

**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

- Special Board Meeting Minutes- May 28, 2020.
- Regular Board Meeting Minutes- June 2, 2020.
- Regular Board Meeting Minutes- June 16, 2020.
- Treasurer’s Report – May 31, 2020.
- Clerk’s Warrants and Bills – July 1, 2020.

COMMUNICATIONS

- 1. Planning Commission Meeting Synopsis- June 24, 2020.
- 2. Planning Commission Meeting Synopsis- July 1, 2020
- 3. Fire Service Report– May 31, 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.
- 4. Countertop replacement quote.
- 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/j/85616458887?pwd=czN0dGhaalJHL2VtMkc1ZVB2a0E3QT09>

CONSENT AGENDA

**TYRONE TOWNSHIP
SPECIAL BOARD MEETING
APPROVED MINUTES – MAY 28, 2020**

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

1. COVID-19 Preparedness and Response Plan.

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.

**TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – JUNE 2, 2020**

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.

**TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – JUNE 2, 2020 – PAGE 2**

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.

**TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – JUNE 16, 2020**

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.

**TYRONE TOWNSHIP
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APPROVED MINUTES – JUNE 16, 2020 – PAGE 2**

- 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.

6/22/2020

TYRONE TOWNSHIP TREASURER'S REPORT

JMM

Period ending May, 2020

TOWNSHIP FUNDS	Interest Ckg	INVESTMENTS ICS	Int Rate	MICHIGAN CLASS	Int Rate Monthly AVG	FLG PEG CD matures 8/12/20	Int rate	Grand Totals Each Fund
General 101	\$2,596,934.60	\$ 438,149.76	2.22%					\$ 3,035,084.36
Tech Fund 141	\$51,781.85	\$ 5,000.00	2.22%					\$56,781.85
Building & Site 145	\$263,068.49	\$ 7,500.00	2.22%					\$270,568.49
Parks/Recreation 208	\$5,934.23		0.40%					\$5,934.23
Liquor Control 212	\$0.00		0.40%					\$0.00
Road 245	\$23,607.07	\$ 309,224.80	2.22%	\$261,581.57	1.00%			\$ 594,413.44
Revolving 246	\$147,678.36	\$ 97,500.00	0.40%	\$192,159.81	1.00%			\$ 437,338.17
Right of Way 260	\$9,923.09		0.40%					\$9,923.09
Peg 274	\$163,028.53					\$ 189,984.90	2.08%	\$353,013.43
Lk Tyrone Grant 281	\$0.00		0.40%					\$0.00
Special Assessments								
Jayne Hill Lts 218	\$2,564.41		0.40%					\$2,564.41
Walnut Shores Lts 219	\$756.07		0.40%					\$756.07
Shannon Glen Rubbish 225	\$5,635.01							\$5,635.01
Jayne Hill Rubbish Removal 226	\$23,485.76		0.40%					\$23,485.76
