TYRONE TOWNSHIP  
REGULAR BOARD MEETING AGENDA  
JULY 7, 2020 – 7:00 P.M.  
(810) 629-8631  
clerk@tyronetownship.us

The Board will meet in person at the township hall, but for COVID precautions, the public is invited to attend electronically via Zoom. Details to join the meeting with Zoom follow this agenda.

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- June 2, 2020.  
   Regular Board Meeting Minutes- June 16, 2020.  
   Clerk’s Warrants and Bills – July 1, 2020.

COMMUNICATIONS
   2. Planning Commission Meeting Synopsis- July 1, 2020  

PUBLIC REMARKS

UNFINISHED BUSINESS

NEW BUSINESS
   1. Send the Light Church special land use permit request.  
   2. Betley Temporary Structure Use permit request.  
   3. Frazee settlement request.  
   5. Policy for recording and posting public meetings to website.

MISCELLANEOUS BUSINESS

PUBLIC REMARKS

ADJOURNMENT

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

Supervisor Mike Cunningham    Clerk Marcie 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.

Mike Cunningham is inviting you to a scheduled Zoom meeting.

Topic: Township Board Meeting 7/7/20
Time: Jul 7, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/85616458887?pwd=czN0dGhaalJHL2VtMkc1ZVB2a0E3QT09

Meeting ID: 856 1645 8887
Password: 442222
One tap mobile
+13017158592,,85616458887#,,,,0#,,442222# US (Germantown)
+13126266799,,85616458887#,,,,0#,,442222# US (Chicago)

Dial by your location
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
Meeting ID: 856 1645 8887
Password: 442222
Find your local number: https://us02web.zoom.us/u/kdG8F4MCKL
CONSENT AGENDA
CALL TO ORDER
Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on May 28, 2020 at 10:00 a.m. via video conferencing due to the COVID-19 quarantine. The purpose of the special meeting was to adopt the COVID-19 Preparedness and Response Plan.

ROLL CALL
Present: Supervisor Mike Cunningham, Treasurer Jennifer Eden, Clerk Marcella Husted, Trustees Kurt Schulze and David Walker. Absent: Trustees Chuck Schultz and Herman Ferguson.

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

PUBLIC REMARKS
None.

UNFINISHED BUSINESS
None.

NEW BUSINESS

Trustee Schulze moved to adopt the COVID-19 Preparedness and Response Plan as presented. (Trustee Walker seconded.) The motion carried; all ayes.

2. Burnham and Flower Liability Insurance Policy.

Trustee Walker moved to authorize payment for the township hall liability insurance at $17,046.00 for the fiscal year. (Treasurer Eden seconded.) The motion carried all ayes.

MISCELLANEOUS BUSINESS
None.

PUBLIC REMARKS
None.

ADJOURNMENT
Trustee Walker moved to adjourn. (Trustee Schulze seconded.) The motion carried; all ayes. The meeting adjourned at 10:12 a.m.
CALL TO ORDER
Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on June 2, 2020 at 7:00 p.m. via video conferencing due to the COVID-19 quarantine. Approximately three others attended remotely.

ROLL CALL
Present: Supervisor Mike Cunningham, Treasurer Jennifer Eden, Clerk Marcella Husted, Trustees Herman Ferguson, Chuck Schultz, Kurt Schulze, and David Walker.

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

APPROVAL OF CONSENT AGENDA
Special Board and Planning Commission Special Joint Meeting Minutes – May 5, 2020
Special Board Meeting Minutes – May 5, 2020
Treasurer’s Report – April 30, 2020
Clerk’s Warrants and Bills – May 30, 2020

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

COMMUNICATIONS
1. Fire Service Report – February and March 2020

Trustee Schultz moved to receive and place on file Communication #1 as presented. (Treasurer Eden seconded.) The motion carried; all ayes.

PUBLIC REMARKS
None.

UNFINISHED BUSINESS
None.

NEW BUSINESS
1. Lake Shannon fireworks display application.

Trustee Schultz moved to approve the application from the Lake Shannon Association for a fireworks display permit. (Treasurer Eden seconded.) The motion carried; all ayes.

2. Runyan Lake fireworks display application.

Treasurer Eden moved to approve the application from Runyan Lake, Inc. for a fireworks display permit. (Trustee Schultz seconded.) The motion carried; all ayes.
3. Michigan Townships Association (MTA) membership.

Trustee Schultz moved to renew the MTA yearly membership for $5,990.05. (Trustee Walker seconded.) The motion carried; all ayes.

4. Quote for concrete work to the entrance and sidewalk of township hall.

Trustee Walker moved to accept the quote of $9,310.00 from Superior Concrete to replace and repair the entrance and sidewalk of the township hall. (Trustee Schulze seconded.) The motion carried; all ayes.

MISCELLANEOUS BUSINESS
None.

PUBLIC REMARKS
Molly Betley asked the status of sight line issues.

ADJOURNMENT
Trustee Walker moved to adjourn. (Trustee Schulze seconded.) The motion carried; all ayes. The meeting adjourned at 7:16 p.m.
CALL TO ORDER
Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on June 16, 2020 at 7:00 p.m. at the Tyrone Township Hall.

ROLL CALL
Present: Supervisor Mike Cunningham, Treasurer Jennifer Eden, Clerk Marcella Husted, Trustees Herman Ferguson, Chuck Schultz, Kurt Schulze, and David Walker.

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

APPROVAL OF CONSENT AGENDA
None.

COMMUNICATIONS
1. Planning Commission Approved Meeting Minutes-February 11, 2020
2. Planning Commission Approved Meeting Minutes-April 14, 2020
3. Planning Commission Approved Meeting Minutes-May 12, 2020
4. Planning Commission Meeting Synopsis-June 9, 2020

Trustee Walker moved to receive and place on file Communications #1-4 as presented. (Trustee Schulze seconded.) The motion carried; all ayes.

PUBLIC REMARKS
None.

UNFINISHED BUSINESS
1. The Oaks of Tyrone (formerly the Sanctuary at Tyrone) conditional rezoning request.

Trustee Schultz moved to deny the Oaks of Tyrone (formerly the Sanctuary of Tyrone) conditional rezoning request for the following reasons:

- The requested rezoning is not in compliance with the Township’s Master Plan.
- The request is not compatible with the rural residential nature of the surrounding area.
- The applicant did not provide a wetland delineation report.
- The request appears to be an attempt to modify the existing zoning to maximize the number of lots in the development. That is not the intent behind the Township’s Conditional Rezoning Ordinance.
- The plan does not meet the requirement of 50% perpetually undeveloped open space.
- The plan requires deviations from the underlying requirements of the RE zoning district and those deviations are not offset by any concessions proposed by the applicant.
The plan does not fulfill the intended nature of the use of open space preservation through the Michigan Zoning Enabling Act and the Township’s zoning ordinance.

The plan does not comply with the open space design requirements set forth in section 21.51 of the Township’s zoning ordinance.

The request does not comply with the intent of Article 8 Open Space Preservation Option (Section 8.02 Cluster Development Option) of the Township’s zoning ordinance.

