TYRONE TOWNSHIP
REGULAR BOARD MEETING AGENDA
MARCH 27, 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
  Regular Board Meeting Minutes- March 6, 2018
  Treasurer's Report
  Clerk's Warrants and Bills

COMMUNICATIONS
  1. Planning Commission Meeting Synopsis- March 13, 2018
  2. Planning Commission Regular Meeting Approved Minutes- January 9, 2018
  3. Livingston County Sheriff Report- February 2018
  4. Fire Run Report- February 2018

PUBLIC REMARKS

UNFINISHED BUSINESS

NEW BUSINESS
  1. Request of Dan Levack to waive his fire run service charge.
  2. Adjust and approve the 2017-2018 budget.
  3. Request to increase per diem rates.
  4. Quote to paint old township hall.
  5. Resolution to waive the penalty associated with not filing property transfer affidavits timely.
  7. Headlee Operating Tax Millage Rate Resolution.
 13. Vale Royal site plan amendment approval.
 14. Vale Royal barn and wedding venue special land use permit approval.
 15. Revise sewer billing rate for Val Royal wedding barn.
 16. Quote from Fenton Lock & Safe for lock system.

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
CALL TO ORDER
Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on March 6, 2018 at 7:00 p.m. at the Tyrone Township Hall.

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

PUBLIC HEARING
The purpose of the public hearing is to review the proposed 2018-2019 Fiscal Year Township Budget. The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing. Supervisor Cunningham opened the public hearing at 7:00 pm. and presented the budget. No comments were made from the audience. The Supervisor closed the public hearing at 7:20 and reopened the regular meeting.

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

The amendments were as follows:

Added New Business #6 Request to write off an uncollectible fire run charge.
Added New Business #7 Request for the Deputy Treasurer to attend the 2018 MMTA Institute.

APPROVAL OF CONSENT AGENDA
Regular Board Meeting Minutes – February 20, 2018
Clerk's Warrants and Bills

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

COMMUNICATIONS
4. Livingston County Wastewater Advisory Committee Meeting Minutes- January 16, 2018.
6. Tyrone Township Fire Run Report- January 2018

Trustee Walker moved to receive and place on file Communication #1-6 as presented. (Trustee Pedersen seconded.) The motion carried; all ayes.
PUBLIC REMARKS
State Representative Hank Vaupel introduced himself to the audience.

UNFINISHED BUSINESS
None.

NEW BUSINESS
1. Resolution to establish policies and fees for REU connection fees under deferral payments.

RESOLUTION #180301
TYRONE TOWNSHIP, LIVINGSTON COUNTY

RESOLUTION ESTABLISHING POLICIES AND FEES
FOR (REU) CONNECTION FEE UNDER DEFERRAL PAYMENTS

WHEREAS, Tyrone Township Sewer Use and Rate Ordinance No. 43, Section 17 requires a property owner to pay a connection fee to connect to available municipal sewer system;

WHEREAS, the connection fee is based upon the appropriate number of REU’s (residential equivalent unit) for the designated use at the rate per REU established by Tyrone Township;

WHEREAS, Tyrone Township Sewer Use and Rate Ordinance No. 43, Section 17 provides that the entire connection fee is due upon connection;

WHEREAS, Tyrone Township Sewer Use and Rate Ordinance No. 43, Section 17 authorizes Tyrone Township to grant a deferral in the payment of the connection fee;

WHEREAS, Tyrone Township Sewer Use and Rate Ordinance No. 43, Section 17 provides that the Township Board establish policies to recover costs and expenses incurred in the course of a deferral payment for purchase of additional REU’s by establishing the deferral period and interest rate on the deferred payment;

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

Hardship Deferment.

Upon receipt of evidence of hardship, the Township of Tyrone may defer partial or total payment of a sewer tap fee.
Hardship.

Includes, but is not limited to, those persons who reasonably are unable to pay all or part of the sewer connection or tap fee by reason of permanent unemployment, substandard income, substandard fixed income, extraordinary financial obligations on the part of the person applying for said deferment or extraordinary illness on the part of the person or a member of the family of the party applying for the deferment.

No deferment or partial payment for a connection or tap fee shall be made until such time as the Township receives written evidence of said hardship, and/or other evidence as may be requested by the Township from time to time.

Hardship deferment may be granted if:

1. Capacity for the sewer system must be available.

2. Additional REU's will be determined by the Equivalent User Table established in the Sewer Use & Rate Ordinance #43.

3. In addition to the basic permit fee, applicants shall pay the costs and expenses for an REU at the approved current rate per REU including the following terms and conditions as stated:
   (a) 20% down payment;
   (b) Short Term secured loan of 5 years maximum;
   (c) Interest Rate of 5.5% or at current market lending rates if higher than 5.5% as of date of agreement;
   (d) Township is named Lien holder as 1st or after bank mortgage;
   (e) Signed Contract;
   (f) Township provides Annual Payments Amortization Table for Principal & Interest amounts due each annual payment;
   (g) No Penalties for early payoff;
   (h) Non-Refundable;

4. The Township Clerk shall maintain accurate records regarding the expenditures made on behalf of the applicant in accordance with standards imposed by the State of Michigan and those compatible to certified public accounting procedures.

5. Additional fees may apply to Livingston Co. and are not covered by this agreement.

6. The terms contained in this resolution may be later modified by an appropriate Township Board resolution.
RESOLVED BY:  Trustee Walker  
SUPPORTED BY:  Trustee Pedersen  

VOTE:  Cunningham, yes; Husted, yes; Eden, yes; Pedersen, yes; Walker, yes; Schultz, absent; Pool, absent.  

ADOPTION DATE:  March 6, 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 March 6, 2018, 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.  

________________________________________  
Marcella Husted  
Tyrone Township Clerk  

2.  Resolution to adopt the 2018-2019 fiscal year budget by department totals.  

RESOLUTION #180302  
TYRONE TOWNSHIP, LIVINGSTON COUNTY  

RESOLUTION TO ADOPT 2018-2019 BUDGET FOR THE GENERAL FUND  

<table>
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<tr>
<th>Department</th>
<th>2018-19 Actual</th>
<th>Proposed Budget</th>
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</thead>
<tbody>
<tr>
<td>101 - General Fund Revenues</td>
<td>$1,574,216</td>
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DEPARTMENT EXPENSES  

<table>
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<tr>
<th>Department</th>
<th>2018-19 Actual</th>
<th>Proposed Budget</th>
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</thead>
<tbody>
<tr>
<td>101 - Township Board</td>
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<td>215 - Clerk</td>
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<td>247 - Board of Review</td>
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<td>253 - Treasurer</td>
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<td>257 - Assessing</td>
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<td>262 - Elections</td>
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<td>265 - Building and Grounds</td>
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<td>Revenue</td>
<td>Expenses</td>
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<tr>
<td>------------------------------------</td>
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<tr>
<td>145 Public Improvement Building &amp; Site</td>
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<td>205 Public Safety</td>
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<td>212 Liquor Law Enforcement</td>
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<td>219 Walnut Shores Street Lighting</td>
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<td>4,316</td>
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<td>227 Apple Orchard Rubbish Removal</td>
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<td>16,770</td>
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<td>232 Great Oaks Drive</td>
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<td>245 Public Improvement Road</td>
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<td>590 Public Works Sewer O &amp; M</td>
<td>632,584</td>
<td>606,415</td>
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RESOLVED BY: Trustee Pedersen
SUPPORTED BY: Trustee Walker

VOTE: Eden, yes; Husted, yes; Cunningham, yes; Pedersen, yes; Walker, yes; Pool, absent; Schultz, absent.

ADOPTION DATE: March 6, 2018

CERTIFICATION OF THE CLERK

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Marcella Husted
Township Clerk

3. Rex - Panfil Boundary Realignment.

Supervisor Cunningham recused himself due to his interest in the property. Trustee Walker moved to approve the boundary realignment request to transfer a 10-acres parcel from 4704-27-300-018, owned by Rex Holdings, LLC, to parcel 4704-27-300-009, owned by James & Stacey Panfil, as recommended by the Planning Commission; all conditions had been met. (Trustee Pedersen seconded.) The motion carried; all ayes.

4. Rex Land Division and Shared Private Driveway.

Trustee Walker moved to approve the land division application of parcel of 4704-34-300-001 and the establishment of a shared private driveway as requested by Rex Holdings, LLC. The Planning Commission recommended approval with no conditions placed. (Trustee Pedersen seconded.) The motion carried; all ayes.
5. **Zoning Amendment - Elimination of the Land Division Open Space Requirement for Residential Zoned Parcels.**

   RESOLUTION #180303
   TYRONE TOWNSHIP, LIVINGSTON COUNTY
   TO ADOPT AMENDMENTS TO ZONING ORDINANCE NO. 36
   ELIMINATION OF OPEN SPACE REQUIREMENT DURING LAND DIVISIONS OF RESIDENTIAL ZONED PARCELS
   (See original resolution for full amendments)

   The amendments to Zoning Ordinance #36 address the elimination of certain open space requirements. A summary of the revisions is as follows:

   1. FR Farming Residential Zoning District
      a. Increased the required minimum lot size from 2 to 3 acres
      b. Removed the requirement for creating open space during land divisions.

   2. RE Rural Estates Residential Zoning District
      a. Increased the required minimum lot size from approx. 1.5 acres to 1.75 acres
      b. Removed the requirement for creating open space during land divisions.

   3. R-1 Residential Zoning District
      a. Increased the required minimum lot size from 30,000 square feet to 1 acre
      b. Removed the requirement for creating open space during land divisions.

   4. Article 8 – OSP Open Space Preservation Option
      a. Amended to comply with the State of Michigan CDO Cluster Development Option requirements
      b. Amended to include the revised minimum lot sizes in FR, RE, and R-1.
      c. Amended to require sanitary sewer or community septic systems for cluster developments.

   5. Article 20 – Schedule of Regulations
      a. Amended “Minimum Site and Lot Area” values in the regulation table, Section 20.01.
      b. Section 20.02 Footnotes to Schedule of Regulations – Remove footnote AA, which required the designation of open space for lots created in FR, RE, R-1, and R-2.

   6. Article 26 – Nonconformities
      a. Added Section 26.10 - Open Space Dependent Properties. Recognizes properties with open space as conforming when they were created.

   The above amendments to the Tyrone Township Zoning Ordinance #36 shall take effect March 18, 2018.
RESOLVED BY: Trustee Walker
SUPPORTED BY: Clerk Husted

VOTE: Pedersen, yes; Walker, yes; Cunningham, yes; Eden, yes; Husted, yes; Schultz, absent; Pool, absent.

ADOPTION DATE: March 6, 2018

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Marcella Husted
Tyrone Township Clerk

6. Request to write off an uncollectible fire run charge.

Trustee Walker moved to write off an uncollectible fire run charge in the amount of $400 as presented. (Trustee Pedersen seconded.) The motion carried; all ayes.

7. Request for the Deputy Treasurer to attend the 2018 MMTA Institute.

Trustee Walker moved to authorize the Deputy Treasurer to attend the Michigan Municipal Treasurers Association (MMTA) 2018 Institute. (Treasurer Eden seconded.) The motion carried; all ayes.

MISCELLANEOUS BUSINESS
None.

PUBLIC REMARKS
None.

ADJOURNMENT
Trustee Walker moved to adjourn. (Trustee Pedersen seconded.) The motion carried; all ayes. The meeting adjourned at 7:41 p.m.
**TYRONE TOWNSHIP TREASURER'S REPORT**

Period ending FEBRUARY, 2018

<table>
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<tr>
<th>TOWNSHIP FUNDS</th>
<th>INVESTMENTS ICS</th>
<th>Int Rate</th>
<th>MICHIGAN CLASS</th>
<th>Int Rate Monthly AVG</th>
<th>FLG PEG CD matures 8/13/18</th>
<th>Int Rate</th>
<th>Grand Totals Each Fund</th>
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<td>$9,550.00</td>
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**Special Assessments**

- Jayne Hill Lts 218 | $3,736.54 | 0.40% | $3,736.54
- Walnut Shores Lts 219 | $764.35 | 0.40% | $764.35
- Shannon Glen Rubbish 225 | $743.42 |          | $743.42
- Jayne Hill Rubbish Removal 226 | $11,681.00 | 0.40% | $11,681.00
- Apple Orchard Rubbish Removal 227 | $25.34 |          | $25.34
- Silver Lake Rubbish Removal 228 | ($1,238.70) | 0.40% | ($1,238.70)
- Parkin Lane Snow 231 | $15,470.94 | 0.40% | $15,470.94
- Great Oaks Dr 232 | $5,130.97 | 0.40% | $5,130.97
- Lake Shannon Rd Improv. 399 | $0.00 |          | $0.00
- Laurel Springs RD Improv. 400 | ($163.50) | 0.40% | ($163.50)

**Health Flex Spending 101**

- The State Bank
  - FSA Account ($10K Loan to Open) | $9,506.21 | 0.00% | $9,506.21
  - FSA Account Activity | $493.79 | 0.00% | $493.79

**Public Safety- 205**

- The State Bank
  - Public Safety 205 - State Bank checking | $4,646.00 | 0.30% | $4,646.00
  - Public Safety 205 - State Bank Savings | $6,243.66 |          | $6,243.66
  - Public Safety 205 - Level One Bank | $202,826.76 | 0.30% | $202,826.76
  - Public Safety ICS- 205 State Bank | $704,297.73 | 0.30% | $704,297.73

**TYRONE TOWNSHIP SEWER 2003- 392**

- Flagstar
  - Debt Service 392 | $240,412.97 | 0.6% | $240,412.97
  - Flagstar CDARS 2003 (matures 10/25/2018)(2208) | $525,000.00 | 0.70% | $525,000.00
  - Flagstar CD 2003 (matures 3/30/2018)(3879) | $1,200,000.00 | 1.05% | $1,200,000.00
  - Flagstar CDARS 2003 Fund Matures 6/21/18)(7813) | $450,000.00 | 0.70% | $450,000.00

**SEWER & O&M CHECKING ACCT- 590**

- Flagstar
  - Sewer Operation and Maintenance CK (5710) | $243,248.87 | 0.6% | $243,248.87
  - Sewer Operation and Maintenance SV (4865) | $80,201.95 | 1.10% | $80,201.95
  - CIBC- O&M CD(matures 5/9/19)(6337) | $155,022.33 | 1.60% | $155,022.33
  - O&M CDARS (matures 8/15/2019)(9878) | $137,886.18 | 0.75% | $137,886.18
  - O&M CDARS (matures 8/16/2018)(2805) | $138,444.57 | 0.50% | $138,444.57

**TRUST & AGENCY- 701**

- Chase Sweep
  - Township Trust and Agency 701 Savings | $1,506.77 | 0.13% | $1,506.77
  - Township Trust and Agency 701 Checking | $12,624.20 | 0.03% | $12,624.20

**Total Township Monies** | $8,212,820.67 | 0.00% | $8,212,820.67
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<tr>
<th>Check Date</th>
<th>Bank</th>
<th>Check</th>
<th>Vendor Name</th>
<th>Description</th>
<th>Amount</th>
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<td>03/08/2018</td>
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<td>21331</td>
<td>CHARTER BUSINESS COMMUNICATIONS</td>
<td>TWP HALL PHONE &amp; INTERNET MAR. 2018</td>
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<td>DYKEMA</td>
<td>LAKE SHANNON ROAD IMPROVEMENT PROJECT</td>
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<td>03/08/2018</td>
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<td>I.T. RIGHT, INC.</td>
<td>MAX ANTIVIRUS 4.30.18 TO 4.29.19</td>
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<td>03/08/2018</td>
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**001 TOTALS:**
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Less 0 Void Checks: 0.00
Total of 27 Disbursements: 32,184.03

**022 TOTALS:**

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Bank 001 STATE BANK COMMON ACCOUNT

Bank 022 STATE BANK - PUBLIC SAFETY checking
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**Bank 101 TOTALS:**

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Bank 203 TRUST & AGENCY 701 CKG

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| 03/20/2018 | 203  | 1681  | MCKENNA ASSOCIATES, INC. | DURCHER REVIEW, VAL ROYAL REVIEW-FEB. 2 | 2,640.00
| 03/20/2018 | 203  | 1682  | TYRONE TOWNSHIP - COMMON ACCT | SPECIFIC MOBILE HOME TAX & INTEREST FEB. | 314.71
| 03/20/2018 | 203  | 1683  | LIVINGSTON COUNTY TREASURER | SPECIFIC MOBILE HOME TAX & SET FEB. 2018 | 1,572.50

203 TOTALS:
Total of 4 Checks: 6,099.71
Less 1 Void Checks: 1,572.50
Total of 3 Disbursements: 4,527.21

REPORT TOTALS:
Total of 48 Checks: 1,230,869.63
Less 1 Void Checks: 1,572.50
Total of 47 Disbursements: 1,229,297.13
COMMUNICATION #1
PRESENT: Mark Meisel, Kurt Schulze, Dave Wardin, Cam Gonzalez, Al Pool, Ron Puckett, and Bill Wood.