Apple Orchard Rubbish Removal 227	\$5,282.34							\$5,282.34
Silver Lake Rubbish Removal 228	\$13,704.08							\$13,704.08
Parkin Lane Snow 231	\$16,423.64		0.40%					\$16,423.64
Great Oaks Dr 232	\$8,485.97		0.40%					\$8,485.97
Laural Springs Rubbish removal 233	\$6,755.00							\$6,755.00
Account Totals	\$3,345,048.50	\$ 857,374.56		\$453,741.38		\$ 189,984.90		\$ 4,846,149.34
Health Flex Spending 101		The State Bank						Health Flex Total
FSA Account (\$10K Loan to Open)		\$ 10,793.47	0.00%					\$ 10,793.47
								\$ 10,793.47
Dec-19								
Public Safety- 205								Public Safety Total
Public Safety 205 - State Bank checking		\$ 565,975.45	0.40%					\$ 565,975.45
Public Safety 205- State Bank Savings		\$ 6,402.13						\$ 6,402.13
Public Safety 205 - Level One Bank		\$ 204,659.84	0.40%					\$ 204,659.84
Public Safety ICS- 205 State Bank		\$ 772,480.59	2.22%					\$ 772,480.59
								\$ 1,549,518.01
TYRONE TOWNSHIP SEWER 2003- 392		Flagstar						Tyrone Sewer 03 Total
Debt Service 392 Flagstar Bank		\$ 345,860.73	0.6%					\$ 345,860.73
Flagstar CDARS 2003 (matures 10/22/2020)(6527)		\$ 539,209.18	1.50%					\$ 539,209.18
Flagstar CD 2003 (matures 9/28/2020)(3879)		\$ 1,000,000.00	0.50%					\$ 1,000,000.00
Flagstar CDARS 2003 Fund Martures 6/18/20)(1875		\$ 458,975.22	2.00%					\$ 458,975.22
								\$ 2,344,045.13
Road Improvements-		Flagstar						Road Improvement Total
Parkin Lane Rd 2010 (396)		\$ 41,509.31	0.70%					\$ 41,509.31
Lake Shannon 2018 (399)		\$ 391,705.71	0.70%					\$ 391,705.71
Laurel springs (400)		\$ 39,449.06	0.70%					\$ 39,449.06
Irish Hills (401)		\$ 161,190.40						\$ 161,190.40
CIBC- Parkin Lane CD(matures 8/10/20)		\$ 127,474.48	0.40%					\$ 127,474.48
								\$ 761,328.96
SEWER O&M CHECKING ACCT- 590		Flagstar						Sewer O&M Total
Sewer Operation and Maintenance CK (5710)		\$ 318,742.42	0.70%					\$ 318,742.42
Sewer Operation and Maintenance SV (4865)		\$ 82,513.08	1.39%					\$ 82,513.08
CIBC- O&M CD(matures 8/6/20)(6337)		\$ 162,223.26	0.50%					\$ 162,223.26
O&M CDARS (matures 8/12/2021)(4312)		\$ 140,437.10	1.65%					\$ 140,437.10
O&M CDARS (matures 8/13/2020)(4710)		\$ 138,874.68	2.50%					\$ 138,874.68
								\$ 842,790.54
TRUST & AGENCY- 701		Chase						Trust & Agency Total
Township Trust and Agency 701 Savings		\$ 1,512.90	0.18%					\$ 1,512.90
Township Trust and Agency 701 Checking		\$ 7,915.49	0.00%					\$ 7,915.49
								\$ 9,428.39
								\$ 5,517,904.50
Total Township Monies								\$ 10,364,053.84