(Clerk Husted seconded.) The motion carried; all ayes.

NEW BUSINESS

1. Quote for door buzzers at township office.

Treasurer Eden moved to authorize the cost up to $1,000.00 to purchase and install door buzzers at the township hall for COVID precautions. (Trustee Schulze seconded.) The motion carried; all ayes.

MISCELLANEOUS BUSINESS

None.

PUBLIC REMARKS

Don LoVasco said he did not agree with the door buzzers.

ADJOURNMENT

Trustee Walker moved to adjourn. (Clerk Husted seconded.) The motion carried; all ayes. The meeting adjourned at 7:28 p.m.
## TYRONE TOWNSHIP TREASURER'S REPORT

**Period ending May, 2020**

### INVESTMENTS

<table>
<thead>
<tr>
<th>TOWNSHIP FUNDS</th>
<th>Interest Ckg</th>
<th>INVESTMENTS</th>
<th>ICS</th>
<th>Int Rate</th>
<th>MICHIGAN CLASS</th>
<th>Int Rate</th>
<th>FLG PEG CD</th>
<th>Int rate</th>
<th>Grand Totals EachFund</th>
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<tr>
<td>General 101</td>
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<td>Tech Fund 141</td>
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<tr>
<td>Building &amp; Site 145</td>
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<td>$270,568.49</td>
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<tr>
<td>Parks/Recreation 208</td>
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<td>$5,934.23</td>
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<tr>
<td>Liquor Control 212</td>
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<td>Road 245</td>
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<td>Revolving 246</td>
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<td>Right of Way 260</td>
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<td>Peg 274</td>
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<td>Lk Tyrone Grant 281</td>
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<td>Jayne Hill Lts 218</td>
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<td>Walnut Shores Lts 219</td>
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<td>Shannon Glen Rubbish 225</td>
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<td>Jayne Hill Rubbish Removal 226</td>
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<td>Apple Orchard Rubbish Removal 227</td>
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<td>Silver Lake Rubbish Removal 228</td>
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<td>Parkin Lane Snow 231</td>
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<td>$16,423.64</td>
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<tr>
<td>Great Oaks Dr 232</td>
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<td>$8,485.97</td>
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<td>Laurel Springs Rubbish removal 233</td>
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<td>0.40%</td>
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<td>$6,755.00</td>
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<td><strong>Account Totals</strong></td>
<td>$3,345,048.50</td>
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<td>$453,741.38</td>
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<td>$4,846,149.34</td>
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### Health Flex Spending 101

<table>
<thead>
<tr>
<th>The State Bank</th>
<th>Health Flex Total</th>
<th>Dec-19</th>
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</thead>
<tbody>
<tr>
<td>FSA Account ($10K Loan to Open)</td>
<td>$10,793.47</td>
<td>$10,793.47</td>
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</table>

### Public Safety- 205

| Public Safety 205 - State Bank checking | $565,975.45 | 0.40% |
| Public Safety 205- State Bank Savings  | $6,402.13  |       |
| Public Safety 205 - Level One Bank     | $204,659.84| 0.40% |
| Public Safety ICS- 205 State Bank      | $772,480.59| 0.40% |

### TYRONE TOWNSHIP SEWER 2003- 392

<table>
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<tr>
<th>Flagstar</th>
<th>Tyrone Sewer 03 Total</th>
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<tbody>
<tr>
<td>Debt Service 392 Flagstar Bank</td>
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<td>Flagstar CDARS 2003 (matures 10/22/2020)(6527)</td>
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<td>Flagstar CD 2003 (matures 9/28/2020)(3879)</td>
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<td>Flagstar CDARS 2003 Fund Matures 6/18/2020(1875)</td>
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### Road Improvements- Flagstar

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<th>Road Improvement Total</th>
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<tr>
<td>Parkin Lane Rd 2010 (396)</td>
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<tr>
<td>Lake Shannon 2018 (399)</td>
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<tr>
<td>Laurel springs (400)</td>
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<td>Irish Hills (401)</td>
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<td>CIBC- Parkin Lane CD(matures 8/10/20)</td>
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### SEWER O&M CHECKING ACCT- 590

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<th>Sewer O&amp;M Total</th>
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<tr>
<td>Sewer Operation and Maintenance CK (5710)</td>
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<td>Sewer Operation and Maintenance SV (4865)</td>
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<td>CIBC- O&amp;M CD(matures 8/6/20)(6337)</td>
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<tr>
<td>O&amp;M CDARS (matures 8/12/2021)(4312)</td>
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<td>O&amp;M CDARS (matures 8/13/2020)(4710)</td>
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### TRUST & AGENCY- 701

<table>
<thead>
<tr>
<th>Trust &amp; Agency Total</th>
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<tbody>
<tr>
<td>Township Trust and Agency 701 Savings</td>
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<tr>
<td>Township Trust and Agency 701 Checking</td>
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</tbody>
</table>

**Total Township Monies** | $10,364,053.84 |
<table>
<thead>
<tr>
<th>Bank Date</th>
<th>Bank</th>
<th>Check</th>
<th>Vendor Name</th>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>06/03/2020</td>
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<td>22344</td>
<td>CHASE CARD SERVICE</td>
<td>CREDIT CARD PURCHASES (SMALL PDF)</td>
<td>48.00</td>
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<td>06/03/2020</td>
<td>001</td>
<td>22345</td>
<td>CHLORIDE SOLUTIONS LLC</td>
<td>DUST CONTROL (HAGAN &amp; CENTER)</td>
<td>1,940.58</td>
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<td>06/03/2020</td>
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<td>22346</td>
<td>CONSUMERS ENERGY</td>
<td>TWP HALL ELECTRIC 4.23.20 TO 5.21.20</td>
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<td>06/03/2020</td>
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<td>22347</td>
<td>REPUBLIC SERVICES#237</td>
<td>JAYNE HILL TRASH JUNE 2020</td>
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<td>REPUBLIC SERVICES#237</td>
<td>SILVER LAKE TRASH JUNE 2020</td>
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<td>REPUBLIC SERVICES#237</td>
<td>SHANNON GLEN TRASH JUNE 2020</td>
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<td>STAPLES ADVANTAGE</td>
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<td>06/09/2020</td>
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<td>EMPLOYEE CONTRIBUTIONS</td>
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<td>06/09/2020</td>
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<td>AT&amp;T MOBILITY</td>
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<td>06/09/2020</td>
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<td>CONSUMERS ENERGY</td>
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<td>06/09/2020</td>
<td>001</td>
<td>22354</td>
<td>DOUGIE'S DISPOSAL &amp; RECYCLING</td>
<td>APPLE ORCHARD GARBAGE 6.1.20 TO 8.31.20</td>
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<td>06/09/2020</td>
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<td>HARRIS &amp; LITERSKI ATTORNEYS AT LAW</td>
<td>LEGAL MAY 2020</td>
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<td>06/09/2020</td>
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<td>LORIE THIELEN</td>
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<td>06/09/2020</td>
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<td>MICHIGAN TOWNSHIPS ASSOCIATION</td>
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<td>RICOH USA, INC.</td>
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<td>RICOH USA, INC.</td>
<td>EXCESS COPIES 2427 B&amp;W 1310 COLOR</td>
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<td>06/09/2020</td>
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<td>SUNSET MAINTENANCE, LLC</td>
<td>3 CLEANING MAY 2020</td>
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<td>06/11/2020</td>
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<td>BURNHAM &amp; FLOWER OF MICHIGAN</td>
<td>ANNUAL TOWNSHIP POLICY 4.1.20 TO 3.31.21</td>
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<td>06/17/2020</td>
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<td>ACCIDENT FUND COMPANY OF MICHIGAN</td>
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<td>BLUE CROSS BLUE SHIELD OF MICHIGAN</td>
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<td>06/17/2020</td>
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**001 TOTALS:**