Absent: None

Approved the agenda as presented.

APPROVAL OF THE MINUTES:
1) January 9, 2018 Regular Meeting – Were approved as amended.

OLD BUSINESS:
1) Detached Accessory Structures on Adjacent Lots – Was deferred due to a lack of time.

NEW BUSINESS:
1) Initiate Rezoning of the Northern R-2 Parcels to R-1 – Was approved.
2) Yasin, LLC Cemetery Application – Was tabled to allow for additional comment from the Livingston County Department of Public Health.
3) Vale Royal Site Plan and Special Land Use Amendment – Was tabled to the 3/21/18 Workshop Meeting to allow additional time for site plan document updates and Fire Chief approval.
4) Rose Township Draft Master Plan Comments – The comments of the subcommittee were approved for communication to Rose Township.

MISCELLANEOUS BUSINESS:
1) Scheduled a Workshop Meeting for March 21st at 6 P.M.

ADJOURNMENT: The meeting adjourned at 10:35 P.M.
COMMUNICATION #2
TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
January 9, 2018 -7:00 p.m.

PRESENT: Mark Meisel, Dave Wardin, Cam Gonzalez, Ron Puckett, Al Pool, and Kurt Schulze.

ABSENT: Bill Wood

OTHERS PRESENT: Tyrone Township Planner Brian Keese and Tyrone Township Planning & Zoning Administrator Ross Nicholson.

CALL TO ORDER (7:03 pm): By Chairman Meisel.

PLEDGE OF ALLEGIANCE (7:04 pm):

CALL TO THE PUBLIC (7:04 pm): No comments were received.

APPROVAL OF THE AGENDA (7:04 pm):
The approval of the December 12, 2017 Regular Meeting and Public Hearing minutes was removed from the agenda (draft not yet completed). Cam Gonzalez made a motion to approve the agenda as amended. Al Pool supported the motion. The motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES (7:05 pm): November 14, 2017 Regular Meeting and Public Hearing

The Planning Commission reviewed the November 14, 2017 Regular Meeting and Public Hearing minutes draft, made revisions to correct grammatical and spelling errors, and made revisions to add clarification.

Dave Wardin made a motion to approve the November 14, 2017 Regular Meeting and Public Hearing minutes. Cam Gonzalez supported the motion. The motion carried by unanimous voice vote.

Dave Wardin made a motion to suspend the order of business and move New Business #1 above all other agenda items to accommodate the applicant in attendance. Al Pool supported the motion. The motion carried by unanimous voice vote.

NEW BUSINESS # 1 (7:32 pm): Edwards Land Division

Chairman Meisel introduced the topic by summarizing the request. He went through the application documents and verified that the application was complete. He explained that several revisions to the drawings and legal descriptions had been made at the request of the Planning Commission prior to the meeting. The application submitted was for a land division in which one of the parcels included in the proposed Ledgewood Ravine Site Condominium development...
(referred to as “Parcel D” on the survey) would be split to create a new parcel (referred to as “Parcel D-3” on the survey) which would remain independent from the proposed development. The total area of Parcel D is approximately 10.58 acres and the proposed total area of Parcel D-3 is approximately 6.43 acres, which would result in the remainder of Parcel D being approximately 4.15 acres if the land division is approved.

Chairman Meisel suggested that Gary Edwards summarize the purpose of his request. Gary Edwards explained that this proposed land division could be done through the site condominium approval process, however, he has run into several delays in obtaining the necessary agency approvals and would like to split this parcel in advance so a portion (outside of the boundaries of the proposed Ledgewood Ravine development) could be sold to a prospective buyer.

There was a brief discussion amongst the Planning Commission regarding the proposed Ledgewood Ravine Site Condominium Development to ensure that everyone was on the same page. Drawings from the original site condominium application were compared with the drawings for the proposed land division to verify there would be no negative impact to the overall development if the proposed land division receives approval. It was determined that there would be no negative impact if the division is approved.

Brian Keesey read through the review letter he had prepared for the application and confirmed that all of the necessary documents had been submitted. He also confirmed that there is no legal reason that the proposed land division could not be approved prior to final approval of the site condominium development. He stated that the proposed access easement for Parcel D-3 received preliminary approval following the public hearing for the proposed site condominium development in May of 2017, but the easement will still need to be recorded in the deeds for the properties shown as “Lot 156”, “Parcel E”, and “Parcel F” on the drawings. He indicated that the documents will need to be submitted to the Township prior to Township Board approval of the land division. Gary Edwards stated that legal descriptions included with the surveys do include the access easements on the properties and can be recorded following Board approval. Brian Keesey stated that he failed to mention that Gary Edwards does have the authority to act on behalf of the owners of Lot 156, Parcel E, and Parcel F, so he will be able to record them. Chairman Meisel asked Brian Keesey whether the legal descriptions will be sufficient to address the issue. Brian Keesey confirmed. Brian Keesey then continued to read through the review letter. He stated that a detailed drainage plan was not provided, however, the elevation contours provided will be sufficient for the purpose of the land division. He stated that the resulting parcels would be significantly larger than the minimum lot sizes for the zoning district and the proposed open space would also exceed the minimum size requirement. He noted that the Planning Commission will still need to approve the relocation of the existing open space.

Brian Keesey stated that the proposed land division can be legally executed regardless of whether or not the proposed Site Condominium receives final approval. He stated that there were several conditions in his review letter that have since been addressed by the applicant. He stated that the only remaining items are the open space relocation and recording of the proposed access easement. Dave Wardin stated that the legal description for the proposed new parcel referenced the easement inaccurately and suggested it be revised.
Chairman Meisel asked if anyone had any additional questions.

Bill Day (7356 Ledgewood Drive) stated that he was confused about how the proposed land division relates to the proposed site condominium development. He explained that he was in attendance at the first public hearing for the proposed private road design of the proposed site condominium but was not present at the second public hearing. He requested information on what has changed with the proposed access for the development since the first public hearing was held. Chairman Meisel explained that Mr. Edwards had completely reconfigured the proposed internal road system design after receiving public comments during the first public hearing in order to address the concerns that were expressed. Bill Day asked if there were any other significant changes or approvals since May of 2017. Gary Edwards stated that the public hearing for the revised internal road system design was held during April of 2017 and the concept plan approval of the proposed development occurred in May of 2017. He continued, stating that the number of lots in the site condominium has not changed and explained that the only significant change since May of 2017 is this proposed land division. He elaborated further, stating that the only thing that would change as a result of the proposed land division is a reduction in size of Parcel D from approximately then (10) acres to approximately four (4) acres. Bill Day asked where the proposed community septic would be located and which parcels it would serve. Gary Edwards stated that he is working on obtaining the necessary approvals for the community septic system so the exact location and number of units/parcels that can utilize it has not yet been determined. Bill Day stated that he was not familiar with how a community septic system works. Chairman Meisel stated that a community septic system is similar to conventional, single-family septic systems except they are designed on a larger scale to provide connections to multiple dwellings. He explained that the size of a system dictates how many single-family dwellings could feasibly utilize it.

Chairman Meisel stated that the next aspect that needs to be considered is the location of the open space. He brought up the drawings showing the existing open space configuration and the proposed open space location and explained that the Planning Commission will need to determine whether or not the proposed open space configuration, for the existing parcel and proposed new parcel, will meet the intent of the Open Space requirement. The Planning Commission briefly reviewed the proposed open space and concluded that the proposed location and size would preserve existing natural features and ensure an adequate natural buffer between adjacent properties and, therefore, would meet the intent of the open space requirement, if the land division receives approval. Brian Keesey agreed that the proposed open space configuration would be appropriate and would meet the intent of the requirement.

Dave Wardin made a motion to recommend Township Board approval of the proposed land division, subject to items four (4) and five (5) from the McKenna & Associates review letter dated 01/03/2018 being addressed, noting that items one (1) through three (3) have been addressed, correction of the “Parcel D” legal description, and noting that the Planning Commission has approved the proposed open space location and configuration. Cam Gonzalez supported the motion. The motion was carried by unanimous voice vote.

_The item was closed at 8:24 pm._
OLD BUSINESS # 1 (8:25 pm): Recreational Uses in the FR District

Chairman Meisel introduced the topic and suggested that Brian Keesey summarize where the Planning Commission had left off on the topic. Brian Keesey stated that the discussion left off on a discussion of the annual report requirement. He proposed some wording for the requirement which would specify how recreation special land uses in the Farming Residential (FR) and Rural Estate (RE) zoning districts that would be required to submit annual reports would be handled. He stated that the annual reports would be submitted to the Zoning Administrator for administrative review who would determine whether or not there is a need for formal review by the Planning Commission. There was a brief discussion amongst the Planning Commission. Chairman Meisel stated that the Zoning Administrator should check the Fee Schedule to see if there are any designated fees for administrative review. He continued, stating that the Township Board may need to review the Fee Schedule to determine what types of costs should be associated with annual report reviews for recreation special land uses in FR/RE, if any. He stated that the decision would ultimately be up to the Township Board, but the Planning Commission would be willing to provide insight, if requested. There was a brief discussion amongst the Planning Commission regarding the wording of the proposed ordinance text.

Chairman Meisel asked if there were any further questions regarding the topic. Kurt Schulze asked whether certain uses that are temporary in nature would be regulated under the same standards as all recreational special uses or if they would be considered seasonal events and be regulated under the existing ordinance text. Brian Keesey explained that uses that would be temporary could be administratively reviewed by the Zoning Administrator and would only need to go before the Planning Commission and Township Board if deemed necessary. A brief discussion regarding potential regulations for recreational uses more temporary in nature followed. It was decided that the Zoning Administrator should be able to make the decision on whether or not specific uses would be of significant impact to adjacent properties, traffic, public safety, etc. to determine whether or not Planning Commission review is necessary, in most cases. It was also determined that some additional research should be done on how other municipalities, primarily the City of Fenton, handle the permitting for temporary uses before forwarding the suggested amendments to the Township Board. Chairman Meisel asked if, aside from the specific details on temporary events/uses, the Planning Commission felt that the draft ordinance text was nearly ready to be recommended. The Planning Commission confirmed that the draft was nearly ready.

The item was closed at 9:22 pm.

OLD BUSINESS # 1 (9:22 pm): Rebuilding of Nonconforming Structures after a Disaster

Chairman Meisel opened the discussion by summarizing where the Planning Commission had previously left off on the discussion. He then requested that Brian Keesey go through the changes he has made to the draft ordinance text memo since the last discussion. Brian Keesey stated that the only substantive change that has been made was on page three (3) of the memo under subsection B-3. He continued, stating that he had changed some of the proposed wording of the text after Dave Wardin had suggested it needed additional clarification. Dave Wardin stated that he still didn’t believe the text was clear. Mark Meisel agreed that some minor
wording should be revised. The Planning Commission discussed various wording options before agreeing on a clarified version. Brian Keesey stated that he could revise the memo to reflect the suggested changes.

Kurt Schulze inquired about the reason behind suggested language intended to prevent nonconforming structures that were intentionally destroyed by the property owner from being rebuilt without meeting current standards. The Planning Commission discussed the proposed wording and agreed on modifying it to add clarification.

The item was closed at 9:44 pm.

**NEW BUSINESS # 2 (9:44 pm): FR District Zoning – Add Agricultural District?**

Chairman Meisel stated that the purpose of the agenda item was to collect information on nearby municipalities regarding agricultural zoning districts to see if there would be any reason to create a new agricultural zoning district in Tyrone Township.

The item was deferred due to time limitations.

The item was closed at 9:50 pm.

**NEW BUSINESS # 3 (9:50 pm): Election of Officers**

Chairman Meisel opened the discussion, stating that the Planning Commission Bylaws call for the election of Planning Commission Officers. He asked the Planning Commission for opinions on who should be appointed as Chairperson, Co-Chairperson, and Secretary. Cam Gonzalez recommended keeping the current appointments. Chairman Meisel stated that there is currently a Chairperson and Secretary, but no Vice Chairperson. Cam Gonzalez recommended keeping the current appointments and appointing Kurt Schulze as Vice Chairperson. A brief discussion amongst the Planning Commission followed. It was ultimately agreed that Chairman Meisel would remain the Chairperson, Dave Wardin would remain the Secretary, and Kurt Schulze would be appointed as the Vice Chairperson.

Cam Gonzalez made a motion to appoint Mark Meisel as the Planning Commission Chairperson, Kurt Schulze as the Vice Chairperson, and Dave Wardin as the Secretary. Ron Puckett supported the motion. The motion was carried by unanimous voice vote.

The item was closed at 9:57 pm

**NEW BUSINESS # 4 (9:57 pm): Appointments to Planning Commission Subcommittee**

Chairman Meisel opened the discussion, stating that the Planning Commission Bylaws require appointment to the subcommittee. The Planning Commission decided to keep the current subcommittee appointments (Chairman Meisel, Dave Wardin, and Cam Gonzalez).
Kurt Schulze made a motion to continue with the existing subcommittee appointments. Dave Wardin supported the motion. The motion was carried by unanimous voice vote.

_The item was closed at 9:58 pm_

**MISCELLANEOUS BUSINESS:**

The Planning Commission discussed and agreed that the next subcommittee meeting would be held on January 17th at 6:00 pm.