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank 001 STATE BANK COMMON ACCOUNT					
06/03/2020	001	22344	CHASE CARD SERVICE	CREDIT CARD PURCHASES (SMALL PDF)	48.00
06/03/2020	001	22345	CHLORIDE SOLUTIONS LLC	DUST CONTROL (HAGAN & CENTER)	1,940.58
06/03/2020	001	22346	CONSUMERS ENERGY	TWP HALL ELECTRIC 4.23.20 TO 5.21.20	408.23
06/03/2020	001	22347	REPUBLIC SERVICES#237	JAYNE HILL TRASH JUNE 2020	1,848.88
06/03/2020	001	22348	REPUBLIC SERVICES#237	SILVER LAKE TRASH JUNE 2020	1,184.05
06/03/2020	001	22349	REPUBLIC SERVICES#237	SHANNON GLEN TRASH JUNE 2020	412.56
06/03/2020	001	22350	STAPLES ADVANTAGE	SUPPLIES	541.57
06/03/2020	001	22351	VOYA INSTITUTIONAL TRUST COMPANY	EMPLOYEE CONTRIBUTIONS	160.00
06/09/2020	001	22352	AT&T MOBILITY	SUPERVISOR CELL 4.28.20 TO 5.27.20	83.51
06/09/2020	001	22353	CONSUMERS ENERGY	LED LIGHTS 5.1.20 TO 5.31.20	58.90
				STREET LIGHTS 5.1.20 TO 5.31.20	205.52
					<u>264.42</u>
06/09/2020	001	22354	DOUGIE'S DISPOSAL & RECYCLING	APPLE ORCHARD GARBAGE 6.1.20 TO 8.31.20	1,599.00
				LAUREL SPRINGS GARBAGE 6.1.20 TO 8.31.20	1,400.00
					<u>2,999.00</u>
06/09/2020	001	22355	HARRIS & LITERSKI ATTORNEYS AT	LEGAL MAY 2020	150.15
06/09/2020	001	22356	KCI	POSTAGE FOR SUMMER 2020 TAX BILLS	1,389.90
06/09/2020	001	22357	LORIE THIELEN	REFUND OF HALL RENTAL	300.00
06/09/2020	001	22358	MICHIGAN TOWNSHIPS ASSOCIATION	ANNULA DUES 7.1.20 TO 6.30.21	5,990.05
06/09/2020	001	22359	RESERVE ACCOUNT	POSTAGE METER REFILL	2,500.00
06/09/2020	001	22360	RICOH USA, INC.	COPIER LEASE 5.28.20 TO 6.27.20	124.21
06/09/2020	001	22361	RICOH USA, INC.	EXCESS COPIES 2427 B&W 1310 COLOR	88.79
06/09/2020	001	22362	SUNSET MAINTENANCE, LLC	3 CLEANING MAY 2020	501.00
06/11/2020	001	22363	BURNHAM & FLOWER OF MICHIGAN	ANNUAL TOWNSHIP POLICY 4.1.20 TO 3.31.21	17,046.00
06/17/2020	001	22364	ACCIDENT FUND COMPANY OF	WORKERS COMP INSTALLMENT	391.75
06/17/2020	001	22365	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH INSURANCE JULY 2020	4,247.26
06/17/2020	001	22366	ELECTIONSOURCE	BALLOT CHARTS	120.00
06/17/2020	001	22367	IVS COMM, INC.	PHONE SERVICE MAY 2020	125.00
06/17/2020	001	22368	MCKENNA ASSOCIATES, INC.	TWP PLANNER NOVEMBER 2019	647.80
				TWP PLANNER FEBRUARY 2020	750.50
				TWP PLANNER MAY 2020	513.50
					<u>1,911.80</u>
06/17/2020	001	22369	PRINTING SYSTEMS, INC.	ELECTION FORMS	398.24
06/17/2020	001	22370	VOYA INSTITUTIONAL TRUST COMPANY	EMPLOYEE CONTRIBUTIONS JUNE 2020	1,235.00
06/25/2020	001	22371	CHARTER COMMUNICATIONS	TWP INTERNET 6.11.20 TO 7.10.20	114.98
06/25/2020	001	22372	DOUG HUSTED	MAILBOX INSTALLATION	100.00
06/25/2020	001	22373	EAGLE ROCK CONCRETE	CONCRETE MAILBOX PAD	1,050.00
06/25/2020	001	22374	LCMCA	DUES	20.00
06/25/2020	001	22375	WASTE MANAGEMENT	TWP HALL GARBAGE 7.1.20 TO 9.30.20	144.92
					<u><u>47,839.85</u></u>
001 TOTALS:					
Total of 32 Checks:					47,839.85
Less 0 Void Checks:					0.00
Total of 32 Disbursements:					<u>47,839.85</u>
Bank 022 STATE BANK - PUBLIC SAFETY checking					
06/03/2020	022	1192	HARTLAND AREA FIRE DEPARTMENT	2 FIRE RUNS 5.1.20 TO 5.15.20	2,866.00
06/03/2020	022	1193	HARTLAND AREA FIRE DEPARTMENT	8 FIRE RUNS 4.16.20 TO 4.30.20	11,464.00