Total of 32 Checks: 47,839.85
Less 0 Void Checks: 0.00
Total of 32 Disbursements: 47,839.85

**Bank 022 STATE BANK - PUBLIC SAFETY checking**

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022 TOTALS:
- Total of 4 Checks: 26,344.00
- Less 0 Void Checks: 0.00
- Total of 4 Disbursements: 26,344.00

Bank 102 SEWER O&M CHECKING 590
- 06/17/2020 102 418 LIVINGSTON COUNTY DRAIN COMM. SEWER O&M 4.30.20 TO 5.28.20 64,355.02

102 TOTALS:
- Total of 1 Checks: 64,355.02
- Less 0 Void Checks: 0.00
- Total of 1 Disbursements: 64,355.02

Bank 112 FLAGSTAR CHECKING - SA ROAD IMPROVEMENTS
- 06/17/2020 112 1052 HUNTINGTON NATIONAL BANK PRINCIPAL AND INTEREST PARKIN LN 33,282.50
- 06/17/2020 112 1053 STATE BANK INTEREST PAYMENT LAUREL SPRINGS PRINCIPAL AND INTEREST IRISH HILLS 20,719.25
- 06/17/2020 112 1054 US BANK PRINCIPAL AND INTEREST LAKE SHANNON 23,415.25

112 TOTALS:
- Total of 3 Checks: 182,541.50
- Less 0 Void Checks: 0.00
- Total of 3 Disbursements: 182,541.50

Bank 203 TRUST & AGENCY 701 CKG
- 06/09/2020 203 1826 CROMAINE LIBRARY 2019 DPPT 4.1.20 TO 6.1.20 185.21
- 06/09/2020 203 1827 HARTLAND CONSOLIDATED SCHOOLS 2019 DPPT 4.1.20 TO 6.1.20 1,066.70
- 06/09/2020 203 1828 LESA 2019 DPPT 4.1.20 TO 6.1.20 14.25
- 06/09/2020 203 1829 LIVINGSTON COUNTY TREASURER 2019 DPPT 4.1.20 TO 6.1.20 117.24
- 06/09/2020 203 1830 TYRONE TOWNSHIP 2019 DPPT 4.1.20 TO 6.1.20 183.01
- 06/25/2020 203 1831 LIVINGSTON COUNTY TREASURER SPECIFIC TAX MOBILE HOME & SET MAY 2020 2,012.50
- 06/25/2020 203 1832 TYRONE TOWNSHIP SPECIFIC TAX MOBILE HOME & SET MAY 2020 402.72

203 TOTALS:
- Total of 7 Checks: 3,981.63
- Less 0 Void Checks: 0.00
- Total of 7 Disbursements: 3,981.63

REPORT TOTALS:
- Total of 47 Checks: 325,062.00
- Less 0 Void Checks: 0.00
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Total of 47 Disbursements:
TYRONE TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING SYNOPSIS
June 24, 2020  6:00 p.m.

Note: This meeting was held via electronic remote access, in accordance with the Michigan Governor’s Executive Orders 2020-75, 2020-99, and 2020-100.

Present:  Mark Meisel, Dave Wardin, Kurt Schulze, Rich Erickson, and Dan Stickel.

Absent: Perry Green and Bill Wood.

Approved the agenda as presented.

APPROVAL OF THE MINUTES:
1) None

OLD BUSINESS:

NEW BUSINESS:
1) Martin Special Land Use for a Church at the old Tyrone Township Hall – Was recommended for Township Board approval with conditions.

MISCELLANEOUS BUSINESS:
1) Other Business Items: A meeting was scheduled to rehear the Betley old business items on Wednesday, 7/1/2020, at 6:00 PM.

ADJOURNMENT: The meeting adjourned at 8:57 P.M.
COMMUNICATION #2
TYRONE TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING SYNOPSIS
July 1, 2020   6:00 p.m.

Note: This meeting was held via electronic remote access, in accordance with the Michigan Governor’s Executive Orders 2020-75, 2020-99, and 2020-100.

Present: Mark Meisel, Dave Wardin, Kurt Schulze, Rich Erickson, and Dan Stickel.

Absent: Perry Green and Bill Wood.

Approved the agenda as presented.

APPROVAL OF THE MINUTES:
1) None

OLD BUSINESS:
1) Betley Sight Line Determination – A minimum setback requirement was established.
2) Betley Temporary Structure Application – Was recommended for Township Board approval with conditions.

NEW BUSINESS:
1) None

MISCELLANEOUS BUSINESS:
1) Topos from GIS were requested for the 7/14 meeting applications of Bombe and Eastin. A draft of the Eastin ZBA meeting minutes was also requested.
2) Resuming Meetings at the Township Hall – The Planning Commission, out of an abundance of caution, will continue with remote Zoom meetings during July.

ADJOURNMENT: The meeting adjourned at 7:25 P.M.
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UNIVERSAL CREDIT SERVICES, INC  
P.O. BOX 133  
HARTLAND, MI 48353  
800-931-3711  

INVOICE 031442  
04/02/20  

No. 102  

RECEIVED  
APR 16 2020  

TYRONE TOWNSHIP FIRERUNS  
ATTN: MARIAN KRAUSE  
8420 RINNYAN LAKE RD  
FENTON, MI 48430  

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*SubTotals*

Gross Collections This Cycle.......$50.00

Check No. 015291 Enclosed.........$39.50
## Closed Report
Accounts Closed From 4/1/2020 Thru 4/30/2020

TYR001
TYRONE TOWNSHIP FIRE RUNS
Attn: MARIAN KRAUSE
8420 RUNYAN LAKE RD
FENTON, MI 48430

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Gross Collections This Cycle......$53.32

Check No. 015379 Enclosed........$42.12
UNIVERSAL CREDIT SERVICES, INC  
P.O. BOX 133  
HARTLAND, MI 48353  
800-931-3711  

1  

INVOICE 031712  
06/01/20  

* Recap *  

UN10  
TYRG01  
TYRONE TOWNSHIP FIRE RUNS  
ATTN: MARIA KRAUSE  
NNE0010  
8420 Runyan Lake Rd  
FENTON, MI 48430  

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*Totals*  
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*Totals*  
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Gross Collections This Cycle.......$53.32  
Total Enclosed Checks.................$42.12
NEW BUSINESS #1

Send the Light Church special land use permit request.
July 1, 2020

Township Board
Tyrone Township
8420 Runyan Lake Road
Fenton, MI 48430

Subject: Agenda Request – Send the Light Church – Special Land Use Approval

Dear Township Board Members:

During our meeting on June 24, 2020, Dave Wardin moved to recommend Township Board approval of the Send the Light Church special land use request to operate a church, conditional upon: (1) Amending the submitted site plan to include a page with contours, (2) Amending the Use Statement to clarify there will be no leasing of the facility or use by other organizations and placing the Use Statement on the site plan, and (3) Consent from the Fire Chief the capacity limits stated on the plan are acceptable. Kurt Schulze supported the motion. The motion carried by unanimous voice vote.

