, ERIKA

<table>
<thead>
<tr>
<th>Invoice #</th>
<th>Description</th>
<th>Date</th>
<th>Check</th>
<th>Charges</th>
<th>Penalties</th>
<th>Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>601765801</td>
<td>CF 266</td>
<td>05/18/2017</td>
<td></td>
<td>1,405.00</td>
<td>0.00</td>
<td>100.00</td>
<td>1,305.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>06/14/2017</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
TYRONE TOWNSHIP INVOICE

TYRONE TOWNSHIP
10408 CENTER ROAD
FENTON, MI 48430
WWW.TYRONETOWNSHIP.US
(810) 629-8631

INVOICE #: 0017051801
INVOICE DATE 06/05/2017
SERVICE DATE: 05/18/2017
DUE DATE: 07/05/2017

Customer ID EVERHART, ERIKA

ERIKA EVERHART
10153 WALNUT SHORES
FENTON MI 48430

<table>
<thead>
<tr>
<th>PO #</th>
<th>Description</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CF 206</td>
<td>FIRE RUB CF</td>
<td>$1,405.00</td>
<td>$1,405.00</td>
</tr>
</tbody>
</table>

UNAUTHORIZED BURN/GRADE FIRE/HIGH WINDS/BURNING OF TRASH 10153 WALNUT SHORES

Please Note Your Rights:

1. The following actions are available to you.
   A. Pay this bill in full.
   B. Make arrangements for installment payments.
   C. Appeal this invoice in writing to the Township Supervisor within 14 days.
2. Late fees will be added to unpaid invoices.
3. We will seek court action if invoice is not paid.
4. Call (810) 629-8631 with questions.

Invoice Total: $1,405.00

Fed ID #362217191

Please Return Bottom Section With Your Payment

Return Bottom Section And Payment To:

TYRONE TOWNSHIP TREASURER
10408 CENTER ROAD
FENTON, MI 48430

Amount Due: $1,405.00
Amount Enclosed: ____________________

Invoice Number: 0017051801
Customer ID EVERHART, ERIKA
This Agreement is dated the 14th day of June 2017, between Tyrone Township and Erika Everhart whose address is 10153 Walnut Shores, Fenton, MI 48430 herein after "Recipient" for the reimbursement by the Recipient to Tyrone Township for the cost of an emergency response occurring as a result of an incident or situation involving Recipient.

RECITALS

An Emergency Response occurred on the 18th day of May 2017, for an "Unauthorized Burn" resulting in a fire run by the Fenton Fire Department.

Recipient received invoice #001751801 from Tyrone Township for the cost of the emergency response as authorized by MCL 41.806a and Tyrone Township Ordinance 24.

The Recipient advised the township that Recipient was unable to pay the full amount of the invoice when due. Recipient requested a payment plan and Tyrone Township has agreed.

AGREEMENT

Recipient agrees to pay Tyrone Township the sum of $1405.00 in monthly installments of $100.00, beginning June 1, 2017 due consecutively each month until fully paid. Payment may be mailed or paid at the Tyrone Township Offices.

TYRONE TOWNSHIP
10408 CENTER ROAD
FENTON, MICHIGAN 48430

Recipient understands that should Recipient fail to make the payments to Tyrone Township as provided in this agreement Tyrone Township may file a lawsuit against the Recipient for the recovery of the amounts due and owing.

Recipient shall notify Tyrone Township of any change of address during the installment period.

Recipient further agrees that Recipient shall be responsible for all attorney fees and court costs incurred by Tyrone Township should Tyrone Township file a lawsuit against the Recipient for failure to comply with this agreement.

Signature: [Signature] Date: 6/14/17
Phone#: [Phone Number]

www.tyronetownship.us