1) Planning and Zoning Administrator's Report: None
2) Other Business Items: None
3) Township Board Actions: None
4) ZBA Report: None
5) Future Items: N/A
6) Correspondence: N/A

**ADJOURNMENT:** 10:01 pm
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Note: The table represents the reported fire runs billed to Tyrone Twp from the City of Fenton, Fenton Twp, and Hartland for the months of April to March. The totals are summarized for each category and the billable amounts are calculated for each month and the year-to-date (YTD) period.
**RECAP**

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*Totals* 200.00 158.00

Gross Collections This Cycle......$200.00
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NEW BUSINESS #1
Daniel Levack  
Terri Sands  
33117 Orchard St  
Farmington, MI 48336  

Re: Incident #:  30  
Service Date:  January 16, 2018  

Dear Mr. Levack,  

Please be advised that we have received your letter of appeal on February 26, 2018, in regards to the charges associated with the above incident. The Fenton City Fire report # 30, and the crash report from Livingston County Sheriff's Department have been reviewed. The reports concluded that a call for emergency services came into 911 regarding a vehicle roll over accident. To clarify, any time a vehicle rolls over it becomes a “Priority Level 1”, which in turn dispatched the fire department.  

Tyrone Township does not have its own fire department and has to contract with neighboring fire departments to obtain such services. The residents currently pay for these services on a per run basis regardless of the services rendered. Once the responding vehicle, in this case a fire truck, leaves the building we get charged for the run, again regardless of the service. The Fenton City Fire Department did provide the contracted service. It was noted on the Sheriff report that you are the at fault party. Your incident resulted in a total charge $1,405.00, after reviewing the facts of this case. I am denying your appeal and feel the charges to you are appropriate.  

You have the following options:  

1. Contact Tyrone Township and pay the $1,405.00.  
2. Contact Tyrone Township and make payment arrangements on a monthly schedule.  
3. You have “THE RIGHT TO APPEAL” this ruling to the full Township board.  

If you elect to pursue option number 3, please contact Deputy Clerk Terri Medor at 810-629-8631, to be placed on the board agenda. This contact must be made within 14 days of this letter, during regular business hours. Mon-Thur 9:00-5:00.  

Sincerely,  

Michael Cunningham  
Supervisor Tyrone Township  
10408 Center Rd.  
Fenton, MI 48430  

www.tyronetownship.us
Mr. Cunningham,

I am sending you this appeal pertaining to invoice #0018011700. This is about the accident I was involved in on January 16th, 2018. On the evening of 1-16-2018, I was headed Southbound on US-23 heading home. It was snowing with slushy road conditions and ice covering the road. Driving cautiously from Flint, I drove my truck approximately 45-55 mph. I was driving in the left lane with nobody behind me or in front of me. To my right was a semi truck with trailer in tow, with a 2 door car behind. Coming up on the semi, I was about to pass when this white car pulled in front of me without using their turn signal that was behind the semi truck. I was about to pass, when the white car pulled in front of me without hesitation. I stepped on my brakes to avoid hitting the white car in the rear end and in doing so my truck fishtailed to the right side turning my steering wheel to recover, then I fishtailed to the left again trying to recover but the momentum took me to the shoulder or the 2 lane highway. I then lost all control, losing all aspects of Compass and rolling my truck 2 1/2 times landing on the passengers side. I came to a quick halt hanging in my seat belt, which I
then unbuckled. Dropping down to the passengers side I could not get out of my truck until I heard voices asking if I was O.K. As they opened my truck door, I climbed out and jumped down 6 feet to the ground falling into the snow. I checked myself finding no cuts or broken bones. My seatbelt saved my life. I then started gathering my belongings which were tossed about from rolling my truck 2 1/2 times.

Shortly after a Sheriff showed up asking if I was O.K. and I responded in shock, "Yes I'm O.K. 5 minutes later the Fire Department and Ambulance showed up. I told them I was fine as I pilfered through the snow gathering all my tools and belongings. Shortly after the Tow Trucks showed up, I was then throwing my cargo in the back of my truck as my truck cap layed in the the snow. After loading my truck up, the tow company left and the Fire Department followed shortly after. As I thanked them, the Sheriff took me to Center rd Gas station where the tow company is also located. I waited for my ride and then proceeded home.

I followed up on my truck in the next couple of days as I employed my own tow truck to take my totaled truck home. In all, I feel very blessed to walk away from such a tragic event. It cost me 700.00 to get my truck out and towed back home.
Money which I borrowed from my family.
I have not worked in a very long time.
Seeing I am on SSI disability, receiving your invoice in the mail was a shock. At this time, I have no vehicle, no job, and no means to pay this bill. This seems to be unfair seeing I did not call 911. If I did, I could give a reason for paying but I got out of my truck unharmed and put into this position because someone pulled out in front of me. The white car drove off not stopping. This was a unforeseen circumstance that was caused by someone else's negligence. I feel this invoice of 1405.00 is unfair and is something I cannot pay. I barely survive and would have nothing if were not for my girlfriend Terri Sands. The truck is hers, but I drive it because it makes the insurance cheaper because her driving record is perfect compared to mine. We have lived together for 10 years going through a tough time. She just had back surgery on July 14th and was diagnosed with Fibromyalgia. Her and I are a team and just barely survive. Can you please find it in your heart to dismiss this invoice knowing someone else caused this accident. We try and do everything by the book but it seems to be a uphill fight to get by and survive. Again Mr. Cunningham please find it that we are in need of help and cannot afford to pay this invoice.

Sincerely,

Daniel Laswack
# Fenton Fire Department, Fenton, Michigan 48430

## Location
- **Number/Milepost**: 33117
- **Prefix**: Orchard
- **Street or Highway**: US 23
- **City**: Fenton
- **State**: MI
- **Zip Code**: 48430
- **Description**: 1/2 mile south of White Lake

## Weather Information
- **Wind Speed**: 0 MPH
- **Air Temp**: 0°F

## Incident Type
- **Incident No.**: 0000030
- **DayOfWeek**: Tue
- **Station**: 3
- **Date**: 01/16/2018
- **Number**: 5
- **Description**: Motor vehicle accident with no injuries

## niCASualties
- **Fire Service**: 0
- **Civilian**: 0

## Hazardous Materials Release
- **Mixed Use Property**: N
- **Not Mixed Use**: N

## Property Use
- **Property Name**: 961 Highway or divided highway

## Person/Entity Involved
- **Name**: Daniel Levack
- **Address**: 33117 Orchard ST PO Box
- **City**: Farmington Hills
- **State**: MI
- **Zip Code**: 48330

## Owner
- **Name**: Charlene Rooney
- **Address**: 33117 Orchard ST PO Box
- **City**: Farmington Hills
- **State**: MI
- **Zip Code**: 48330

## Authorization
- **Charge ID**: 15
- **First Name**: Edward
- **Last Name**: Hadfield
- **Position/Rank**: Deputy CHI
- **Assignment Date**: 01/16/2018

## Special Studies
- **Special Use**: None
- **Special Study**: None

## Estimated Dollar Losses & Values
- **Property**: $0
- **Contents**: $0

## Station Information
- **Station Number**: 3
- **Division**: 1
- **Alarms**: 1
- **District**: 2
- **Platoon**: 1

## Dates & Times
- **Alarm Date**: 01/16/2018 19:13
- **Dispatch Date**: 01/16/2018 19:13
- **En Route Date**: 01/16/2018 19:24
- **Arrival Date**: 01/16/2018 19:30
- **Last Cleared Date**: 01/16/2018 20:49
Dispatched to a single vehicle roll-over crash.

R26 arrived on scene. Livingston County Sheriffs Department (LCSD) had flares set up to manage traffic. E11 established a LH block from the outside lane at the start of the flares. R26 moved downstream of the incident after E11 was in place to provide lighting and equipment.

The subject truck was on the side, up against the fence at Old US23. We checked the vehicle for leaking fluids and found none. Woody's Towing arrived on scene and loaded the truck. There was a lot of contents (bags of dirt and other content) in the truck and we assisted with loading it into the bed of the truck.

I talked with the driver and he stated he was not injured and declined EMS evaluation. The driver was given a ride from the scene by LCSD to unknown location.

Once the crash scene was cleaned up, all units cleared and returned to the station.

Vehicle #1:
License Plate CJS 7256
2000 Chevy Silverado
Driver:
Daniel Scott Levack
33117 Orchard Street
Farmington Hills, MI 48330
Owner:
Terri Lynn Sands
33117 Orchard Street
Farmington, MI 48336

There was an additional vehicle in the ditch north of the crash at the start of the traffic block unrelated to the subject crash. E11 crew assisted the driver while waiting to be towed out. No injuries.

Second Vehicle Info:
License Plate CGB 0054
Chevy Silverado
Driver:
Claire Ross
112 Larson Street
Jackson, MI 49202
Owner:
Karen Lee
1091 Ross Street
Oxford, MI 48371

Equipment Used:
H/L: 4
H/T: 4
Printed: 01/17/2018

Remarks for Incident: 0000030 Exp.: 000 Date: 01/16/2018 Time: 19:13

Completed By:
Deputy Chief Ed Hadfield
### FENTON FIRE DEPARTMENT, FENTON, MICHIGAN 48430

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<td>Other</td>
</tr>
</tbody>
</table>

Miles Traveled: 0.0  Hrs:Min In Use: 0:00

### Actions Taken

- Primary Action Taken: Control traffic
- Additional Action Taken (1): 78
- Additional Action Taken (2): 78
- Additional Action Taken (3): 78
- Additional Action Taken (4): 78

### Apparatus or Resource

<table>
<thead>
<tr>
<th>ID</th>
<th>Type</th>
<th>Dates and Times</th>
<th>Number of People</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>R-26 Rescue 26 Truck</td>
<td>Dispatch // : :</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Arrival // : :</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Clear // :</td>
<td></td>
<td>Other</td>
</tr>
</tbody>
</table>

Miles Traveled: 0.0  Hrs:Min In Use: 0:00

### Actions Taken

- Primary Action Taken: Control traffic
- Additional Action Taken (1): 78
- Additional Action Taken (2): 78
- Additional Action Taken (3): 78
- Additional Action Taken (4): 78

### Apparatus or Resource

<table>
<thead>
<tr>
<th>ID</th>
<th>Type</th>
<th>Dates and Times</th>
<th>Number of People</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>STNBY Standby</td>
<td>Dispatch // : :</td>
<td>8</td>
<td>0</td>
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<tr>
<td></td>
<td></td>
<td>Arrival // : :</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Clear // :</td>
<td></td>
<td>Other</td>
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</table>

Miles Traveled: 0.0  Hrs:Min In Use: 0:00

### Actions Taken

- Primary Action Taken: Control traffic
- Additional Action Taken (1): 92
- Additional Action Taken (2): 92
- Additional Action Taken (3): 92
- Additional Action Taken (4): 92
SOS | 2000 CHEVROLET 1GCGK29U9Y381638 33 PICKUP TRANSFER

51980
A SOS 45580 225335 01/16/18 1936 CLEMISCOMP3.
MI2539300
11:GUS7286.
FOR: FNSCHKADEJ/FNPD
OFR: FNSCHKAEJ

TITLE INFORMATION:
2000 CHEVROLET 1GCGK29U9Y381638 33 PICKUP TRANSFER
11/08/2011 12023110806 SILVERADO

TERRI LYNN SANDS
33117 ORCHARD ST
FARMINGTON 48336-3107

*ADDRESS FROM DRIVER LICENSE*

NO SECURED INTEREST ON RECORD

REGISTRATION INFORMATION: EIV=Y ORIG ISSUE 11/08/2011

CGER7256 09/20/2013
PC-RENEWAL 8-532-759-564-729

RECREATION PASSPORT
MI SOS
Communications Dispatch

Incident#: 2018-003183
Date: 01/16/18
Time Out: 9:12

Nature: VEHICLE FIRE

Business:

Address: S US 23/WHITE LAKE RD
Addl Address: S/O
Cross:

Subdivision:

Event spawned from UNKNOWN ACCIDENT, [01/16/2018 19:10:50 DSTEVENS]
Event spawned from UNKNOWN ACCIDENT, [01/16/2018 19:11:27 JGATTON]
ONE VEH FACING THE WRONG WAY AND ON VEH UPSIDE DOWN,
Notes: THE ONE UPSIDE DOWN IS SMOKING [01/16/18 19:11:20 JGATTON]

Units: FCSTA

END
**Event Report**

**Event ID:** 2018-009183  
**Call Ref:** 586  
**Date/Time Received:** 01/16/18 19:10:50

<table>
<thead>
<tr>
<th>Rpt #:</th>
<th>Call Source:WS911</th>
<th>Prime FCSTA Unit:</th>
<th>Services Involved</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>LAW FIRE EMS</td>
</tr>
</tbody>
</table>

**Location:** S 823/WHITE LAKE RD  
**X-ST:**  
**Business:**

<table>
<thead>
<tr>
<th>Phone:</th>
<th>( ) -</th>
</tr>
</thead>
</table>

**Nature:** VEHICLE FIRE  
**Alarm Lvl:** 1  
**Priority:** 3  
**Medical Priority:** N/A

**Caller:** OBERIEN KELLY  
**Addr:** 9236 HOGAN RD  
**Phone:** (248) 303-4777

**Vehicle #:**  
**St:**  
**Report Only:** No  
**Race:**  
**Sex:**  
**Age:**

**Call Taker:** DSTEVENS  
**Console:** CADLEIN

**Geo-Verified Addr:** Yes  
**Nature Summary Code:**  
**Disposition:** CLO  
**Close Comments:**

**Notes:** See Event Notes, Addendum, and CLO of this report

---

**Radio Log**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Empl 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>01/16/18 19:11:59</td>
<td>Stat/Beat: 92</td>
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<tr>
<td>FCSTA</td>
<td>0</td>
<td>E</td>
<td>En-Route</td>
<td>01/16/18 19:22:13</td>
<td>(Time Held) On-Scene: 01/16/18 19:31:23</td>
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<tr>
<td>FCSTA</td>
<td>0</td>
<td>A</td>
<td>Arrived</td>
<td>01/16/18 19:32:52</td>
<td>(Reaction Time)</td>
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<tr>
<td>FCSTA</td>
<td>0</td>
<td>C</td>
<td>Cleared</td>
<td>01/16/18 20:01:35</td>
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</tbody>
</table>