The applicant proposes to repurpose the prior Township Hall as a nondenominational church. It is the opinion of the Planning Commission the intensity of use will not significantly increase, and church services would be similar in attendance to some of the association and other special events which were held infrequently at the prior hall. Available parking complies with our Ordinance requirements. A sales contract signed 2/20/2020 includes use and disposition options for the historic township hall. The site is not being physically altered from an exterior point of view. The required public hearing was held on 6/24/2020 and no objections were received.

Conditional approval item 3 was provided on 6/29/20. Items 1 and 2 have been submitted in draft (attached) and the site plan with these amendments is currently in revision but is expected to be completed and available prior to the Board meeting. The Planning Commission therefore recommends the Township Board approve the Send the Light Church request for a special land use permit to operate a church as the request complies with our Ordinance requirements.

Respectfully submitted,

Tyrone Township Planning Commission
Mark Meisel
Chairman
John Martin
7498 Hartland Rd.
Fenton, MI 48430

June 25th, 2020 (Amended to the Tyrone Planning Board request)

Dear Planning Board,

I have been in Tyrone Township for over 30 years, with my residence on Hartland Road and my business on Old US 23. As recently approved by the township board, I have purchased the old township building on Center Road for use as a small nondenominational Bible-based Christian church. The name of the church is Send the Light Church. I am applying for special land use permit to proceed. Following is an accurate use description along with our intentions for the property.

First, I want to state that I believe the church would fit in nicely with the environment of our community. The traffic generated from the church services will be less than that generated by the previous use of the building site.

There will be no housing nor residence on the property.

There will be no leasing out of the building nor the property for any reasons.

There will be no outside activities set up like AA programs, Day Care Center, Educational schooling programs or any similar programs. (Boy Scouts or Girl Scouts)

There will be an occasional wedding, shower, small non-alcoholic reception and church pic-nick.

We intend to have normal Sunday school once a week for children on Sunday mornings and inside counseling for those who have needs and request help.

There is more than enough parking for the weekly services to be held:

- Sunday morning at 10:30am
- Wednesday evening at 7:30pm
- occasionally (perhaps once a month) a Sat. or Sun. evening service

Furthermore, as you are aware of, the building is presently set up for the welfare and safety of the public. We are not planning on any additional development, excavation or construction to the property. Therefore, we are asking if the Planning Commission would waive any site plan requirements concerning this special land use.

We have applied a fresh coat of paint to the building. We will keep the property well maintained. We will always be open for township suggestions and improvements. If you have any other concerns or questions regarding our purpose for the building, please feel free to ask.

Thank You very much,

John Martin

[Signature]
From: Bob Cairnduff <bcairnduff@cityoffentonfire.org>
Sent: Monday, June 29, 2020 4:51 PM
To: Ross Nicholson <rnicholson@tyronetownship.us>
Subject: RE: 10408 Center Rd Maximum Occupancy

Ross,
Sorry for the delay. I was not in the office on Friday.

After reviewing the new information provided and the prior calculations on the occupancy numbers I am in agreement with the occupancy calculations as provided by the architect from Lindhout and Associates. There does not appear to be any significant changes to the building so these number would be correct.

If I can be of any further assistance please let me know.

PS- I attached the response district map for you.

Robert C. Cairnduff
Fire Chief
City of Fenton
810-629-8595
bcairnduff@cityoffentonfire.org

[cid:image002.png@01D64E35.159FB670]
Church Standards

22.05. D. Churches and Schools.
Churches and schools and related accessory facilities are subject to the following conditions:

1. Height. Buildings of greater than the maximum height allowed in Article 20 Schedule of Regulations, may be allowed provided that for every one (1) foot of height that the building exceeds the maximum height limitations, an additional one (1) foot of front, side, and rear yard setback shall be provided over and above the minimum yard requirements for the applicable district.

2. Arterial Road. The site shall be located to have at least one (1) property line abutting an arterial road. All access to the site shall be directly onto said major road or service drive thereof.

3. Accessory Uses. Current or future accessory uses which may generate traffic or that are out of scale or character with the neighborhood may serve as the basis for denial of the special use, however, any such ruling must be consistent with the Religious Freedom Restoration Act.


5. Housing. The proposal shall include a detailed description of any housing to be provided in association with the proposed church or school. This description shall include the number of units and/or beds, their location, the number of persons to occupy the housing and any housing related support facilities such as common areas for eating, cooking, recreation, assembly, etc. The Planning Commission shall review the proposed housing and determine whether it is appropriate for the proposed location using the general review standards in Section 22.04. Additionally, all such housing shall be found to meet all state, federal or local building codes or regulations applicable to such housing.

25.11.B. Institutional (parking requirements)
1. Church, Chapel, Synagogue, Temple, or other place of Worship, 1 parking space for each 3 seats or 5 lineal feet of pews in the main unit of worship, whichever is greater.

27.03.A.3. Non-profit Organization Signs: For a church, school, museum, library or other non-profit institution bulletin boards that are permanent signs with a minimum setback from the street right-of-way of ten (10) feet, which do not exceed fortyeight (48) square feet in area and are a maximum of six (6) feet in height.
# TYRONE TOWNSHIP
## PLANNING COMMISSION REVIEW APPLICATION

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**Project Description:**
I bought the township building to use for a church. Applying for a Special Land Use. Also, because township is aware of the property and we are not doing anything to it, we are asking for site plan of the property to be waived. Please see letter to Planning Commission.

Thank You,
John Martin

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

John K. Martin

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Received By:

View the Tyrone Township Ordinance at <tyronetownship.us>
John Martin  
7498 Hartland Rd.  
Fenton, MI 48430  

March 19th, 2020  

Dear Planning Commission,  

I have been in Tyrone Township for over 30 years, with my residence on Hartland Road and my business on Old US 23. As recently approved by the township board, I have purchased the old township building on Center Road for use as a small nondenominational Bible-based Christian church. I am applying for special land use permit to proceed. Following is an accurate use description along with our intentions for the property.  

First, I want to state that I believe the church would fit in nicely with the environment of our community. The traffic generated from the church services will be less than that generated by the previous use of the building site.  

There will be no housing nor residence on the property.  

There will be no day care center set up.  

There will be no educational schooling programs.  

We will have normal Sunday school once a week for children on Sunday mornings.  

