

**TYRONE TOWNSHIP  
REGULAR BOARD MEETING AGENDA  
JANUARY 2, 2018 - 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**

**COMMUNICATIONS**

**PUBLIC REMARKS**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

1. Assignment of sewer REUs to Benecor.

**MISCELLANEOUS BUSINESS**

**PUBLIC REMARKS**

**ADJOURNMENT**

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**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.

December 27, 2017

Mike Cunningham, Supervisor  
Tyrone Township  
10408 Center Road  
Fenton, MI 48430

RE: Sanitary Sewer Use REU Calculation  
Benecor Facility

Dear Mr. Cunningham,

Per your request, we have reviewed the information you provided on the proposed Benecor Facility in order to calculate the Residential Equivalent Units (REUs) for the project. The information provided to us is summarized below, and was based on a visit to their current facility by Township staff. No plans or historical water/sewer usage reports were provided.

- 2 single bathrooms.
- One industrial sink.
- There are no wet process and there is no water or drains anywhere in the warehouse except for items 1 & 2.
- They have a small office space.
- They assemble medium to large fiberglass control panels and poly tanks for DEF (Diesel Exhaust Fuel). The tanks are made elsewhere.
- Four employees and 3 office staff were on site.
- The proposed facility will be 15,000 sq. ft. with 3,000 ft. office space.
- The proposed staffing at new facility is approximately 15 employees operating under normal 8 hour/5 day a week business.

To calculate the REUs for the office portion, we would recommend following the Township ordinance and calculate the REUs at 0.40/1000 sq. ft. The calculation would then be:

$$(3000/1000)*0.40 = 1.2 \text{ REUs}$$

The remainder of the building could be calculated according to the factory requirements or the warehouse requirements.

For the factory (0.50/1000 sq. ft):

$$(12,000/1000)*0.50 = 6.0 \text{ REUs}$$

For the warehouse (0.10/1000 sq. ft):

$$(12,000/1000)*0.10 = 1.2 \text{ REUs.}$$

In our opinion, the calculation for the factory is too high for this use. According to the information provided, they don't actually make product on site, they simply assemble it. The calculation for the warehouse is probably a bit low, since there are more employees required for the assembly than your typical simple warehouse/storage situation. We would recommend between the 2 uses of 1.8 to 2.0 REUs

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for the warehouse/factory portion of the building, resulting in a total REU recommendation for the site of 3.0 REUs.

1.2 REUs (Office) + 1.8 REUs (Warehouse) = 3.0 REUs.

If you have any questions or require anything further, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Westmoreland".

**Philip Westmoreland, P.E.**

Senior Project Manager

**SPICER GROUP, INC**

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CC: File