**Event Log**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Empl ID</th>
<th>Type</th>
<th>Description</th>
<th>Time Stamp</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>TS</td>
<td></td>
<td>Time Spawnsed</td>
<td>01/16/18 19:10:50</td>
<td>Initial call received at 01/16/2018 19:11:27</td>
<td></td>
</tr>
<tr>
<td>CH</td>
<td></td>
<td>Changed Nature</td>
<td>01/16/18 19:10:57</td>
<td>UNKNOWN ACCIDENT -&gt; VEHICLE</td>
<td></td>
</tr>
<tr>
<td>FFS</td>
<td></td>
<td>Fire Pr. Started</td>
<td>01/16/18 19:10:28</td>
<td>Case Started</td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td></td>
<td>Added Remarks</td>
<td>01/16/18 19:11:22</td>
<td>DSTEVEN</td>
<td></td>
</tr>
<tr>
<td>FFS</td>
<td></td>
<td>Fire Pr. GE Finished</td>
<td>01/16/18 19:11:23</td>
<td>Case Emptty Finished</td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td></td>
<td>Added Remarks</td>
<td>01/16/18 19:11:37</td>
<td>DSTEVEN</td>
<td></td>
</tr>
<tr>
<td>REC</td>
<td></td>
<td>Unit Rec Brn Click</td>
<td>01/16/18 19:11:57</td>
<td>Unit request for VEHICLE FIRE at S</td>
<td></td>
</tr>
<tr>
<td>REC</td>
<td></td>
<td>Unit Recommendation</td>
<td>01/16/18 19:11:59</td>
<td>Recmd: FCSTA [DEPT]</td>
<td></td>
</tr>
<tr>
<td>REC</td>
<td></td>
<td>Unit Recommendation</td>
<td>01/16/18 19:11:59</td>
<td>Note: 92N Car 1A Lott</td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td></td>
<td>Added Remarks</td>
<td>01/16/18 19:12:02</td>
<td>DSTEVEN</td>
<td></td>
</tr>
<tr>
<td>FFD</td>
<td></td>
<td>Fire Pr. Dispatch</td>
<td>01/16/18 19:12:02</td>
<td>Case Dispatched</td>
<td></td>
</tr>
</tbody>
</table>
Notes: Event spawned from UNKNOWN ACCIDENT. [01/16/18 19:10:50 DSTEVEN]
Event spawned from UNKNOWN ACCIDENT. [01/16/18 15:11:27 DSTEVEN]

ONE VEH FACING THE WRONG WAY AND ON VEH UPSIDE DOWN, THE ONE UPSIDE DOWN IS SMOKING:
[01/16/18 19:12:00 DSTEVEN]
[EMS] TROTIVA, ERIC - 248-338-9301 - VEH THAT ROLLED OVER IS A P/U [01/16/18 19:11:37 MKOBAIA]

Caller Statement: CALLER REPORTING ROLLED OVER VEHICLE SMOKING
Chief Complaint: Vehicle Fire [01/16/18 19:11:22 DSTEVEN]

[EMS] NO INJURIES FOR DRIVER IN THE TRUCK [01/16/18 19:12:18 MKOBAIA]

Dispatch Code: 71E01 (Vehicle fire)
Response: BRAVO

Questions:
- The caller is not on scene.
- The vehicle is not inside a building/structure.
- It is unknown if anyone is trapped.
- A pickup truck is involved.
- The fire has not been extinguished.
- The fire is not threatening anything at present. [01/16/18 19:12:02 DSTEVEN]

Questions:
- It is not known if anyone is injured. [01/16/18 19:12:07 DSTEVEN]
- FCFD WILL BE EN ROUTE SHORTLY [01/16/18 19:13:37 DSTEVEN]
- [EMS] CALLER HAD LEFT THE SCENE [01/16/18 19:13:37 MKOBAIA]
- FCFD AND REJ EN ROUTE [01/16/18 19:21:06 DSTEVEN]
- [LAW] 4754 REQUESTING 2 HOOKS [01/16/18 19:21:51 KRAMER]
- [LAW] 4754 REQ 2 TOWS, ONE FOR ROLL OVER VEH AND ONE FOR A ROAD RUN OFF IN SAME AREA
- CORRIGANS CONTACTED [01/16/18 19:23:51 LBEAU]
- [EMS] (A104) REQ FD STABILIZE VEH - NO PATIENT INSIDE - JUST SCENE SAFETY [01/16/18 19:26:32 MKOBAIA]
STATE OF MICHIGAN 
TRAFFIC CRASH REPORT

Report Date: 01/16/2018  
Report Time: 19:10

Driving Location: Tyrone Township, Livingston County

Vehicle Information

- Vehicle Type: Single Motor Vehicle
- Vehicle Registration: CJ57256
- Make: CHEVROLET
- Model: SILVERADO
- Color: SILVER OR ALUMINUM
- Mileage: 30,020

Driver Information

- Driver Name: DANIEL SCOTT LEVACK
- Driver Address: 33117 ORCHARD ST, FARMINGTON, MI 48336
- Driver License Number: MI L120135/80339
- Date of Birth: 05/23/1966
- Gender: Male
- Driver Classification: Driver in Control
- Driver Position: Front Left
- Driver Condition: Ejected

Crash Description

- Date of Injury: 01/20/2018
- Time of Injury: 00:00
- Location: 2000 Feet S US 23
- Type of Crash: Overturn
- Total Number of Vehicles: 1
- Total Number of Vehicles Wild: 1
- Total Number of People Injured: 2

Passengers

- Passenger Information:
  - Name: TERRI LYNN SANDS
  - Address: 33117 ORCHARD ST, FARMINGTON, MI 48336
  - Relationship: Owner & Phone
  - Date of Birth: 02/01/1979
  - Sex: Female

Other Information

- Contributing Circumstances:
  - Roadway Conditions: Snow
  - Traffic Conditions: Division of Shoulder

- Alcohol Test Results:
  - Yes

- Drug Test Results:
  - Yes

- Contributing Circumstances:
  - Roadway Conditions: Ice
  - Traffic Conditions: Division of Shoulder

- Alcohol Test Results:
  - Yes

- Drug Test Results:
  - Yes

- Contributing Circumstances:
  - Roadway Conditions: Snow
  - Traffic Conditions: Division of Shoulder

- Alcohol Test Results:
  - Yes

- Drug Test Results:
  - Yes

- Contributing Circumstances:
  - Roadway Conditions: Ice
  - Traffic Conditions: Division of Shoulder

- Alcohol Test Results:
  - Yes

- Drug Test Results:
  - Yes
**Driver**

Driver lost control on icy roads when another vehicle changed lanes in front of him.

**Narrative**

Driver lost control on icy roads when another vehicle changed lanes in front of him.
NEW BUSINESS #2
## Proposed Budget Amendments by Fund for Fiscal Year 2017/2018

<table>
<thead>
<tr>
<th>Fund</th>
<th>Department</th>
<th>Account No.</th>
<th>Account Name</th>
<th>Current Budget</th>
<th>Current Balance as of 3/15/18</th>
<th>Suggested Amendment</th>
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</thead>
<tbody>
<tr>
<td>General</td>
<td>Planning Commission</td>
<td>101-721.000-703.000</td>
<td>HOURLY WAGES</td>
<td>$16,654.00</td>
<td>$23,521.04</td>
<td>$6,500.00</td>
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<tr>
<td>Public Safety</td>
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<td>205-345.000-812.002</td>
<td>FIRE CONTRACTS - FIRE RUNS</td>
<td>$410,260.00</td>
<td>$389,875.00</td>
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<tr>
<td>JAYNE HILL RUBBISH REMOVAL</td>
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<td>226-528.000-926.000</td>
<td>DUMPSTER/RUBBISH SERVICE</td>
<td>$17,976.00</td>
<td>$18,513.00</td>
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<tr>
<td>APPLE ORCHARD RUBBISH REMOVAL</td>
<td></td>
<td>227-528.000-900.000</td>
<td>PRINTING &amp; PUBLISHING</td>
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<td>SILVER LAKE ESTATES WASTE REMOVAL</td>
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<td>SILVER LAKE ESTATES WASTE REMOVAL</td>
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<td>228-528.000-900.000</td>
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<td>SILVER LAKE ESTATES WASTE REMOVAL</td>
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<td>228-528.000-926.000</td>
<td>TRASH/RUBBISH REMOVAL</td>
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<tr>
<td>PARKIN LANE SNOW REMOVAL</td>
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<td>231-446.000-818.000</td>
<td>LEGAL FEES</td>
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<td>TOWNSHIP IMPROVEMENT REVOLVING</td>
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<td>LAND CONTRACT PRINCIPAL REVENUE</td>
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<td>SEWER O&amp;M</td>
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<td>590-536.000-830.005</td>
<td>SEWER - GRINDER EXPENSE</td>
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<td>$173,150.00</td>
<td>$233,617.50</td>
<td>$85,000.00</td>
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NEW BUSINESS #3
## PER DIEM RATES  Effective April 1, 2018

<table>
<thead>
<tr>
<th>Category</th>
<th>Rate</th>
<th>Prior 2013 Rate</th>
<th>2013-2018 Rate</th>
<th>2018 Rate</th>
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<tbody>
<tr>
<td><strong>Board of Review</strong></td>
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</tr>
<tr>
<td>Meetings Full per diem</td>
<td>55</td>
<td>75</td>
<td>85</td>
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</tr>
<tr>
<td>Meeting Half per diem</td>
<td>55</td>
<td>55</td>
<td>65</td>
<td></td>
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<tr>
<td><strong>ZBA</strong></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Chair per diem</td>
<td>50</td>
<td>60</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>ZBA Rep. per diem</td>
<td>45</td>
<td>55</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td><strong>Election workers</strong></td>
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<tr>
<td>Chair per diem</td>
<td>160</td>
<td>185</td>
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<tr>
<td>Inspector per diem</td>
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<td>160</td>
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<tr>
<td>Half Day per diem</td>
<td>65</td>
<td>80</td>
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<tr>
<td>Training per diem</td>
<td>15</td>
<td>25</td>
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<tr>
<td><strong>Planning (workshop &amp; meetings)</strong></td>
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<tr>
<td>Chair &amp; Secretary per diem</td>
<td>75</td>
<td>85</td>
<td>125</td>
<td></td>
</tr>
<tr>
<td>PC Rep. per diem</td>
<td>60</td>
<td>70</td>
<td>70</td>
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</tr>
<tr>
<td>Township Board Rep. per diem</td>
<td>60</td>
<td>70</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td><strong>PC Sub Committees</strong></td>
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</tr>
<tr>
<td>Chairperson per diem</td>
<td>75</td>
<td>75</td>
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<td></td>
</tr>
<tr>
<td>PC Rep. per diem</td>
<td>60</td>
<td>60</td>
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</tr>
<tr>
<td><strong>Special Mtg./Joint Mtg</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Chair &amp; Secretary per diem</td>
<td>75</td>
<td>85</td>
<td>125</td>
<td></td>
</tr>
<tr>
<td>PC Rep. per diem</td>
<td>60</td>
<td>70</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>Township Board Trustees per diem</td>
<td>60</td>
<td>70</td>
<td>70</td>
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</tr>
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<td><strong>Township Board Trustees</strong></td>
<td>per diem</td>
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<td>Township PC Rep. per diem</td>
<td>per diem</td>
<td>60</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td><strong>Additional Meetings</strong></td>
<td>per diem</td>
<td>75</td>
<td>85</td>
<td>85</td>
</tr>
<tr>
<td><strong>Special Board Mtg</strong></td>
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</tr>
<tr>
<td>Board Approved Seminars</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Board Appt. on Other Boards</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supervisor, Treasurer, Clerk* per mtg.</td>
<td>35</td>
<td>40</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>Trustees per mtg.</td>
<td>35</td>
<td>40</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td><strong>Committee Appointments</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chairperson (Trustee or Resident) per mtg.</td>
<td>45</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>Member (Trustee or Resident)      per mtg.</td>
<td>35</td>
<td>40</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>Supervisor, Clerk, Treasurer      per mtg.</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Voluntary Committees</strong></td>
<td>per mtg.</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>**Recording Sec. (Employees) ***</td>
<td>per HR</td>
<td>no min.</td>
<td>min. $30</td>
<td>min. 40</td>
</tr>
</tbody>
</table>

* Outside normal office work hours.
NEW BUSINESS #4
## DB Custom Painting

**Address:** 557 SPRING LN
**City:** FLUSHING, MI
**Phone:**
- (810)397-4682
- (810)867-7133
**Email:** DBCUSTOMPAINTING@GMAIL.COM

### Estimate

<table>
<thead>
<tr>
<th>Date</th>
<th>Estimate #</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/25/2018</td>
<td>74</td>
</tr>
</tbody>
</table>

### TYRONE TOWNSHIP HALL

**Address:** MIKE CUNNINGHAM
10408 CENTER RD
FENTON, MI 48430

**Received:** MAR 05 2018

**Customer Phone:** 810.224.0119

### Terms & Project

50% DOWN 50% UPON...

### Item | Description | Qty | Rate | Total |
|--------|-------------|-----|------|-------|
| Exterior Repaint | JOB TO BE DONE: REPAINT ALL EXTERIOR OF OLD HALL
WORK TO BE DONE:
- PRESSURE WASH TO REMOVE ANY FOREIGN DEBRIS
- CAULK ALL AREAS AS NEEDED FOR PROPER SEAL AND FLOW
- SANDBRUSH ALL LOOSE AND FLAKING PAINT FOR PROPER PRODUCT ADHESION
- PRIME ALL AREAS AS NEEDED FOR PROPER PRODUCT
ADHESION
- PAINT EXTERIOR WITH A100 EXTERIOR PAINT SATIN
COLOR MATCH TONE | 3,950.00 | 3,950.00 |
| Materials | ALL MATERIAL PROVIDED BY DBCP | 0.00 | 0.00 |

We take the "PAIN" out of painting!

### Total

$3,950.00
NEW BUSINESS #5
RESOLUTION #1803xx
TYRONE TOWNSHIP, LIVINGSTON COUNTY

WAIVER OF PENALTY ASSOCIATED WITH NOT FILING PROPERTY TRANSFER AFFIDAVITS (PTA-Form 2766) TIMELY

WHEREAS, the Michigan State Tax Commission has established by law in the General Property Tax Act (Act 206 of 1893) a requirement for local unit compliance regarding the levy of penalty for failure of a buyer, grantee, or other transforee to file a Property Transfer Affidavit (Form 2766); and

WHEREAS, MCL 211.27b requires the levy of penalty be placed upon the buyers, grantees, or other transferees of property if a Property Transfer Affidavit (Form 2766) is not filed within 45 days of all transfers of ownership; and

WHEREAS, MCL 211.27b (5) allows the governing body of a local tax collecting unit the ability to waive, by resolution, the penalty levied under MCL 211.27b subsection (1)(c) or (d);

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS that Tyrone Township deems that the personnel time and financial resources of applying and collecting the penalty for failure of a buyer, grantee, or other transferee to file a Property Transfer Affidavit (Form 2766) is not cost effective and hereby waives the levy of such penalty.

RESOLVED BY:
SUPPORTED BY:
VOTE:

ADOPTION DATE: March 27, 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 March 27, 2018, 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.

_______________________________
Marcella Husted
Tyrone Township Clerk
NEW BUSINESS #6
RESOLUTION #1803xx
TYRONE TOWNSHIP, LIVINGSTON COUNTY

BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2019

WHEREAS, it is the intention of the Tyrone Township Board to comply with the provisions of Michigan Public Act 621 of 1978, the Uniform budgeting and Accounting Act, as modified to fit the needs of Tyrone Township;

THEREFORE, BE IT RESOLVED THAT the following budgetary policies and procedures for reconciling the 2017-2018 budget and for establishing a 2018-2019 budget, in accordance with said Act, be set forth as follows:

1. The chief administrative officer of the budget shall be the Supervisor.

2. The chief administrative officer or Supervisor shall receive assistance in performance of budgetary responsibilities from the Clerk and from the accountant employed by the Township Board.

3. By November 30, 2018, the Supervisor shall compile the information, as outlined in the Act, for presentation to the chairman or officer of each department, board and commission of Tyrone Township.