There is more than enough parking for the weekly services to be held:  

Sunday morning at 10:30am  
Wednesday evening at 7:30pm  
Occasionally (perhaps once a month) a Sat. or Sun. evening service  

Furthermore, as you are aware of, the building is presently set up for the welfare and safety of the public. We are not planning on any additional development, excavation or construction to the property. Therefore, we are asking if the Planning Commission would waive any site plan requirements concerning this special land use.  

We are planning on applying a fresh coat of paint to the building. We will keep the property well maintained. We will always be open for township suggestions and improvements. If you have any other concerns or questions regarding our purpose for the building, please feel free to ask.  

Thank You very much,  

John Martin
OFFER TO PURCHASE REAL ESTATE

THE UNDERSIGNED, Tyrone Township as Seller and Send the Light LLC as purchaser hereby offers and agrees to purchase the following real property:

LEGAL DESCRIPTION

(See attached for full legal description)

Land situated in the Township of Tyrone, Livingston County, Michigan, known as 10408 Center Road Fenton, MI 48430 (Parcel No. 4704-21-200-040) together with all improvements and appurtenances, if any, now on the premises except for the "old township hall historical structure" (the structure designated as historical), and to pay therefore the sum of Three Hundred Five Thousand ($305,000.00) Dollars.

UPON THE FOLLOWING CONDITIONS:

CASH SALE
1. Delivery of the usual Warranty Deed conveying a marketable title, payment of purchase money is to be made in cash or certified check.

EVIDENCE OF TITLE
2. As evidence of title, Seller agrees to furnish Purchaser as soon as possible a Commitment for Title Insurance from Vanguard Title in Brighton, Michigan in an amount not less than the purchase price bearing date later than the acceptance hereto, establishing the requirements that are required of Seller to perform the terms of this Agreement and Seller agrees to satisfy said requirements and cause to be issued at closing at Seller's expense, a Title Insurance Policy with standard exceptions guaranteeing Purchaser title to the property as provided herein.

TITLE OBJECTIONS
3. Purchaser shall have 7 days after the receipt of the title commitment to register any objections to the title; and if no objections are made within said time limits, objections to the title shall be deemed waived. If objection to the title is made, based upon written opinions of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date he is notified in writing of the particular defects claimed, either (A) to remedy the defects in title and to obtain title insurance as required above, or (B) to refund the deposit in full termination of this Agreement if, after making a good faith effort, the Seller is unable to remedy the defects in title or obtain title insurance. Notwithstanding anything contained herein to the contrary, in the event Seller is unable to cure any title defects, Purchaser shall have the option to waive Purchaser's objection to title and proceed to close.

INSPECTIONS
4. Purchaser shall have the right and be permitted, at his own expense, to have the property inspected by a contractor, architect or any other person(s) of Purchaser's choosing. If these inspections show any condition, use restrictions, easements of record, defects or zoning ordinances, which in the Purchasers sole discretion, renders the property defective or otherwise unacceptable to Purchaser, Purchaser shall have the option to terminate this Agreement without further liability and, upon the exercise of such option by Purchaser, deposits made hereunder shall be returned to Purchaser. All inspections and notifications to terminate, if any, must be made within twenty-one (21) days ("Inspection Period") after mutual acceptance of this Offer to Purchase or the conditions of this paragraph shall be deemed waived. In no event shall Seller be responsible for any repairs.

POSSESSION
5. The Seller shall deliver and the Purchaser shall accept possession of said property at Closing, subject to Seller’s right to maintain the “old township hall historical structure” at its current location for a period of one and one-half (1 ½) years from the date of closing. At any time during that one and one-half (1 ½) years Seller may enter upon the property to perform maintenance to the “old township hall historical structure” and to use it in a reasonable manner. Also, at any time during that one and one-half (1 ½) years Seller may enter upon the property to remove the “old township hall historical structure” from the property. Purchaser acknowledges that Seller may have to remove trees, relocate utility lines, block of a driveway or parking area, to perform the moving of the “old township hall historical structure”. Seller agrees that it will fill any footing trenches with soil, level the area upon which the “old township hall historical structure” was situated, apply grass seed, and repair damage to any blacktop or structures caused during the removal of the old township hall.

RISK OF LOSS
6. The Seller is responsible for any damage to the property, except for normal wear and tear, until the closing. If there is damage, the Purchaser has the option to cancel this agreement and the deposit shall be refunded to the Purchaser or he can proceed with the closing.

TAXES AND PRORATED ITEMS
7. There is no prorating of any items. The property was tax exempt while Seller owned the property. Purchaser will be responsible for property taxes from the date of closing. Seller’s account for public utilities shall be closed on day of closing and purchaser shall not be responsible for any utility costs occurring before closing and shall open accounts in purchaser’s name. The purchaser shall receive the balance of propane in the propane tank and the balance of the prepaid propane, if transferable.

TIME AND PLACE OF CLOSING
8. If this offer is accepted by the Seller and if title can be conveyed in the condition required hereunder, the Purchaser agrees to complete the Closing no later than March 1, 2020. However, Purchaser shall not be required to close prior to ten (10) days after which a title commitment is delivered to the Purchaser as provided above. Closing will take place at the office of the Vanguard Title Company in Brighton, Michigan. The closing date may be extended by mutual agreement of the parties.

PURCHASER’S DEFAULT
9. In the event of default by the Purchaser hereunder, the Seller may, declare a forfeiture hereunder and exercise any legal remedies available to Seller.

SELLER’S DEFAULT
10. In the event of default by the Seller hereunder, the Purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this Agreement, as his sole remedy.

REPRESENTATION
11. Purchaser and Seller acknowledge that no representations, promises, guaranties, or warranties of any kind including, but not limited to, representations as to the condition of the premises were made by the Seller.

12. The covenants herein shall bind and inure to the benefit of the personal representatives, administrators, successors and assigns of the respective parties. Whenever any words, including pronouns, are used herein in the masculine gender, they shall be construed as though they were also used in the feminine or neuter gender in all cases where they would so apply, and wherever any words, including pronouns, are used herein in the singular or plural form, they shall be read and construed in the plural or singular, respectively, wherever they would so apply.
13. This is a legal document, and both Purchaser and Seller acknowledge that they are advised to consult an attorney to protect their interest in the transaction. Where the transaction involves financial and tax consequences, the parties acknowledge that they have been advised to seek the advice of their accountant or financial advisor.

TIME IS OF THE ESSENCE
14. At all times under this agreement where certain time constraints are set forth, the parties have agreed that TIME IS OF THE ESSENCE and that no extensions of said time limits are expected or agreed to unless agreed to specifically in writing.

15. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

16. The Grantor grants the Grantee the right to make all division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Act of 1967.

ADDITIONAL CONDITIONS
17. Purchaser agrees to fix the railing on the old township hall no later than June 15, 2020.

18. Purchaser shall have the right to close this transaction in the name of a Limited Liability Company or other entity of his choosing.

19. Seller to fix door on current township hall before closing.

20. Purchaser acknowledges that Seller has made no representations as to the condition of property or the structures thereon.