Check Date	Bank	Check	Vendor Name	Description	Amount
06/03/2020	022	1194	TRANSUNION RISK DATA SOLUTIONS	PEOPLE SEARCH - MAY 2020	50.00
06/09/2020	022	1195	CITY OF FENTON FIRE DEPARTMENT	9 FIRE RUNS MAY 2020	11,964.00
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	2,700.00 20,715.25
06/17/2020	112	1054	US BANK	PRINCIPAL AND INTEREST LAKE SHANNON	125,843.75
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

07/01/2020 12:49 PM
User: MHUSTED
DB: Tyrone

CHECK REGISTER FOR TYRONE TOWNSHIP
CHECK DATE FROM 06/01/2020 - 07/01/2020

Check Date	Bank	Check	Vendor Name	Description	Amount
Total of 47 Disbursements:					325,062.00

COMMUNICATION #1

**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:

- 1) Betley Sight Line Determination – Was tabled pending review of the 6/3/2013 Anderson ZBA application and determination.
- 2) Betley Temporary Structure Application – Was tabled pending review of the 6/3/2013 Anderson ZBA application and determination.

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.

COMMUNICATION #3

CITY OF FENTON OUTSTANDING FIRE RUNS

INCIDENT DATE	INCIDENT #	BALANCE	STATUS
Jul-17	306	\$610.00	PAYMENT PLAN
Jul-19	225	\$319.00	INVOICED
Dec-19	486	\$1,419.00	INVOICED
Dec-19	499	\$400.00	INVOICED
Jan-20	3	\$1,419.00	INVOICED
Feb-20	37	\$709.50	INVOICED
Feb-20	73	\$1,419.00	INVOICED
Feb-20	70	\$1,419.00	INVOICED
May-20	140	\$1,433.00	INVOICED
Jun-20	177	\$1,433.00	INVOICED

**CITY OF FENTON FIRE RUNS
COLLECTION ACCOUNTS**

	A	B	C	D
1	INCIDENT DATE	INCIDENT #	BALANCE	STATUS
2				
3				
4	Feb-16	53	\$1,391.00	COLLECTIONS
6	Apr-14	176	\$819.00	COLLECTIONS
7	Feb-16	62	\$1,391.00	COLLECTIONS
9	Mar-16	76	\$1,391.00	COLLECTIONS
10	Aug-15	283	\$350.00	COLLECTIONS
11	Oct-15	354	\$390.00	COLLECTIONS
12	Jun-16	197	\$1,391.00	COLLECTIONS
13	Jun-16	225	\$1,391.00	COLLECTIONS
14	Jun-16	226	\$1,391.00	COLLECTIONS
15	Jul-16	285	\$1,391.00	COLLECTIONS
16	Jul-16	296	\$1,391.00	COLLECTIONS
17	Aug-16	322	\$1,391.00	COLLECTIONS
18	Sep-16	371	\$1,391.00	COLLECTIONS
19	Aug-16	436	\$1,391.00	COLLECTIONS
20	Nov-16	461	\$1,391.00	COLLECTIONS
21	Jan-17	49	\$1,391.00	COLLECTIONS
22	Mar-17	371	\$1,391.00	COLLECTIONS
23	Mar-17	120	\$400.00	COLLECTIONS
24	Mar-17	125	\$1,391.00	COLLECTIONS
25	Jun-17	235	\$1,405.00	COLLECTIONS
26	Jul-17	323	\$400.00	COLLECTIONS
27	Jul-17	328	\$1,405.00	COLLECTIONS
28	Oct-17	414	\$582.02	COLLECTIONS
29	Oct-17	426	\$1,405.00	COLLECTIONS
30	Oct-17	431	\$1,405.00	COLLECTIONS
31	Nov-17	468	\$1,405.00	COLLECTIONS
32	Nov-17	483	\$1,405.00	COLLECTIONS
33	Jan-18	22	\$1,405.00	COLLECTIONS
34	Jan-18	27	\$1,405.00	COLLECTIONS
35	Mar-18	117	\$1,405.00	COLLECTIONS
36	Jul-18	296	\$1,419.00	COLLECTIONS
37	Aug-18	345	\$115.50	COLLECTIONS
38	Nov-18	438	\$1,419.00	COLLECTIONS
39	Nov-18	484	\$1,419.00	COLLECTIONS
40	Apr-18	161	\$1,024.00	COLLECTIONS
41	Feb-18	80	\$505.00	COLLECTIONS
42	Aug-19	327	\$1,319.00	COLLECTIONS
43	Oct-19	401	\$1,419.00	COLLECTIONS
44	Nov-19	447	\$1,419.00	COLLECTIONS
45				
46				

HARTLAND OUTSTANDING FIRE RUNS

INCIDENT DATE	INCIDENT #	BALANCE	STATUS
Dec-11	11-999	\$750.00	PAYMENT PLAN
Aug-13	13-499	\$148.00	COLLECTIONS
Sep-16	16-529	\$1,391.00	COLLECTIONS
Sep-16	16-530	\$1,391.00	COLLECTIONS
Oct-16	16-581	\$1,391.00	COLLECTIONS
17-Sep	17-660	\$1,405.00	COLLECTIONS
Dec-17	17-814	\$1,405.00	COLLECTIONS
Dec-17	17-869	\$1,405.00	COLLECTIONS
Jan-18	18-056	\$1,405.00	COLLECTIONS
Mar-18	18-189	\$1,405.00	COLLECTIONS
Jun-18	18-370	\$1,419.00	COLLECTIONS
Aug-18	18-598	\$1,419.00	COLLECTIONS
Dec-19	18-817	\$1,419.00	COLLECTIONS
Jun-19	19-366	\$1,419.00	COLLECTIONS
Jul-19	19-513	\$1,419.00	COLLECTIONS
Nov-19	19-840	\$1,419.00	INVOICED
Jan-20	20-035	\$1,419.00	INVOICED
20-Feb	20-142	\$1,419.00	INVOICED
Apr-20	20-0256	\$1,433.00	INVOICED
Apr-20	20-0260	\$1,433.00	INVOICED