4. By December 31, 2018, each department, board and commission shall complete the forms requested by the Supervisor as to their estimates of the amount of money required for each line item in their activity for the ensuing fiscal year. Any department, board or commission which generates revenue from the public hearings, land use permits or the sale or rental of services shall estimate anticipated revenue for the ensuing fiscal year.

5. No later than February 1, 2019, the Tyrone Township Board shall meet in special work session to review the requests of each department, board and commission to make recommendations on the content of the proposed fiscal year budget, ensuring that the total of estimated expenditures does not exceed the total estimated revenue and accumulated fund balance.

6. The Supervisor shall compile the recommendations of the Tyrone Township Board into a budget document, all Funds, and shall present the proposed budget to the Tyrone Township Board no later than the first regularly scheduled Board Meeting in March. The Tyrone Township Board shall set time, date, and place for all required public hearings on the proposed budget.
7. No later than the second regularly scheduled Tyrone Township Board Meeting in March, the Board shall pass, by Resolution, a general appropriations measure which spells out the policies and procedures of the Tyrone Township Board regarding compliance with and modifications to P.A. 621 of 1978.

8. The Supervisor shall be required to monitor the expenditures of each department, board and commission to ensure that expenditures do not exceed the budgeted amount, and shall make recommendations to the Tyrone Township Board to amend the budget when such action seems necessary.

9. The Supervisor shall provide quarterly reports of actual revenues and expenditures compared to budgeted amounts, as required by the Act. Quarterly reports shall be provided to the Tyrone Township Board for the first three-quarters; thereafter, the comparison reports shall be required monthly until the end of the fiscal year.

10. The Tyrone Township Clerk has been authorized by board action on September 3, 1991, to obligate the Township in an amount up to $2,000 without prior approval of the Board, and that the Clerk summarize the items and amounts so warranted and submit the report for approval of the Board at the following meeting as outlined by Resolution #090103 adopted January 20, 2009.

11. The Tyrone Township Clerk has been authorized, in action taken September 3, 1991, to make capital expenditures up to $400 with authorization by the Board at the next meeting. Capital expenditures over $400 must have prior Township Board approval.

FURTHER, BE IT RESOLVED THAT, pursuant to MCL 141.412 notice of a public hearing on the proposed budget was published in the Tri-County Times on February 25, 2018, and a public hearing on the proposed budget was held on March 6, 2018, the Tyrone Township Board adopts the 2018-2019 budget of all funds by revenue and expense, as prepared and presented.

RESOLVED BY:
SUPPORTED BY:

VOTE:

ADOPTION DATE: March 28, 2017

Resolution #1803xx
General Appropriation Resolution
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 March 28, 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.

__________________________________________
Marcella Husted
Township Clerk

Resolution #1803xx
General Appropriation Resolution
NEW BUSINESS #7
RESOLUTION #1803xx
TYRONE TOWNSHIP, LIVINGSTON COUNTY

ESTABLISHING FISCAL YEAR 2018-2019 OPERATING TAX MILLAGE RATE AS DIRECTED BY THE HEADLEE ROLLBACK CALCULATION

WHEREAS, the Tyrone Township Board has carefully examined the financial circumstances of the Township for the 2018-2019 fiscal year, including estimated expenditures, estimated revenues and state equalized valuation of property located within the Township;

NOW, THEREFORE, BE IT RESOLVED, that the Tyrone Township Board has complete authority and hereby authorizes up to .9018 mills to be levied for operating purposes in Fiscal Year 2018-2019 from within its authorized millage rate.

RESOLVED BY: SUPPORTED BY:

VOTE: ADOPTION DATE: March 27, 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 March 27, 2018, 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.

__________________________________
Marcella Husted
Township Clerk
NEW BUSINESS #8
RESOLUTION #1803xx
TYRONE TOWNSHIP, LIVINGSTON COUNTY

2018-2019 MEETING DATES

WHERE AS, the State of Michigan has enacted the Open Meetings Act which requires the specific designation of the dates, times, and places of all regular meetings of the Tyrone Township Board;

WHERE AS, it is the desire of the Tyrone Township Board to conduct all of its business in an open forum in compliance with said Act;

THEREFORE, BE IT RESOLVED THAT the Tyrone Township BOARD will hold regular meetings beginning at 7:00 p.m., at the Tyrone Township Hall, 10408 Center Road, the first and third Tuesday evenings of each month unless changed due to conflicts with holidays or elections. In the fiscal year, April 1, 2018 to March 31, 2019 the meetings will be held on the following dates:

April 3 & 17, 2018
May 1 & 22, 2018
June 5 & 19, 2018
June 13, 2018*
July 17 & 31, 2018
August 21, 2018
September 4 & 18, 2018

October 2 & 16, 2018
November 14, 2018*
November 20, 2018
December 4 & 18, 2018
February 5 & 19, 2019
March 5 & 26, 2019

* Board and Planning Commission joint meetings.

BE IT FURTHER RESOLVED THAT the Tyrone Township PLANNING COMMISSION meetings will be held on the second Tuesday and the third Wednesday evenings of each month beginning at 7:00 p.m., at the Tyrone Township Hall, 10408 Center Road, unless changed due to conflicts with holidays or elections. In the fiscal year, April 1, 2018 to March 31, 2019, the meetings will be held on the following dates:

April 10 & 18, 2018
May 15 & 16, 2018
June 13, 2018*
June 12 & 20, 2018
July 10 & 18, 2018
August 14 & 15, 2018
September 11 & 19, 2018

October 9 & 17, 2018
November 14, 2018*
November 13 & 21, 2018
December 11, 2018
January 8 & 16, 2019
February 12 & 20, 2019
March 12 & 20, 2019

* Board and Planning Commission joint meeting.
BE IT FURTHER RESOLVED THAT the Tyrone Township ZONING BOARD OF APPEALS meetings will be held on the second Monday evening of each month upon request beginning at 7:00 p.m., at the Tyrone Township Hall, 10408 Center Road, unless changed due to conflicts with holidays or elections. Sometimes the agenda length may determine the need for two meetings to be held during the month. In the fiscal year, April 1, 2017 to March 31, 2018, the meetings may be held on the following dates:

- April 9, 2018
- May 14, 2018
- June 11, 2018
- July 9, 2018
- August 13, 2018
- September 10, 2018
- October 8, 2018
- November 12, 2018
- December 10, 2018
- January 14, 2019
- February 11, 2019
- March 11, 2019

RESOLVED BY:
SUPPORTED BY:
VOTE:
ADOPTION DATE: March 27, 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 March 27, 2018, 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.

_________________________________
Marcella Husted
Township Clerk

Resolution #1803xx
Tyrone Township 2018-2019 Meeting Dates
NEW BUSINESS #9
RESOLUTION #1803xx
TYRONE TOWNSHIP, LIVINGSTON COUNTY

TO ESTABLISH THE TOWNSHIP
SUPERVISOR’S SALARY FOR THE 2018-2019 FISCAL YEAR

WHEREAS, pursuant to MCLA 41.95(3), which provides that in a Township that does not hold an annual meeting, the salary for officers composing the Township Board shall be determined by the Township Board; and

WHEREAS, the Board of Tyrone Township deems it desirable to adjust the salary of the Township Supervisor to ensure that compensation for this position remains equitable and commensurate with the duties of said elective office;

NOW, THEREFORE, BE IT RESOLVED, that as of April 1, 2018, the salary for the office of Tyrone Township Supervisor shall be $43,000.00.

RESOLVED BY:
SUPPORTED BY:

VOTE:

ADOPTION DATE: March 27, 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 March 27, 2018, 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.

____________________________
Marcella Husted
Township Clerk
NEW BUSINESS #10
RESOLUTION #1803xx
TYRONE TOWNSHIP, LIVINGSTON COUNTY

TO ESTABLISH THE TOWNSHIP CLERK’S SALARY FOR THE 2018-2019 FISCAL YEAR

WHEREAS, pursuant to MCLA 41.95(3), which provides that in a Township that does not hold an annual meeting, the salary for officers composing the Township Board shall be determined by the Township Board; and

WHEREAS, the Board of Tyrone Township deems it desirable to adjust the salary of the Township Clerk to ensure that compensation for this position remains equitable and commensurate with the duties of said elective office;

NOW, THEREFORE, BE IT RESOLVED, that as of April 1, 2018, the salary for the office of Tyrone Township Clerk shall be $43,000.00.

RESOLVED BY:
SUPPORTED BY:

VOTE:

ADOPTION DATE: March 27, 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 March 27, 2018, 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.

____________________________________
Marcella Husted
Township Clerk
NEW BUSINESS #11
RESOLUTION #1803xx
TYRONE TOWNSHIP, LIVINGSTON COUNTY

TO ESTABLISH THE TOWNSHIP TREASURER’S SALARY FOR THE 2018-2019 FISCAL YEAR

WHEREAS, pursuant to MCLA 41.95(3), which provides that in a Township that does not hold an annual meeting, the salary for officers composing the Township Board shall be determined by the Township Board; and

WHEREAS, the Board of Tyrone Township deems it desirable to adjust the salary of the Township Treasurer to ensure that compensation for this position remains equitable and commensurate with the duties of said elective office;

NOW, THEREFORE, BE IT RESOLVED, that as of April 1, 2018, the salary for the office of Tyrone Township Treasurer shall be $43,000.00.

RESOLVED BY:
SUPPORTED BY:

VOTE:

ADOPTION DATE: March 27, 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 March 27, 2018, 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.

____________________________________
Marcella Husted
Township Clerk
RESOLUTION #1803xx
TYRONE TOWNSHIP, LIVINGSTON COUNTY

TO ESTABLISH THE TOWNSHIP TRUSTEE’S SALARY FOR THE 2018-2019 FISCAL YEAR

WHEREAS, pursuant to MCLA 41.95(3), which provides that in a Township that does not hold an annual meeting, the salary for Trustees composing the Township Board shall be determined by the Township Board; and

WHEREAS, the Board of Tyrone Township deems it desirable to adjust the salary of the Township Trustees to ensure that compensation for this position remains equitable and commensurate with the duties of said elective office;

NOW, THEREFORE, BE IT RESOLVED, that as of April 1, 2018, the salary for the office of Tyrone Township Trustee shall be $205.82 per meeting.

RESOLVED BY:
SUPPORTED BY:

VOTE:

ADOPTION DATE: March 27, 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 March 27, 2018, 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.

____________________________________
Marcella Husted
Township Clerk
NEW BUSINESS 13 & 14
March 21, 2018

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

Subject: Agenda Request: Vale Royal Site Plan and Special Land Use Amendments

Dear Township Board Members:

During our meeting on March 21, 2018, we reviewed the Vale Royal Site Plan and Special Land Use amendments. There are two elements to this application – site plan approval, and a special land use permit. You may reference the March 6 and March 20, 2018, McKenna memos for a summary of the revisions requested by the Planning Commission during our March 13, 2018, meeting.

Dave Wardin made a motion to recommend Township Board approval of the amended site plan conditional on amending page 1 to indicate a barn capacity of 163 rather than the 160 currently stated, and minor drafting corrections to page 2 as discussed with the applicant. Cam Gonzalez supported the motion. The motion carried by unanimous voice vote.

The amended site plan includes new structures and structure modifications which have been made to the site during the last two years along with outdoor ceremony locations. The applicant has secured the approvals of the Livingston County Health Department and Drain Commission, and the Fenton Township Fire Chief. Issuance of a land use permit will allow the applicant to secure the required Livingston County Building Department inspections and approvals to bring the site into full compliance. The applicant has submitted a revised site plan which satisfies the conditions set forth in the motion above.

Dave Wardin made a motion to recommend Township Board approval of a special land use permit to operate the Vale Royal barn wedding and reception venue inclusive of other events as set forth in the Use Statement dated March 21, 2018, conditional upon (1) The applicant submitting monthly event log reports to the Zoning Administrator within 10 days of the end of each month for the first three months of venue operation, and if found acceptable, annually thereafter; and (2) The applicant beginning construction on the driveway approach as set forth by the Livingston County Road Commission as shown on page 2 of the site plan no later than June 1, 2018, with the improvements completed no later than July 15, 2018. If the completion date is exceeded without due cause as determined by the Tyrone Township Zoning Administrator the land use permit shall be revoked until the required improvements are completed. Kurt Shulze supported the motion. The motion carried by unanimous voice vote.

The request for special land use approval is as set forth in the Use Statement dated March 21, 2018. A special land use requires an approved site plan prior to issuance of a permit. The conditions set forth in the motion above are operational conditions, which if met would allow the Val Royal venue to continue to operate in compliance.

The Planning Commission recommends site plan approval and issuance of a special land use permit to allow the applicant to demonstrate she can operate going forward in compliance, and revocation of the permit after July 15, 2018, if she does not operate in compliance with the Use Statement and operational conditions.

Respectfully submitted,

Tyrone Township Planning Commission

Mark Meisel
Chairman
March 6, 2018

Planning Commission
Tyrone Township
10408 Center Road
Fenton, MI 48430

Subject: Special Land Use & Site Plan Amendment Review- Vale Royal Event Barn, 11009 Old U.S. 23; Plans revised 2/9/18.

Dear Commissioners:

Plans have been submitted to amend a previously approved wedding and event venue at 11009 Old US 23. The site is zoned RE, Rural Estate and is 7.89 acres in area. The application is for a Recreational Area (private and commercial recreation areas, institutional or community recreation centers, and similar) under Section 4.03.H and thus requires both special land use approval by the Planning Commission and the Township Board, and site plan approval by the Planning Commission. Recreational Areas are also subject to the requirements of Section 22.05.F. of the Ordinance.

We have reviewed the site plan and special land use application based on the standards of the Zoning Ordinance applicable to site plans, special land uses, Article 4 RE District Standards, Section 22.05.F. Recreational Areas, and sound planning and zoning principals. We offer the following comments for your consideration.

**Special Approval Comments**

The applicant has submitted a 2-page use statement dated February 19, 2018.

The relocated barn and an occasional large tent are proposed to be used as a venue for weddings, receptions and special events on a seasonal basis from May 1- October 31. These dates are listed on both the site plan and use statement. There will be no event, either large or small, at the facility from November 1 through April 30. These dates are listed in the use statement, but not on the site plan. The site plan and use statement list event hours as 8 a.m. to midnight on weekends and 4 p.m. to 9 p.m. on all other nights that the venue is open. According to the venue's websites, a weekend rental of the Vale Royal Barn is from Friday at 9 a.m. through Sunday at noon. Friday is to be used for set-up and rehearsal dinner, Saturday is the wedding, and Sunday is for clean-up.

The use statement lists 13 total subcontractors on site: 9 working in the barn and 4 working outside the barn as valets. The site plan delineates a 12’ x 18’ designated parking space for caterer parking next to the barn. The use statement, parking calculations, and Site Plan Notes indicate that employees and contract workers will park off-site and be shuttled to events. The use statement states that the owner’s primary residence is the single-family dwelling on the site. The residence will have two parking spots in the garage as indicated on the site plan and in the parking calculations.

Per a revision in the use statement dated January 29, 2018, the Fenton Fire Chief approved the applicant’s fire suppression plan thus increasing the potential occupancy from 99 to 150 occupants. The use statement states that even if the fire chief were to permit more than 150 occupants, interior capacity would not exceed 150 because the parking areas are designed to accommodate a maximum of 150 occupants. The maximum
occupancy will be stated in Vale Royal Barn contracts, on the website, and on capacity signs that will be posted in the barn.