21. Purchaser takes property in an as is condition.

IN THE PRESENCE OF: 

Purchaser: John Keith Martin 

Dated 02/20/2020

ACCEPTANCE OF OFFER

By the execution of this instrument, the seller acknowledges the receipt of a copy of this agreement.

IN PRESENCE OF: 

Seller: 

Dated 02/20/2020

By: Tyrone Township

Purchaser's Receipt of Accepted Offer
The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.

**PURCHASER:**

Dated __02/20/2020__

[Signature]
John Keith Martin
CERTIFICATE OF SURVEY

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
THE NORTH LINE OF SECTION 21 WAS ASSUMED AS BEING S.87°-18°-51'W.

SECTION 21
T.4 N. – R.6 E.
TYRONE TOWNSHIP
LIVINGTON COUNTY,
MICHIGAN

I hereby certify that I have surveyed and mapped the land above platted and/or described on 02/06/20, and the Relative Positional Precision (RPP) for each property corner shown hereon are within the limits accepted by the practice of Professional Surveying and that all of the requirements of P.A. 132 1970, as amended, have been complied with.

Jeffrey E. Wood
Professional Surveyor No. 41115

Spicer Group
230 S. Washington Ave.
Saginaw, MI 48637
TEL (989) 754-4717
FAX (989) 754-4440
www.SpicerGroup.com

Job NO. 128378SG2020
DWG. NO. A-28392-1

Sheet 1 of 2
Date: 02/11/20
Scale: 1" = 100'
CERTIFICATE OF SURVEY

THE NORTH LINE OF SECTION 21 WAS ASSUMED AS BEING S.87°-18'-51"W.

The following described premises situated in the Township of Tyrone, County of Livingston and State of Michigan, to-wit: Part of Section 21, T.4 N. -- R.6 E., Michigan, more particularly described as commencing at a point on the North Section line of Section 21, T.4 N. -- R.6 E., Tyrone Township, 1185 feet West of the Northeast Corner of said Section; thence South 435.6 feet; thence West 200 feet; thence North 435.6 feet to said Section line; thence East to the point of beginning.

The following described premises situated in the Township of Tyrone, County of Livingston and State of Michigan, to-wit: Part of Section 21, T.4 N. -- R.6 E., Michigan, described as: Beginning at a point 1052 feet West of the Northeast Corner of said Section; thence South at right angles 435.6 feet; thence West 133 feet parallel to the centerline of highway; thence North 435.6 feet; thence East 133 feet to the point of beginning.

A parcel of land in the Northeast 1/4 of Section 21, T.4 N. -- R.6 E., Tyrone Township, Livingston County, Michigan, described as follows: Beginning at a point on the North line of said Section 21 which is 1052.00 feet, S.87°-18'-51"W. of the Northeast Corner of said Section; thence S.02°-41'-09"E., perpendicular to said North Section line, 435.60 feet; thence S.87°-18'-51"W., parallel with said North Section line, 333.00 feet; thence N.02°-41'-09"W., perpendicular to said North Section line, 435.60 feet to said North Section line; thence N.87°-18'-51"E., as described Section 21, thence 433.00 feet to the point of beginning, containing 33.33 acres of land and subject to highway use of the North 33.00 feet thereof, and also subject to any easements of record.

Section Corner Witnesses:

Northeast Corner of Section 21
Found Disk in Monument Box (Remon Corner)
N.45°W. 75.35' Spike & tag in N. side of utility pole
S.45°W. 71.95' Spike & tag in E. side of utility pole
S.35°E. 60.05' Spike & tag in S. side of utility pole
N.45°E. 127.54' Spike & tag in N.W. side of 10' boxelder

North 1/4 Corner of Section 21
Found Disk in Monument Box (Remon Corner)
S.70°E. 60.31' Spike & tag in S. side 15' ash
S.50°E. 84.06' Spike & tag in S. side of utility pole
North 29.12' Spike & tag in E. side of 10' willow
N.25°E. 33.47' Spike & tag in E. side of 12' poplar

East 1/4 Corner of Section 21
Found Disk on Iron (Remon Corner)
West 52.28' Spike & tag in S. side of utility pole
N.30°E. 76.05' Spike & tag in W. side of 10' dia. wood post
S.25°E. 37.50' Spike & tag in W. side of 14' maple
S.20°W. 87.97' Spike & tag in E. side of 30' oak

I hereby certify that I have surveyed and mapped the land above platted and/or described on 02/06/20, and the Relative Positional Precision (RPP) for each property corner shown hereon are within the limits accepted by the practice of Professional Surveying and that all of the requirements of P.A. 132 1970, as amended, have been complied with.

Jeffrey E. Wood
Professional Surveyor No. 41115

Jeffrey E. Wood

SURVEY FOR: 8420 Runyan Lake Road
Fenton, Michigan 48430

Spicer Group

© - FOUND SURVEY CORNER
O - SET 1/2" # IRON ROD WITH CAP No. 41115

JOB NO. 128378SG2020
SCALE: 1' = 100'

200

SEAT 2 OF 2
DATE: 02/11/20

20
NEW BUSINESS #2

Betley Temporary Structure Use permit request.
July 2, 2020

Township Board
Tyrone Township
8420 Runyan Lake Road
Fenton, MI  48430

Subject: Agenda Request – Mark & Molly Betley – Temporary Structure Use

Dear Township Board Members:

During our meeting on July 1, 2020, Dave Wardin moved to recommend Township Board approval of the temporary structure use request of Mark and Molly Betley, conditional upon: (1) Providing temporary safety fencing along the property line of lot 3 and 4 to protect lot 3 from construction equipment damage while the new home on lot 4 is constructed, and (2) The applicant providing a written agreement acceptable to the Township Board consistent with the requirements of Section 21.31.A.3.c which also contains a clause allowing the Township Board to renew or extend the time allowed for construction beyond 10 months. Dan Stickle supported the motion. The motion carried by unanimous voice vote. Meisel abstained at the request of the applicants.

The applicant proposes to utilize the existing home at 10466 Runyan Lake Road to reside in during some or all of the construction of a proposed new home on the same lot. As stated in the 6/23/2020 McKenna review memo, Section 21.31.A.2 provides for the use of a manufactured home during construction but does not contemplate the use of an existing home. While atypical, the Planning Commission and McKenna find the request to use of the existing home to be a reasonable interpretation of the intent of Section 21.31.A.2 if the existing home’s location is compatible with access for constructing the new home and upon whether an agreement can be reached that gives the Township a sufficient level of comfort that the existing structure will be removed in a timely fashion once the new home is occupied. Document S-1.pdf shows the construction access in grey. At the time of the July 1, 2020, meeting the applicant had not submitted a draft or proposed agreement.

As set forth in Section 21.31.A.3.d, the Township Board should contemplate whether a financial guarantee should be included. The Planning Commission offers no opinion on this matter and defers to the Township Board. We also note the typo/error in our current published Zoning Ordinance text in Section 21.31.A.3.e where Zoning Administrator should read Planning Commission consistent with the review process steps earlier in Section 21.31.A.3.