UNIVERSAL CREDIT SERVICES, INC
 P.O. BOX 133
 HARTLAND, MI 48353
 800-931-3711

1

INVOICE 031442
 04/02/20

No. 102

TYR001 UN10 TYRONE TOWNSHIP FIRERUNS
 NNEDNN ATTN:MARIAN KRAUSE
 8420 RUNYAN LAKE RD
 FENTON, MI 48430

RECEIVED
 APR 16 2020

Date	Name / Ref No.	Sts	COLLECTIONS		Our Comm	Remain Princ	Net Amt Due
			Pd You	Pd Us			
03/09	AKERS, JOSEPH 0019061600	DIS		1419.00			1419.00-
03/09	AKERS, JOSEPH 0019061600	DIS		398.32	398.32		
03/20	DURISH, LAURA 0019061400	PAY		79.00		1340.00	79.00-
03/20	DURISH, LAURA 0019061400	PAY		21.00	21.00	1340.00	
03/16	JOHNSON, JOSHUA 299	PAY		790.00		629.00	790.00-
03/16	JOHNSON, JOSHUA 299	PAY		210.00	210.00	629.00	
03/16	JOHNSON, JOSHUA 299	PIF		629.00			629.00-
03/16	JOHNSON, JOSHUA 299	PIF		187.32	187.32		
03/31	WELTER, ADAM 19403	PDC		2.37		297.63	2.37-
03/31	WELTER, ADAM 19403	PDC		.64	.64	297.63	
		SubTotals			817.28		2919.37-
		SubTotals		3736.65			

Gross Collections This Cycle....\$3,736.65

Check No. 015194 Enclosed.....\$2,919.37



UNIVERSAL CREDIT SERVICES, INC
 P.O. BOX 133
 HARTLAND, MI 48353
 800-931-3711

1

RECEIVED VOICE 031572
 MAY 12 2020 05/04/20
 No. 93

TYR001 UN10
 TYRONE TOWNSHIP FIRERUNS
 ATTN:MARIAN KRAUSE
 NNEDNN 8420 RUNYAN LAKE RD
 FENTON, MI 48430

Date	Name / Ref No.	Sts	COLLECTIONS		Our Comm	Remain Princ	Net Amt Due
			Pd You	Pd Us			
04/15	FRAZEE,ASHLEE 0000414	PDC		39.50		621.52	39.50-
04/15	FRAZEE,ASHLEE 0000414	PDC		10.50	10.50	621.52	
	SubTotals				10.50		39.50-
	SubTotals			50.00			

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

Check No. 015291 Enclosed.....\$39.50



PO BOX 158
 HARTLAND, MI 48353-0158
 800-931-3711
 www.ucscollections.com

Closed Report
 Accounts Closed From 4/1/2020 Thru 4/30/2020

RECEIVED
 MAY 12 2020

TYR001
 TYRONE TOWNSHIP FIRERUNS
 Attn: MARIAN KRAUSE
 8420 RUNYAN LAKE RD

FENTON, MI 48430

Reference #	Close Reason	Account Name	Assign Date	Closed Date	Amount Cancelled
0000176	UNCOLLECTIBLE	LEE, KEN	04/11/18	04/22/20	819.00
Totals	1				





Closed Report
Accounts Closed From 5/1/2020 Thru 5/31/2020

PO BOX 158
HARTLAND, MI 48353-0158
800-931-3711
www.ucscollections.com

TYR001
TYRONE TOWNSHIP FIRERUNS
Attn: MARIAN KRAUSE
8420 RUNYAN LAKE RD

RECEIVED
JUN 11 2020

FENTON, MI 48430

Reference #	Close Reason	Account Name	Assign Date	Closed Date	Amount Cancelled
0000214	UNCOLLECTIBLE	BEDOLLA, JERMEY	08/09/16	05/12/20	1,184.00
Totals	1				