The house on the site is the applicant’s primary residence. According to the use statement, the guest quarters will be available for “wedding party support” on Friday and Saturday and for use by the bride and groom on those same days in conjunction with barn rental. The Vale Royal Barn website states that a “Bridal Suite for the bride and bridesmaids” is included in the pricing; it is unclear how much of the house structure is utilized as the primary residence and how much is available to the bridal party. The use statement should clearly state who will be allowed to use the residence, how much of the structure is for rent, and the days and times which the house will be occupied by guests.

**Special Land Use Approval Standards (Section 22.06)**

Special uses are those that the community recognizes are unique and may be appropriate in a given zoning district if sufficient assurances can be given that properly protect surrounding property owners and the community at large from any adverse effects of the uses. To that end, a community can place conditions on the operation of a special land use to assure potential adverse effects are properly addressed. Section 22.06 of the Zoning Ordinance outlines standards for determining whether a proposed special use is appropriate. Our comments follow:

The special land use will be harmonious with and in accordance with general objectives of the Tyrone Township Master Plan, and will be consistent with the intent and purpose of this ordinance.

In 2015, the proposed special land use was found to be compatible with surrounding properties, with several conditions. The site is zoned RE and the proposed combination of commercial and residential qualities at the time of review was found a reasonable match for the site given its Old US 23 frontage and location in a generally non-residential area. The Master Plan envisions the area as future “Planned Commercial Services,” a use oriented to indoor commercial uses that does not include single family residential dwelling or outdoor venues.

It was determined if the use was properly screened, well operated and maintained, and all ordinance requirements were met, the proposed use would not be in conflict with the Master Plan’s objectives that encourage preservation of the Township’s natural resources, historic and cultural features, and low-density character; we continue to find this commentary to be valid. In the future, if the use expands, it may become less compatible with the vicinity and require re-review at that time.

One condition of approval was for the applicant to submit an annual report to the Township listing the number of each type of event, number of attendees, response to any complaints or issues that may have arisen, and similar measures of performance. On February 19, 2018, Tyrone Township Planning Commission received the applicant's usage report for 2017. The letter prefacing the usage report stated there was a discrepancy between the number of attendees initially reported and the actual number of attendees: the initial numbers came from the contracts, in which renters often will list the maximum capacity, instead of from an actual count of attendees at the event. The letter stated the applicant will revise the method of tracking attendees and is open to the Township’s suggestions about how best to track attendees in the future.

The special land use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the area. To help protect the area from possible adverse impacts, appropriate site design measures must be included, and all ordinance requirements must be met. The
existing single-family dwelling and large lot with pond (which is actually a widened portion of Runyan Creek) is consistent with the character of Tyrone Township. The continuation of that single-family use is somewhat threatened by its location and the impacts of the freeway. All elements of the event facility must be designed to maintain a low-density appearance, with controlled traffic and low noise and other impacts to remain consistent with the essential existing character of the area. It should be noted that as part of the Runyan Lake and Runyan Creek water system, any alteration to the water body will require MDEQ review and approval.

Upon review of the initial plans, it appears that approval sought was for use of the existing structures. On the new plans, there are areas identified as “Ceremony Area” with very little detail provided. We would expect these areas to be described in the use statement. Structures associated with these areas may require building permits and must conform to the dimensional standards of the Zoning Ordinance. There is not enough detail regarding these areas to comment on their dimensional compliance, but they do increase the potential impact on adjacent properties as they are much closer to the western and southern property boundaries than the barn and home.

The special land use will not be hazardous or disturbing to existing or future neighboring uses or detrimental to the economic welfare of the community. The use description states that music will be shut off by 11:30 p.m. on Friday and Saturday, and by 8:30 p.m. on all other nights that the venue is open. The use description states that music volumes will not exceed 50 decibels unless the ambient noise level is greater than that volume. In this case, the volume shall not exceed the ambient noise level. According to the usage statement, the 50-decibel ambient noise maximum sound level will be measured at the lot line and the 50-decibel “night time” noise maximum is to be measured at the property line. The Township should confirm there have not been complaints regarding noise from adjacent properties.

The use statement says that there will be no more than one event per weekend (Friday, Saturday, Sunday) and four smaller events (with 60 or fewer participants) during the week (Monday-Thursday). In the previous special land use review for Vale Royal Events Barn dated June 4, 2015, it was stated that four events during the week may be too many for compatibility with the surroundings and it was suggested that the Commission should address this aspect of the usage. It is at the Commission’s discretion to further consider this matter.

The Ordinance requires parking and drives to be paved; however, in the RE District, the Commission may approve alternatives. Because of the expected frequency and volume of vehicles anticipated with this special use, the applicant proposed gravel for the main drive and the parking spaces in the area surrounding the existing single-family dwelling. Parking spots in the front lot at the east part of the site have a gravel aisle and the parking spots are designated as either “grass or gravel parking.” This design is at our request; the larger occupancy of the barn will necessitate the more frequent use of this parking area and having at least the driveway as gravel should minimize help in maintaining a formal parking arrangement. The special land use review from June 2015 suggests that the front lot parking should remain unimproved grass surface as long as a minimum 33 paved parking spaces are provided. The current site plan meets this minimum parking space requirement.

The special land use will be compatible with the natural environment and existing and future land uses in the vicinity. The barn is a historic, traditional structure and will be compatible with existing and future land uses in the vicinity. The barn addition will increase use intensity, but the parking lot was designed to handle additional capacity.

Approximate wetland boundaries are outlined, and grading/ stormwater management plans are provided. Except at the stream crossing, the areas of site grading are well removed from the waterway. The site plan shows beam
guardrails at this crossing with 6’-3” typical post spacing. A detail showing the guardrail and post spacing are provided.

The last submitted grading plan is dated May 18, 2015 and depicts a previous site layout. Features including the extents of the main parking lot, the footprint of the barn, and the orientation of the occasional tent location are different to those shown on the most recent site plan. The applicant must resubmit a grading plan that reflects the updated site layout since the orientation of the occasional tent has changed and we suspect the original grading plan would not result in a suitably flat area for the tent.

The special land use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal, or that persons or agencies responsible for the establishment of the proposed uses shall be able to provide them and that such proposed uses will not create excessive additional requirements at public cost for public facilities and services. Traffic volumes for events will greatly exceed those typical of a single-family residence. Traffic control will be provided by traffic attendants directing traffic, including at the narrow culvert crossing. A temporary “Stop” sign will be placed at the driveway.

The Livingston County Road Commission’s January 28, 2015 review requires clearing for sight distance and a commercial permit for the entrance driveway approach, along with other requirements. The site plan notes that required commercial driveway improvements will be installed. This is the same note from the previous approved site plan; if improvements to the entrance have been completed since the last approval, the site notes must be updated to reflect current existing conditions on the site.

The gravel surfaces will be graded and treated for dust control approximately once a month, as needed. According to the Site Plan Notes, trash will be removed from the site on a per event basis, but the use statement says trash will be bagged on site after each event and taken to the landfill on Mondays. If the applicant intends on storing trash on site for periods after events, the site plan must include a designated trash storage location.

Site security is proposed to be accomplished by requiring each event to have a professional event manager on site who will be a subcontractor of the owner.

The site entrance drive crosses a culvert and at that point the drive will be only 16 feet wide, not wide enough for two-way traffic. Site Plan Committee members expressed concern over the weight capacity of the culvert, since people could be injured or trapped in the event of a collapse or flood condition. The applicant enlisted the services of Leo Sheets, a Licensed Michigan Engineer, to inspect the driveway culvert per the Drain Commissioner’s suggestion. Mr. Sheets conducted a video inspection of the culvert and, subsequently stated the culvert will be able to withstand the anticipated 40 to 50 vehicles per week and will be able to support “all manner of emergency vehicles including ambulances and fire suppression vehicles.” In an addendum dated December 12, 2015, he stated that vehicles weighing 75,000 pounds would be supported.

In the Fenton Township Fire Chief’s letter of May 1, 2015, he describes the occupancy limits for the venue. The Fire Chief sent a subsequent letter on June 8, 2015 stating that the current drawings allow ample room for site access and meet the needed turning area. In addition, the site plan cover sheet notes that the driveway will be capable of supporting a 75,000 lb. fire apparatus vehicle. However, the submittal is missing details about the fire suppression system and documentation of the fire chief’s approval that is alluded to in the use statement.
In a communication from the Drain Commissioner’s office, it was recommended that a duplex grinder be added to the sanitary sewer system on site. A proposed duplex grinder is shown on the revised plan; if new sewer infrastructure has been installed since the last approval, the site notes must be updated to reflect current existing conditions on the site. Additionally, updated confirmation must be provided from the County confirming sanitary sewer requirements are met.

The special land use will not involve uses, activities, processes, materials and equipment, and conditions of operation which will be detrimental to any persons, property or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odor, or handling or storage of hazardous materials and supplies. The procedures proposed by the applicant address the listed potential impacts of the use. No smoke, fumes or odors will be produced, and no hazardous materials will be handled or stored on site. Food service shall be by caterers only and alcohol service will be provided on a contract basis by a properly licensed and permitted company. According to the use statement, the Township will be named as an additional insured on all alcohol service contracts; to date, the Township has not been a party to any such agreements and should be moving forward.

Special Land Use Standards for Recreation Areas (Section 22.05.F)
Section 22.05.F. of the Zoning Ordinance outlines specific requirements for special use approval of Recreation Areas. Relevant items are highlighted below:

Arterial Road. At least one property line must abut an arterial road, and access must be directly to that road. According to the Master Plan, Old U.S. 23 is an urban collector road, the road classification closest to an arterial road. The only arterial in the Township is U.S. 23 and no sites have direct access to the freeway. Therefore, this item is satisfied.

Landscaping. Front, side and rear setbacks shall be at least 50 feet and landscaped in trees, shrubs and grass. There shall be no parking or structures in these yards except for required entrance drives. As we have pointed out in prior reviews, the RE District prohibits parking in the 100 foot front yard setback; this is a more stringent standard than that put forth in 22.05.F.2. The previous approved plan showed 33 parking spaces and the tent within the 100’ setbacks. The current plan shows 25 parking spaces and the tent within the 100’ setback. We believe that the Commission could apply the 50-foot setback requirement to this use since that is the more specific standard listed for special approval of Recreation Area uses.

In a letter dated June 17, 2015, the property owner to the north of the parking area gave the applicant permission to forego the Township’s screening requirement between the east parking lot and the adjacent property to the north.

Parking. Off-street parking shall be provided to accommodate not less than ½ the member families. The Planning Commission may modify this requirement based on occupancy/usage expectations. The Site Plan Notes a 150-person maximum event attendance in the barn and tent, to be specified in the rental contract. The parking calculation is based on 1 space per 3 persons in the maximum occupancy (150), plus 2 spaces for the single-family dwelling. All employee parking is off site. The site plan proposes 33 paved/ gravel spaces, 39 grass spaces, and 2 garage spaces for the dwelling for a total of 74 spaces including 3 barrier free spaces. Provided parking remains compliant with ordinance standards.
Pools. The pool shall be provided with a protective fence at least 6 feet in height and the entry shall have a controlled gate. In 2015, the Township approved the site plan’s proposal to remove the existing pool and fences, fill the pool and replant it as grass. From aerial photos dated April of 2017, it appears the pool has been filled and replanted with grasses.

Fencing. Shooting ranges and war games clubs shall have a 6-foot-high fence around the perimeter of the property and facilities on that site shall be at least 200 feet from the lot line. The property to the west is a paintball course. The use statement says that music will be used to muffle the noise of the paintball course, and the event space will rely on the paintball course’s setback to protect event attendees.

Special Land Use Recommendation
The applicant has made considerable progress on the issues that need to be addressed prior to special approval. However, there are several items that remain to be confirmed and resolved, and some plan revisions to be made. When the Planning Commission is satisfied that all Special Land Use criteria are achieved, it may make a recommendation for approval to the Township Board.

The following are outstanding issues that should be rectified and conditions of approval:

1. All intended uses of the property should be explicitly described. In addition to the use of the barn and occasional tent, we recommend clarification on the permanent and temporary use of the house, how the ceremony areas are to be utilized, what type of accessory services are provided on-site (photography, event planning, etc.), and any additional operational details. This description should be as complete as possible to avoid misunderstandings regarding what is permitted by special land use approval. Uses not explicitly permitted will require a subsequent amendment to the permit.

2. The maximum number and size of events per week shall be confirmed; Planning Commission should comment on the method of determining how event attendance is reported in the future.

3. All parking located within 50 feet of the lot lines shall remain unimproved grass surface.

4. The applicant must resubmit a grading plan that reflects updates to the site layout, including any changes required to the ceremony areas.

5. If trash removal from the site occurs on a weekly basis, the site plan must show a designated trash storage area.

6. An updated letter from the Drain Commissioner’s office must be provided confirming that sanitary sewer requirements are met.

7. Fire suppression system details and documentation of the Fire Chief’s approval must be provided.

8. Due to noncompliance with the previously approved plan, it may be appropriate for the Township to conduct annual site inspections, at the cost of the applicant, to ensure continued compliance.
Site Plan Standards (Sections 23.02 and 23.03)

Parking and Loading. The site plan shows parking calculations per the standards laid out above and parking space dimensions are provided in the Site Plan Notes on the cover sheet. The Site Plan Notes should make it explicit that of the 3 barrier free spaces provided, and at least one of them must be van-accessible per the Ordinance.

The width of the “catering parking” space is delineated on the plan.

Circulation. The main site drive is for two-way circulation. There is a pinch point at the bridge/culvert crossing, which the applicant intends to address using traffic attendants to direct traffic flow. A typical gravel driveway cross-section, a guardrail detail, and a detail of bank stabilization at the culvert have been provided. These details must be certified by a licensed engineer, along with the aforementioned engineering certification of the structural capability of the culvert.

Buildings. Current elevations of the barn and tent should be submitted as there have been changes to the building footprint since the last approval. Improvements to the barn have already been constructed. The barn’s roof materials and building colors should be noted on the plans.

The site plan identifies multiple “ceremony areas,” but does not indicate structures on these sites, designated seating areas, seating capacities, or how guests can access them (paths, paving, etc.). This should be provided on the site plan. Photos from events held at Vale Royal Barn show a bridge structure and a dock on the grounds used for ceremonies and photos. The dock has no railing or fencing around it. Plans and/or details of these accessory structures should be submitted as part of site plan approval. County building permits may be required for these structures to ensure the safety of guests, and there may be additional MDEQ concerns with structures on/near the water boundary.

Lighting. Outdoor lighting is proposed on several of the buildings. Fixture details have been provided along with estimated light distribution, which is acceptable. The plan notes that lights will be shielded and focused down on the site.

Utilities and Drainage. The power line easement is shown and dimensioned on the site plan. The connection to the sanitary sewer force main is shown and the duplex grinder strongly recommended by the County has been added to the plan. Electrical service to the barn will be above ground. The adequacy and quality of the water supply must be demonstrated prior to occupancy per comments from the Health Dept. dated January 29, 2015. A soil erosion and sedimentation control permit will be required. However, according to the Drain Commissioner’s office, the surface drainage will not be significantly altered. The Township’s site plan approval is subject to the final approval of all agencies with jurisdiction, including the Drain Commissioner’s office, County Health Department, County Road Commission, County Building Department, etc.