Upon submittal of an agreement by the applicant acceptable to the Township Board consistent with the requirements of Section 21.31.A.3.c which includes a requirement the applicant install temporary safety fencing along the property line of lot 3 and 4 to protect lot 3 from construction equipment damage while the new home on lot 4 is constructed, and with a recommendation the agreement contain a clause allowing the Township Board to extend the 10 month construction period if needed, the Planning Commission recommends the Township Board approve the temporary structure use request and written agreement.

Respectfully submitted,

Tyrone Township Planning Commission

Mark Meisel
Chairman
June 23, 2020

Planning Commission
Tyrone Township
10408 Center Road
Fenton, MI 48430

Subject: Betley Temporary Dwelling & Sight Line Review
10466 Runyan Lake Road
Tax Parcel No. 4704-09-202-004
Zoned: Lake Front Residential (LK-1) District
Plans received on June 22, 2020

Dear Commissioners:

The owners and applicants, Mark & Molly Betley, have asked to maintain a temporary dwelling on the above referenced site during construction of a new home. The Township Zoning Ordinance provides for temporary structures and uses pursuant to Section 21.31 thereof, including temporary housing under certain conditions. Sight line review of the proposed new home is also requested pursuant to Section 20.02(X). We review the conditions and criteria for each issue below and offer our comments related to each.

Source: Google Earth 2020.
Temporary Housing Conditions
The Tyrone Township Zoning Ordinance, Section 21.31.A.3. lists the conditions for temporary housing.

Section 21.31.A.3.a. Plot Plan and Written Statement
A plot plan containing the information specified in Section 21.25.E. is to be provided, together with a written statement regarding the applicants’ reasons for making the request. The plot plan information required is as follows:

- a. Scale drawing;
- b. Shape and dimensions (of the parcel);
- c. Existing structures and building envelope;
- d. Septic system location;
- e. Easements;
- f. Site drainage;
- g. Natural features;
- h. Deed restrictions;
- i. Public roads and easements;
- j. Open space;
- k. Any additional information deemed necessary.

The applicants have provided a three sheet drawing demonstrating most of this information. No natural features are shown, but that may be because they have been removed. There is a discussion of easements on the drawing, but none appear to be shown on the drawing. The location of overhead utilities is shown.

The application has been referred to the Planning Commission for review. The Planning Commission is called upon to make a recommendation to the Township Board.

Section 21.31.A.3.c. Written Agreement.
A written agreement is required as between the applicants and the Township Board providing for the applicants to reside in the temporary home for no more than 10 months and to remove the temporary home within 60 days thereafter. A form of agreement has not been submitted. We question whether or not 10 months is a sufficient time to construct the new home proposed.

The Zoning Administrator is also called upon to make a recommendation to the Township Board.

The Township Board decides on requests for temporary land use approval.

Comments on Temporary Use
The provisions of the Zoning Ordinance related to temporary housing are a subset of the regulations relating to temporary structures and uses generally, as contained in Section 21.31. Section 21.31.A.2 provides for the use of a “manufactured home” during construction, though this is not mentioned among the conditions enumerated.
under Section 21.31.A.3. The ordinance does not contemplate a situation such as this, where a new home is proposed for a site containing an existing home that is intended to be replaced.

In concept, we have no concern with the proposal. Its ultimate reasonableness turns on whether the existing home’s location is compatible with access for constructing the new house and upon whether an agreement can be crafted that gives the Township a sufficient level of comfort that the existing structure will, in fact, be removed in a timely fashion once the new home is occupied. It appears that site access for construction of the new home would be along the south side of the lot, adjacent to Lot 3, where an existing, shared gravel drive previously existed. The applicants have stated their intention to not utilize shared access. Given this, they will have to contend with a constriction point that is 13 feet wide at its narrowest point. Existing and proposed grades in this area are also quite steep. There will be little room for error in navigating this route. At the very least, the applicants should be required to install construction safety fencing along their south property line to prevent encroachment onto the neighboring parcel.

**Sight Line Evaluation**

For the LK-1 District, the usual rear yard setback is 50 feet. However, the notes to the Schedule of Regulations, specifically Footnote X, modify this requirement in some circumstances. Where the average rear yard setbacks for the adjacent buildings on either side of the proposed use is greater than the minimum required for the district, the Planning Commission may require a rear yard setback equal to or greater than average rear yard setbacks of the adjacent buildings to preserve sight lines to the water. This can be seen to be the case for the lots on either side of the subject property. The setback from the nearest structure on Lot 5 to the property line at the water is 114.08’ at its closest point. On Lot 3, the setback is 121.82’. The average of the two setbacks would be 117.95’.

There is, however, an exception to the above stated rule in two cases, 1) where the subject or adjacent structures are located along a cove or peninsula or 2) where the rear yard setbacks of adjacent structures differ by more than 40 feet. It does not appear that this second condition exists. Thus, only if this location is found to be on a cove or peninsula, does the normal rule of setback averaging not apply. When this was last discussed before the Planning Commission, it seemed that it was the sense of the Commission that this location is on a cove; however I do not recall a formal finding to that effect. If the Commission does agree that this is a cove, then it is charged with determining the appropriate setback such that sight lines for existing adjacent structures are protected.

**Sight Line Comments**

The proposed, new home does project closer to the lake than the houses on either side of it, though, as has been discussed, there is an accessory building on Lot 5 that is significantly closer to the lake than the house on that lot, about the same distance as the applicants’ proposed home. The portion of the proposed house that projects in front of both neighbors’ houses sits lower than the rest of the proposed home. At its highest point, it will extend to an elevation of 937’ 11”, though the rear porch, which would be closest to the lake, only reaches an elevation of 933’ 5”. By contrast, the finished floor elevation of the house on Lot 3 is 921.97’, and the finished floor elevation for the house on Lot 5 is 925.59’. Thus, if one considers a person of average height standing on the first floor of the neighboring houses, it would appear that the roof of the proposed home will be in their field of view. Second floor views would not seem to be affected, except that, given that the upper portion of the proposed home is in front of the house on Lot 5, that portion will likely be in the field of vision of a person on the second floor of that home. Notably, the one-story, accessory building on Lot 5 has a finished floor elevation of 903.8’, so that its ridge line is roughly at the same level as the finished floor of the proposed home, i.e. it is not impactful on sight lines.
The situation presented by the application is somewhat anomalous because the house on Lot 5 is actually located much further back from the lake than its accessory building, which sits very low relative to surrounding structures. While the setbacks to the property line at the water’s edge are relatively consistent, amongst the three properties, when one considers the nearest structure on each lot, the applicants’ proposed home will sit, almost entirely, in front of the home on Lot 5. We view this as a significant sight line impact, even given the relatively lower elevation of a portion of the proposed house. Whereas setback averaging would otherwise suggest that the applicants’ home should be further back, the location of the accessory building on Lot 5, which counts toward the averages, means that result is not reached. However, if the Planning Commission feels that this is a cove, then it is nonetheless charged with establishing an, “appropriate setback … such that sight lines for existing adjacent structures are protected.” A greater setback will likely render moot the question of the temporary housing, since that structure would be in the way of shifting the proposed home further west.