Landscaping. As noted above, the adjacent property owner waived the addition of evergreen trees along the north perimeter of the grass parking spaces.
Site Plan Recommendation
The following modification should be shown on a revised and dated site plan prior to consideration of approval:

1. Means of access to ceremony areas should be shown if it is formalized into a path, including width, material, and any proposed lighting. Seating areas should be delineated on the plan and seating capacities provided. All structures should be identified on the plan and elevations or details should be submitted.

2. Utility information must be added to the site plan to address:
   a. The adequacy of the water supply for the use must be demonstrated (see Health Dept. comments).
   b. All plan items identified in the preliminary comment letters from the County agencies must be addressed on the site plan. Site elements marked “proposed,” or similar, on the original site plan should be shown as completed. If they were never accomplished, the Planning Commission should consider a mechanism to ensure they are completed in a timely manner.

3. Site plan approval is subject to the final approval and permits from all agencies with jurisdiction, including the Drain Commissioner’s office, County Health Department, Fire Department, County Road Commission, and all others required by law. Copies of those permits shall be submitted to the Township.

Once these items, and others requested by the Planning Commission, are addressed to the satisfaction of the Planning Commission, it will be appropriate to approve the site plan conditioned upon special land use approval by the Township Board. Until then, it is our recommendation to direct the applicant to revise the plan and resubmit for additional Planning Commission review.

Please let us know if you have any questions. We look forward to discussing our findings with you

Respectfully submitted,

Brian Keesey, AICP
Senior Planner

Molly Redigan
Assistant Planner
March 20, 2018

Planning Commission
Tyrone Township
10408 Center Road
Fenton, MI 48430

Subject: Special Land Use & Site Plan Amendment Review #2
Vale Royal Event Barn, 11009 Old U.S. 23
Site Plan revised 3/20/18; Use Statement revised 3/14/18; Barn plans dated 3/8/18 and 3/9/18;
Covered bridge drawings dated 3/15/18

Dear Commissioners:

At the March 13, 2018 Planning Commission meeting, the site plan and special land use permit application were reviewed for ordinance compliance, and a public hearing was held. Feedback from the public hearing was positive from an adjacent neighbor. At that meeting, the case was tabled, with specific direction provided to the applicant to update the plan to address several concerns voiced by the Planning Commission and outlined in our letter dated March 6, 2018.

Since that time, updated documents have been submitted, including a site plan, architectural drawings, and a revised use statement. We offer the following comments for your consideration regarding the outstanding items.

Site Plan Comments
The cover sheet of the plans dated March 20, 2018 has been revised to reference the use statement on file. The site plan notes have a discrepancy from the use statement in terms of total occupancy; the total occupancy of the barn should be 163 in accordance with the use statement and the approval letter written by the Fire Chief with jurisdiction. Site Plan notes 15 and 16 can be removed; they are addressed in Note 6.

The site plan has been updated to reflect existing and proposed conditions. The drivelane to the grass parking will remain grass, the means of access to the ceremony areas is described in the use statement, and other minor modifications have been made to improve clarity. It is important to note the plans still show the driveway approach improvements as proposed; these improvements should have been made as part of the previously approved site plan, unless a waiver was granted by the Road Commission. It would be reasonable to set a date of completion for these items to encourage full compliance.

On the architectural drawings for the barn, there is a slight discrepancy between the width of the deck stairs between Sheet A1 and Sheet A2. This discrepancy does not affect Zoning Ordinance dimensional compliance but should be addressed as part of final approval.

Based on these findings, we recommend the Planning Commission approve the site plan amendment, subject to the satisfactory finding that the following have been addressed:

1. The site plan notes should be updated to address the correct occupancy as granted by the Fire Chief and to avoid repetition relating to utilities.
2. A date for completion of the driveway approach improvements should be determined to encourage compliance with Road Commission standards/approvals, unless evidence of a waiver can be submitted.
3. Architectural plans should be amended to correct the minor discrepancy in dimensions for the deck stairs.
Use Statement
The revised use statement, dated March 14, 2018, reflects the conversation held with the applicant. Updates include definition of large events and small events, and the characteristics of operation applicable to each. There is also a provision on Page 3 in which the owner reserves the right to have small events without liability insurance, time restraints, etc., a provision intended to allow the owner the same rights as a traditional single-family homeowner to host parties.

On Page 1 of the use statement, it is noted there will be a maximum barn capacity of 163, comprised of 150 guests and 13 staff. This number is in line with the letter of support from the Fire Chief with jurisdiction. However, on Page 2, the statement notes 150 guests and 10 sub-contracted workers will be allowed in the barn. For consistency, we would recommend this sentence to be updated to read “The total number of sub-contracted workers in the barn will not exceed 13.”

Additionally, occupancy of the inn, trash disposal methods, and permitted accessory services are adequately addressed. The statement also outlines the manner in which attendance will be controlled, as well as a commitment to report events monthly for 2018 and on an annual basis beginning in 2019.

Special Land Use Comments
The public hearing returned no negative feedback about the ongoing operation. The updated use statement and site plan revisions address our concerns from our March 6, 2018 review and those concerns raised by the Planning Commission pertaining to overall use of the site. Therefore, we believe it is appropriate for the Planning Commission to recommend approval of the Special Land Use amendment, subject to the following conditions:

1. The use statement is updated to address the minor, yet important, clarification regarding total occupancy.
2. The site plan is approved.

Please let us know if you have any questions. We look forward to discussing our findings with you.

Respectfully submitted,

Brian Keesey, AICP
Senior Planner
1. COVER SHEET
2. SITE LAYOUT

PARCEL 1:
Part of the Southwest ¼ of Section 4, T4N-R6E, Township of Tyrone, Livingston County, Michigan described as follows: Beginning at the South corner of said Section; thence N 88°01'03" W along the South line of Section 4, a distance of 340.00 feet; thence N 02°17'25" E parallel with the North-South line of Section 4, a distance of 198.03 feet; thence S 88°01'21" E parallel with the South line of said Section a distance of 340.00 feet to the North-South line; thence S 02°17'17" W along the North-South line 198.03 feet, to the point of beginning. Subject to easements and right of ways of record. 1.55 Acres.

PARCEL 2:
Part of the Northeast ¼ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼ of Section 9, T4N-R6E, described as beginning at the North corner of Section 9; thence along the North line of said Section, S 88°31'25" E 292.46 feet; thence along the Westerly right of way line of Old US 23 Service Drive S 30°04'35" W 244.70 feet; thence S 88°31'25" 86.56 feet; thence S 30°04'35" W 235.56 feet; thence N 75°22' W 316.52 feet; thence N 45°20' W 149.62 feet; thence N 87°55'30" W 380.41 feet; thence N 02°04'30" E 250.00 feet; thence along the North line of Section 9, S 87°55'30" E 655.99 feet to the point of beginning. Subject to easements and right of ways of record. 6.34 Acres.

LEGAL DESCRIPTION

SITE PLAN NOTES

DESCRIPTION OF SITE USE

PARKING CALCULATIONS

OWNER / DEVELOPER

ENGINEER
Know what's below.
Call before you dig.
Use Statements for Vale Royal LLC:
(Revised March 21, 2018)

The use is proposed as a private event venue featuring a restored historical Livingston County barn that can be used as a large meeting room, conference center or community recreation center intended for private, social activities such as, corporate retreats, conference rooms, birthdays, anniversaries, daddy daughter dances, family reunions, barn dances and weddings, as well as other social activities. The venue will be seasonal from May 1st through October 31st. There will be no events, large or small at the facility November 1st through April 30th of each year.

LARGE EVENTS:
A large event will be an event that will have more than 60 participants up to the maximum number of permitted participants. The maximum number of large events will be one per weekend. A weekend means Friday and Saturday. The hours of the event space will be 8 a.m. to midnight on weekends and music will be stopped by 11:30p.m. The rehearsal dinner and wedding may be on different days, but equal one (1) large event. When holidays occur the day before or day after the weekend, a waiver may be applied for to modify the starting and ending days, as long as the event occurs over the contiguous weekend and holiday.

SMALL EVENTS:
Weekday events will be small events (with 60 or fewer participants) from 2p.m. to 9p.m. and music will be stopped at 8:30p.m. The maximum number of the small events on weekdays will be five. Weekdays are considered Sunday through Thursday.

THE INN:
The use of the guest house will be limited to “wedding party support” on Fridays and Saturdays as well as overnight accommodations for a maximum of six people as long as it is used in conjunction with a barn venue rental. The women use the first floor for hair and makeup. The groomsmen get ready off site. Check in time for the Inn is 9 a.m. on Friday and check out time is noon on Sunday. On Saturday, the Inn is used by the bride and her bridesmaids if they choose to get ready on site. The size of a bridal party is typically 5, but no more than 6 will be allowed stay overnight. If hair and makeup artists are on site there are typically two of them. They allow their photographers in the house on Saturday to take pictures of them getting ready. Rehearsal dinners are typically held in the barn or outside. A tent is usually rented if it's held outside. The average rehearsal dinner size is 25. The guests use the bathroom in the barn and are not allowed to use the bathrooms in the Inn. The Inn is separate from my living quarters and contains one great room, three bedrooms and two bathrooms. There is not a kitchen in the Inn. The brick ranch that is attached to the Inn by a shared door is my private residence and is not associated with the wedding venue in any way. I keep the door to my residence locked during events.

The Vale Royal contract will state that the site’s capacity is 99 people or less, unless an increase in the capacity is approved by the fire chief. If permission is granted to increase the capacity, then the contract will be amended accordingly to state the revised maximum capacity of 150 participants in the barn plus no more than 13 staff for a total maximum capacity in the barn of 163. (reference Fire Chief Volz letter dated 3/20/18 on file with Tyrone Township)

The renter must comply with the Vale Royal contract regarding the occupancy rules assigned inside the barn. This information will be on my website and capacity signs will be posted in the barn. The means for limiting attendance will be addressed in at least two (2) different ways. First, by the use of the signed contract that sets out the occupancy limit. The contract will state that we have the right to shut down any event that breaks the rules of our contract. Second, I will also subcontract my own event planner to manage each event to ensure they run smoothly, guests comply with the rules and occupancy rates are adhered to.
If the renter wishes to rent a tent they will be required to rent a NFPA certified tent from a licensed tent rental company. The tents will be rented from Classic Tents & Events in Brighton. All are NTFD rated for fire safety as they are PVC coated polyester.

The maximum number of wedding guests inside the barn will be 150. The total number of sub-contracted workers in the barn will be 13. They may include a photographer, dj, videographer, bartenders, event planner and the caterer's servers. All employees will be shuttled in so the parking on the site is only for the guests. There will be one catering van that will have servers arriving in the van and the van will have a designated parking spot next to the barn. The parking attendants will be friends/family of ours and they will be dropped off here and therefore they won’t require parking spaces nor will they be inside the barn during an event.

Music volume shall be limited to not exceed 50 decibels unless the ambient noise level is greater than that volume, in which case the volume shall not exceed the ambient noise level. The 50 decibel ambient noise maximum sound level will be measured at the lot line. The 50 decibel “night time” noise maximum is to be measured at the property line.

The driveway will be graded regularly to remain smooth and sprayed with calcium chloride as necessary, approximately once a month. Crushed limestone will be used and added when necessary. I have contracted Priess Companies in Hartland for all of my outdoor services.

My maintenance practices will consist of weekly landscaping and cleaning the site before and after every event.

Traffic will be controlled by the use of four valet attendants, wearing reflective vests and equipped with portable communication devices and stop/go signs. A temporary stop sign will be at the end of the driveway. One attendant will remain at the main entrance and the second will be at the top of the driveway. Posted speed will be 5 mph. The third and fourth will monitor the parking spaces in the main parking lot. A traffic barrier rope will be placed and maintained as a safety precaution to prevent any vehicles from accidentally entering the back part of our property that contains an additional river crossing.

Barrier-free access will be provided by the use of a golf cart. We will have management and valets on-site that can assist anyone for that matter.

The township will be added as additionally insured on all alcohol service contracts. All renters must get “Event Insurance” and “Liquor Liability Insurance” for two days to cover any accidents during their event. A copy will be submitted to the zoning administrator a minimum of 7 days before the event.

I will submit an event summary report to the township at a frequency the township determines, but not more than monthly, listing the number of each type of event, number of attendees, response to any complaints or issues that may have arisen. If any complaints or issues were encountered the report will include how any issue was resolved. An annual report shall be submitted within 30 days after the end of the calendar year. As stated previously, the number of attendees is controlled by a signed contract and I will also request a final head count from the bride and groom. In addition, I will use the number of RSVP’S the bride and groom received two weeks before the event. As stated above, I will continue to be certain Tyrone Township is added as additional insured on all insurance forms and submit a copy of the form, by email, to the zoning administrator within 7 days prior to each event.
Trash will be contained in my own bins. I have 4 large plastic bins. The designated trash storage location is the detached two car garage nearest the barn. In the event the bins do not provide enough storage, plastic bags of trash may be left out the morning of trash day. Our trash service does not place a limit on the number of bags allowed.

No kitchen, cooking, candles, or smoking is permitted inside the barn unless approved in whole or in part by the Fire Chief.

CEREMONY SITES:

There are five ceremony sites. Photos of each site are attached:

The Wooded Site: Behind the barn and between a row of trees. Benches are set up in the grass. The seating capacity is 150.

The Grass Courtyard: Next to the Inn. (previously the pool) benches are set up in the grass. The seating capacity is 150.

The Field: A section of the back field is mowed and the benches are set up in the short grass. The seating capacity is 150.

The Riverside: A 20x20 wood boat dock. Used by the bridal party and one officiant. 13 people max. Benches are set up on the grass in front of the dock. The seating capacity on the grass is 150 people.

The Covered Bridge: A walk through wood accessory structure with a galvanized metal roof. A wood deck with railings are on each side of the structure. The seating capacity is 25 on each deck.

Lighting is not proposed in ceremony areas as they are always held during the daytime.

Means of access to all ceremony sites is open grass. There are not any pathways. A gravel road extends from the top of the driveway, through the covered bridge and all the way to the back field. Golf cart rides are given to anyone who requests a ride to and from the ceremony sites. All of the ceremony sites are large and can accommodate a golf cart to and from the area. Per our rental agreement, we require the host to “inform all of your guests that this is a rustic outdoor event and comfortable walking shoes, flats or cowboy/cowgirl boots are in order.” This way all guests are prepared to walk outdoors.

All renters are required to sign a hold harmless agreement. It states that they agree to hold Vale Royal LLC harmless of any responsibility for any bodily injuries, slip and falls, accidents, damages, or theft to themselves and any of their attendees. In addition to the hold harmless agreement, the required liability insurance covers bodily injury and liquor liability and Tyrone Township is required to be named as additional insured.
Private parties during the off season:
When I use my barn for a private: dinner party, family party, holiday party, home retail party or
garage sale, the private event will be exempt from the requirements of a public event such as
liability insurance, parking attendants and time restraints. Garage sales will be limited to two per
year. I will list any private events on the annual report as private parties.