We look forward to discussing this matter with you. Please let us know if there are questions or concerns regarding the statements in this review.

Respectfully submitted,

McKENNA

Gregory Elliott, AICP
Principal Planner
SECTION 21.31 TEMPORARY STRUCTURES AND USES

A. Temporary Structures. To ensure that temporary units used are safe for the occupants and customers, the unit shall be approved for the designated temporary use by the Livingston County Building Department. All water and sewage facilities shall be required and approved by the Livingston County Health Department. Each unit shall have at least one fire/smoke detector except residential units shall also have a second unit in the central sleeping area. All requirements shall be met prior to occupancy. Occupancy is approved for the length of time as indicated in the following provisions, however, the unit shall be removed from the property within 30 days after the permanent structure is completed or the use of the temporary unit ceases, whichever occurs first.

1. Temporary Dwelling Permit. The Zoning Administrator may issue a permit for a temporary dwelling unit when the permanent residence cannot be occupied as a result of a fire, flood, tornado or other natural disaster. The permit will be valid for a period of 3 months. If needed for a longer period of time, the owner must follow additional permit procedures outlined in this section.

2. During Construction. A property owner constructing a new home may be allowed a manufactured home on the site to provide shelter while the new home is being constructed.

3. Temporary Housing Conditions. Temporary housing may be allowed provided the following conditions are complied with:

   a. Plot Plan and Written Statement. A plot plan shall be submitted to the Planning Commission. The plot plan shall contain the information specified in Section 21.25.E. A written statement from the applicant describing the reasons and need for the temporary living quarters shall be included.

   b. Planning Commission Review. The Planning Commission shall review the plot plan and applicant statement of reason for a temporary dwelling and makes recommendation of the temporary dwelling and/or use to the Township Board.

   c. Written Agreement. A signed written agreement between the applicant and Township Board shall be executed. The agreement shall state that the temporary dwelling is for a single purpose not to exceed ten (10) months, at which time the unit shall be vacated and removed from the property within sixty (60) days. If the temporary dwelling is not removed, the applicant is in violation of this ordinance.

   d. Financial Guarantee. At the discretion of the Township Board, a financial guarantee may be required to be deposited with the Township Clerk. The principal will be rebated to the applicant when all conditions attached to the temporary use permit are met successfully. If permit requirements are not adhered to, a violation exists and deposited monies are forfeited to the Township to pay for enforcing the ordinance.

   e. Zoning Administrator Planning Commission Review. The Zoning Administrator Planning Commission shall review the documents submitted for a temporary use permit and make a recommendation to the Township Board.

   f. Temporary Use Permit. The Township Board decides on the request for temporary land use. If approved, the Board shall instruct the Zoning Administrator to issue a temporary use permit.
TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location: 10466 Kuykendall Rd

Property Owner(s): Mark Bolly

Street Address: 10466 Kuykendall Rd

City: Forton, ME 48830

Authorized Agent:

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

Project Description: Requesting temporary dwelling during construction

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

Signature of Owner(s) or Authorized Agent:

Date: 02/14/2020
Tax Stmt. OK

Received By: RN

View the Tyrone Township Ordinance at <tyrone township.org>
TO WHOM IT MAY CONCERN,

We have recently submitted plans for the construction of a newly built home on the 10466 Runyan Lake Road property. We purchased the property in July 2019 with the intention to reside in the existing structure during the planning and construction stages of our proposed plan. Following the completion of our new home, we plan to demolish the existing structure. We have been residing in the existing residence on the property since July 2015 and would like to request that we can continue to reside in this residence during and until the construction of our newly built home is completed and we have been approved to occupy the new home. This address is our primary residence and we do not own any other property in which we can reside during the construction of our new home. We would greatly appreciate your consideration regarding our request to continue to reside in the existing residence on the property during the construction of our new home or until it is not physically possible to remain in this residence during construction.

Sincerely,

Mark and Molly Betley
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**TENDERED:** CHECKS 453 225.00

**Signed:**

---

**TYRONE TOWNSHIP**

8420 RUNYAN LAKE RD
FENTON, MI 48430
810-629-8631
WWW.TYRONETOWNSHIP.US

Receipt: 98226 02/04/20

Cashier: TDORSCH

Received Of: BETLEY MARK & MOLLY

10466 RUNYAN LAKE RD
FENTON MI 48430

The sum of: 225.00
NEW BUSINESS #3

Frazee settlement request.
Good Afternoon Marian,

Attached is a settlement request for review. Please let me know if Tyrone Township would like to accept, counter, or deny.

Frasee, Ashlee  
0000414

We received a $50 prnt 6/15/20 that has not yet reported to you.

Crystal Estep,  
Client Services

P. O. Box 133  
Hartland, MI 48353  
(800) 931-3711 ext. 400  
Fax: 810-632-3455  
www.ucscollections.com

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June 22, 2020

Attn: ATTN: MARIAN KRAUSE
Fax #: (910) 829-0047
TYRONE TOWNSHIP FIRERUNS

Settlement Reason: Budget

Settlement Percent 71%

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<th>Settlement Amt Due</th>
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<td>Ashlee Prazee</td>
<td>$700.00</td>
<td>$500.00</td>
</tr>
</tbody>
</table>

Total Due: $700.00 $500.00

Please fax your decision back to us at (910) 632-3455

Settlement Authorization

[ ] Approved  [ ] Denied

UCS Account #: 0011648778

By: __________________________ Collector: DEC __________________________

Date: __________________________ Management: __________________________

ZSW
NEW BUSINESS #4

Countertop replacement quote.
March 20, 2020

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

RE: Tyrone Township Hall Renovations – Countertop Replacement
Recommendation of Contract Award

Dear Mr. Cunningham:

We have received and tabulated contractor bids for the above-referenced project. The complete bid tabulation is attached, but below is a summary of the total bid prices submitted:

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Total Bid Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>All in One</td>
<td>$2105.86</td>
</tr>
<tr>
<td>Kovach Enterprise</td>
<td>$930.00</td>
</tr>
<tr>
<td>Starline</td>
<td>$1,775.00</td>
</tr>
</tbody>
</table>

Spicer Group checked three references from Kovach Enterprise. They produce quality work for a cheap price. One reference provides about 60 projects a year to Kovach Enterprise and their clients rarely complains about their quality of work. From their references they exhibit dependable and responsible characteristics. Because Kovach Enterprise is the lowest bidder, have proven themselves as qualified, and have correctly submitted all required documents in their bid package, we recommend the project be awarded to Kovach Enterprise in the amount of $930. At your direction, we are prepared to issue a Notice of Award to the successful bidder.

If you have any questions or need further clarification, please feel free to contact us.

Sincerely,

Philip A. Westmoreland, P.E.
Senior Project Manager
SPICER GROUP, INC.
125 Helle Blvd., Suite 2
Dundee, MI 48131

CC: SGI File
NEW BUSINESS #5

Policy for recording and posting public meetings to website.

No documents attached.