Subcontracted services on site:
The facility may also be rented by other businesses and the contract will be between Vale Royal and other
sub-contractors. These will be within the small event category and conducted as set forth in this Use
Statement.

Valerie Johnson
March 21, 2018
03/20/2018

Tyrone Township Planning Commission
Ross Nicholson

After reviewing, the suppression plans sent to me by Valerie Johnson the fire department will support the system as presented. We will also support the occupancy load to be set at 163 people including staff at the event barn.

In safety,

Ryan L. Volz, Fire Chief
Fenton Township Fire Department
Station: (810) 629-1911
Fax: (810) 750-6353

“FIGHTING 48”
Tyrone Township Planning Commission Review Application

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**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:**
- Implement phase 2 of existing site plan for Valerie Johnson's barn wedding venue.
- Add addition back on to the site plan for Bldg Dept.
- Review parking spaces to increase from 99 = 150.
- Review approval from fire chief regarding suppression.

Planning Commission applications should be filed with the Planning Commission Recording Secretary at least 14 days (21 days for land 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

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Received By: RN

View the Tyrone Township Ordinance at <tyronetownship.us>
Use Statements for Vale Royal LLC:
(Revised January 29th 2018)

The use is proposed as a private event venue featuring a restored historical Livingston County barn that can be used as a large meeting room, conference center or community recreation center intended for private, social activities such as, corporate retreats, conference rooms, birthdays, anniversaries, daddy daughter dances, family reunions, barn dances and weddings. The venue will be seasonal from May 1st through October 31st. There will be no events, large or small at the facility November 1st through April 30th of each year. The maximum number of occurrences will be one per weekend. The hours of the event space will be 8 a.m. to midnight on weekends and music will be stopped by 11:30 p.m. Weekday events will be from 4 p.m. to 9 p.m. and music will be stopped at 8:30 p.m. The maximum number of the smaller parties (with 60 or fewer participants) during the week will be four. The use of the guest house will be limited to “wedding party support” on Fridays and Saturdays as well as overnight accommodations for Bride and Groom as long as it is used in conjunction with a barn venue rental. Rehearsal dinner and wedding may be on different days, but equal one (1) large event.

The Vale Royal contract will state that the site's capacity is no greater than 99 people (including all event service personnel, as well as the number of guests) until Fire approves a higher capacity. As soon as a fire suppression system is installed the fire chief will inspect the property and raise the occupant load to the maximum allowed. I will return to the planning commission and seek the planning commissions approval for anything over 99 people.

***Revision 1/29/2018: The fire chief approved the fire suppression plan so the occupancy rate can increase and accommodate more than 99 people. I will not allow parties of more than 150 even if the fire chief's approval allows for more than 150 people. My parking provides the required number of spaces for 150 guests. I will state in my contracts that the occupancy rate is 150.

The renter must follow the occupancy rules assigned inside the barn. This information will be on my website and capacity signs will be posted in the barn. The means for limiting attendance will be addressed by the use of a signed contract. If the renter wishes to rent a tent they will be required to rent a NFPA certified tent from a licensed tent rental company. The contract will state that we have the right to shut down any event that breaks the rules of our contract. I will also subcontract my own event planner to manage each event to ensure they run smoothly, guests comply with the rules and occupancy rates are adhered to.

The total number of sub-contracted workers in the barn will be 9. They will consist of a photographer, dj, videographer, bartender, event planner and two caterer's servers. All employees will be shuttled in so the parking on the site is only for the guests. The catering van (will have two servers arriving in one van) and will have a designated parking spot next to the barn. The four valet attendants will be friends/family of ours and they will be dropped off here and not require parking spaces nor will they be inside the barn during an event. The total number of sub-contracted workers on site will be 13. (9 inside the barn and 4 valets outside the barn)

The actions I will take to protect the barn venue guests from the noise and impacts of the paintball park will include positioning the barn a safe distance from the boundary of the paintball park and the use of music. The barn will be equipped with a sound system. Soft music is enough to cut out any noise from the expressway and the paintball park.

The sounds from the paintball park have always been minimal in my opinion probably due to the distance between us and them playing in a heavily wooded area. The paintball park only has yellow tape that identifies their set back but they do not have a 6 foot fence around their facility. The inside of the barn or tent can also be used to protect the guests.
Music volume shall be limited to not exceed 50 decibels unless the ambient noise level is greater than that volume, in which case the volume shall not exceed the ambient noise level. The 50 decibel ambient noise maximum sound level will be measured at the lot line. The 50 decibel “night time” noise maximum is to be measured at the property line.

The barn door will have clear plastic strip curtains that are NFPA certified and tack up quickly in case of inclement weather. They will not prevent the means to escape or access the building as they are clear and easy to walk through.

The driveway will be graded regularly to remain smooth and sprayed with calcium chloride as necessary, approximately once a month. Crushed limestone will be used and added when necessary. I have contracted Priess Companies in Hartland for all of my outdoor services.

My maintenance practices will consist of weekly landscaping and cleaning the site before and after every event. I care for the property as it is my primary residence. Anything I feel I cannot maintain will hire the appropriate professional to take care of. As we live here, the property will be checked on daily.

Traffic will be controlled by the use of four valet attendants, wearing reflective vests and equipped with portable walki talkies and stop/go signs. A temporary stop sign will be at the end of the driveway. One attendant will remain at the main entrance and the second will be at the top of the driveway. The third and fourth will monitor the parking spaces in the main parking lot. A rope will be placed as a safety precaution to prevent any vehicles from accidentally entering the back part of our property that contains an additional river crossing. Posted speed will be 5 mph.

Barrier-free access will be provided by the use of a golf cart. We will have management and valets on-site that can assist anyone for that matter.

The township will be added as additionally insured on all alcohol service contracts. All renters must get “Event Insurance” and “Liquor Liability Insurance” for two days to cover any accidents during their event.

The pool will be filled and grass will replace it.

I will submit an annual report to the township listing the number of each type of event, number of attendees, response to any complaints or issues that may have arisen.

The tents will be rented from Classic Tents & Events in Brighton. All are NTFD rated for fire safety as the are PVC coated polyester.

Trash will be bagged after each event and taken to the landfill on Monday's using our trailer.

No kitchen, cooking, candles, or smoking is permitted inside the barn. The “Fuel Load” will be extremely low.

Valerie Johnson
August 18, 2015

Page 2 of 2.
Ross, the attached information from the manufacturer provides the capacity information you have requested under the first paragraph titled General Features. “A single DH272 or DR272 is ideal for up to six, average single-family homes and can also be used for up to 20 average single-family homes where codes allow and with consent of the factory.”

Bob Demyanovich
Deputy Drain Commissioner
2300 E. Grand River Suite 105
Howell, MI 48843-7581
517 546 0040
517 545 9658 fax
General Features

The model DH272 or DR272 grinder pump station is a complete unit that includes: two grinder pumps, check valve, FRP (fiberglass reinforced polyester) tank, controls, and alarm panel. A single DH272 or DR272 is ideal for up to six, average single-family homes and can also be used for up to 20 average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 5000 gpd (18,927 lpd)
- 275 gallons (1041 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 97 inches to 160 inches

The DH272 is the “hardwired,” or “wired,” model where a cable connects the motor controls to the level controls through watertight penetrations.

The DR272 is the “radio frequency identification” (RFID), or “wireless,” model that uses wireless technology to communicate between the level controls and the motor controls.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 58 m)

Accessories

E/One requires that the Uni-Lateral, E/One’s own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.
OPTIONS: □ DH272 (HARD WIRED LEVEL CONTROLS)
□ DR272 (WIRELESS LEVEL CONTROLS)

JAN 29 2018
TYRONE TOWNSHIP PLANNING & ZONING

FIELD JOINT REQUIRED FOR MODELS
DH272-97, DH272-129, DH272-160
DR272-97, DR272-129, DR272-160

INLET, GROMMET TO ACCEPT 4.50" OD PVC PIPE (STANDARD), DUST COVER SUPPLIED FOR SHIPMENT (NOT SUITABLE FOR BURIAL)

DISCHARGE 1-1/4" FPT (304 S.S.)
QUICK DISCONNECT ASSY. (304 S.S.)
S.S. CAST BALL VALVE
1-1/4" DISCHARGE LINE (304 S.S.)
CHECK VALVE (NORYL)
ANTI-SIPHON VALVE (NORYL)

FIBERGLASS REINFORCED TANK 1/2" NOMINAL WALL THICKNESS 275 GALLON CAPACITY

SEMI-POSITIVE DISPLACEMENT TYPE PUMP, EACH DIRECTLY DRIVEN BY A 1 HP MOTOR

CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

Cones

UL
NSF
CSA

AD CH 10/20/10 D
DR BY CHK'D DATE ISSUE SCALE

SEWER SYSTEMS

MODEL DH272 / DR272 DETAIL SHEET

NA0053P02
OPTIONS:

- DH272-97 (Hard Wired Level Controls)
- DR272-97 (Wireless Level Controls)

GRADE MUST SLOPE AWAY FROM STATION

5/16" STAINLESS STEEL HARDWARE - FIELD ASSEMBLY (9 PLACES)
SILKA TAPE - FIELD LOCATE -
THREADED INSERT (16 PLACES)

DETAIL, FIELD JOINT
SEE INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS

RECEIVED
JAN 29 2018
TYRONE TOWNSHIP PLANNING & ZONING

CONCRETE BALLAST MAY BE REQUIRED
SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

UL NSF SF

AD CAH 7/13/07 B 1/20
DR BY CHK'D DATE ISSUE SCALE

eOne
SEWER SYSTEMS
MODEL DH272-97 / DR272-97
NA0053P04
**TAX HISTORY**

**Property Number:** 4704-05-100-067  
**Property Address:** 11069 OLD US 23  
**Owner:** JOHNSON VALERIE & AUDREY WADE

**DESCRIPTION OF PROPERTY:**

S/EG 9 T/44 R/6E NSN 4/4 COR, TH S88°E 292.34 FT, S30°E 244.70 FT, S88°E 86.56 FT S40°W 235.56 FT N79°E 316.52 FT, N45°E 149.62 FT, N87°E 380.41 FT, N2°E 250 FT S87°E 305.99 FT, TH N02°17'17"E 198.03 FT, TH S88°01'21"E 340.00 FT, TH S02°17'17"W 198.03 FT TO HEG 7.89 AC+/- DESC CORRECTED 1/14 TO SURVEY.

***PLEASE NOTE: ALL INFORMATION FOR THE CURRENT TAX YEAR IS SUBJECT TO CHANGE. PLEASE CONTACT LOCAL UNITS FOR VERIFICATION OF INFORMATION.***

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**ALL PRIOR YEAR TAX AMOUNTS ARE SUBJECT TO CHANGE DUE TO ADJUSTMENTS.**

History Pct: 0.00  
Fees Due as of: 01/29/18
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**TENDERED:** CHECKS 454  
Total 600.00

**RECEIVED**

**JAN 29 2018**

TYRONE TOWNSHIP  
PLANNING & ZONING
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 $1,000.00 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.

RECEIVED

JAN 29 2018
TYRONE TOWNSHIP
PLANNING & ZONING

By: [Signature]

Its: Planning & Zoning Admin

APPLICANT

Valerie Johnson

12/1/11
TYRONE TOWNSHIP

10408 CENTER ROAD
FENTON, MI 48430
810-629-8631
WWW.TYRONETOWNSHIP.US

Payment for:
ESCROW

Receipt: 78338  01/29/18

Cashier:  TDORSCH
Received Of:  JOHNSON VALERIE & ALDRICH WADE

11009 OLD US 23
FENTON MI 48430

The sum of:  1,000.00

BDINV  00011149

701-000.000-283.000

1,000.00

Total  1,000.00

TENDERED:  CHECKS  455

1,000.00

RECEIVED

JAN 29 2018

TYRONE TOWNSHIP
PLANNING & ZONING

Signed: ___________________
Framing Plan

Scale: 1/8" = 1'-0"

2x8's lagged into ea post forming (2) x 5 (see elevation)
- PT sup 2x8's lagged into ea side of 4x6 posts
- 2x8's 16" oc
- 2x6 pt sup 2x6's laid flat as decking

4x4 uprights
- Blocked between joists

Gravel surface of existing bridge

2x4 laid flat atop existing concrete abutment
- 1/2" bolts drilled into concrete, grouted solid, 48" oc

2x4 joists 16" oc
- w/ 2x6 pt sup decking
BRIDGE PLAN

SCALE: 1/8" = 1'-0"

LINE OF ROAD

STEEL ROOF
(MATCH BARN ROOF)
OVERHEAD

2' EAVES
2' RAKES

3/15/2018

LIZ HARROW
ARCHITECTS
LIZHARROW@GMAIL.COM
734 718 7837

COVERED BRIDGE
for VALE ROYAL
11009 OLD US 23
FENTON MI
(TYRONE TOWNSHIP MI)

CONTACT:
VALERIE JOHNSON
734 718 7837

SHEET
A3 OF FOUR
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**RECEIVED**

FEB 19 2018

TYRONE TOWNSHIP
PLANNING & ZONING
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FEB 19 2018
TYRONE TOWNSHIP
PLANNING & ZONING
NEW BUSINESS #16
**Fenton Lock & Safe**

**Estimate Number:** 00060860

**DATE:** 3/21/18

**SOLD TO:** Tyrone Township
10408 Center Road
Fenton, MI 48430
USA

**SHIP TO:** Tyrone Township
10408 Center Road
Fenton, MI 48430
USA

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**Due Date:** 3/21/18
**Payment Terms:** C.O.D.

1.5% monthly charge for invoices over due date - minimum $5.00 charge.

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**Contact:**
**Purchase Order ID:**
**Salesperson:** Jeremy
**Customer Phone:** 810.629.8631

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<table>
<thead>
<tr>
<th>QTY</th>
<th>DESCRIPTION</th>
<th>DISCOUNT</th>
<th>UNIT PRICE</th>
<th>AMT</th>
<th>TAX</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Service Call</td>
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<tr>
<td>1</td>
<td>Fuel Surcharge - NO CHARGE</td>
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<tr>
<td>1</td>
<td><strong>Front Office Proximity Entry Lock</strong></td>
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<td></td>
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<tr>
<td>1</td>
<td>Proximity Lock Grade 1 Stand Alone</td>
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<tr>
<td>10</td>
<td>HID PROX KEY III FOB</td>
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<tr>
<td>1</td>
<td>Labor to install new lock on front office inner wood door, and perform Initial programming of lock and fobs</td>
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<tr>
<td>1</td>
<td></td>
<td></td>
<td>$1,283.57</td>
<td>$1,283.57</td>
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</tbody>
</table>

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**We sincerely appreciate your business!**

This estimate is good for 15 days from date shown above. Payment is due in full at completion of Job.

_____________________________________________________

This estimate and authorizes that payment will be made in full, and work described above can begin. Any changes will need to be made in writing.

17195 Silver Pkwy #905 • Fenton, MI 48430-8426 • 810.629.8888 • Fax 810.488.0698 • office@fentonlockandsafe.com

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Subtotal: $1,283.57
Freight: $0.00
Sales Tax: $0.00
Estimate Total: $1,283.57

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Returned check fee $25.00
Warranty policy available upon request.