UNIVERSAL CREDIT SERVICES, INC
 P.O. BOX 133
 HARTLAND, MI 48353
 800-931-3711

1

INVOICE 031712
 06/01/20

* RECAP *

No. 95

UN10
 TYR001 TYRONE TOWNSHIP FIRERUNS
 ATTN:MARIAN KRAUSE
 NNEDNN 8420 RUNYAN LAKE RD
 FENTON, MI 48430

Date	Name / Ref No.	COLLECTIONS		Our Comm	Remain Princ	Net Amt Due
		Sts	Pd You Pd Us			
	Totals			11.20		42.12-
	Totals		53.32			

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

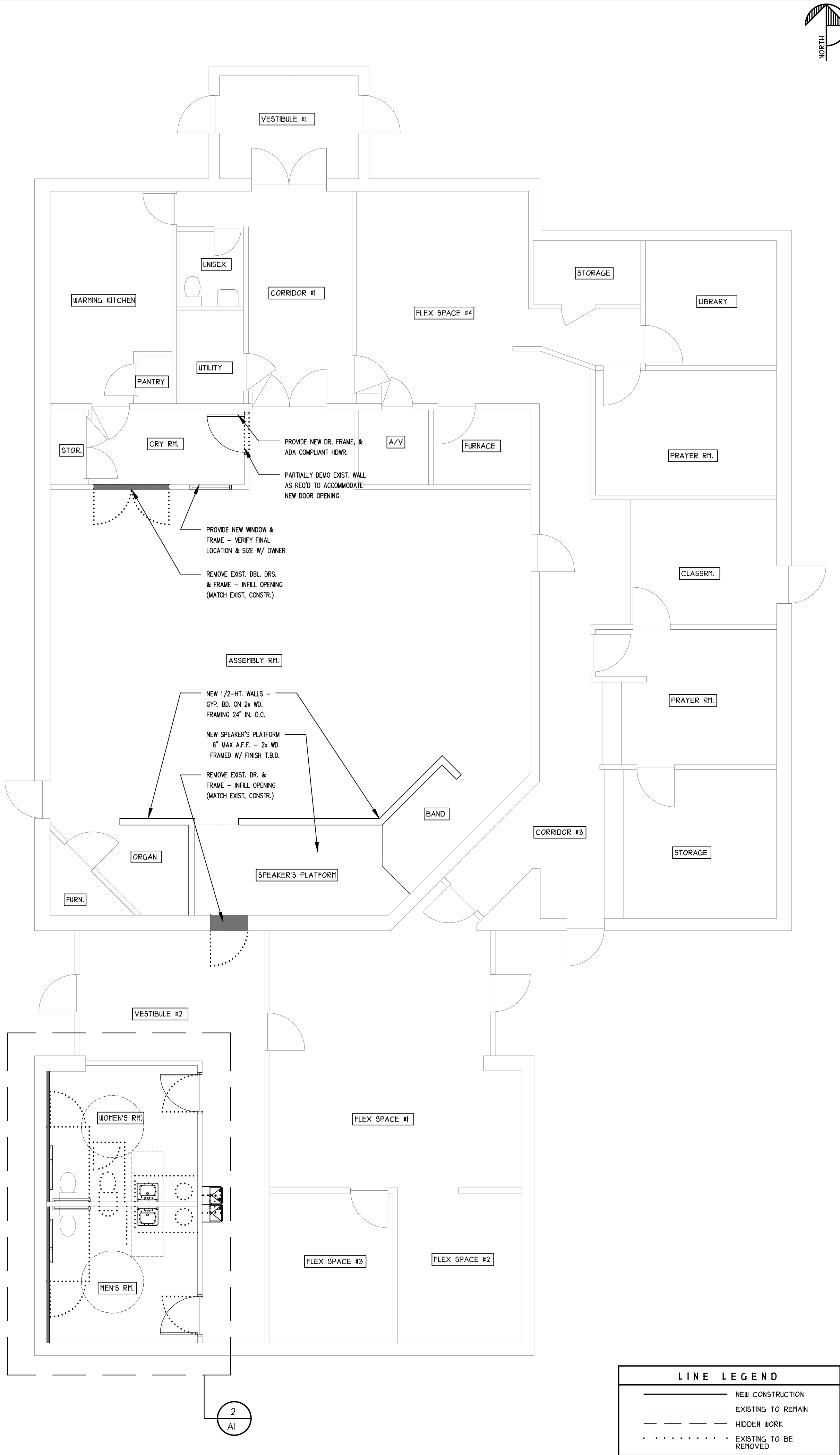
Chairman

Tyrone Township Planning Commission

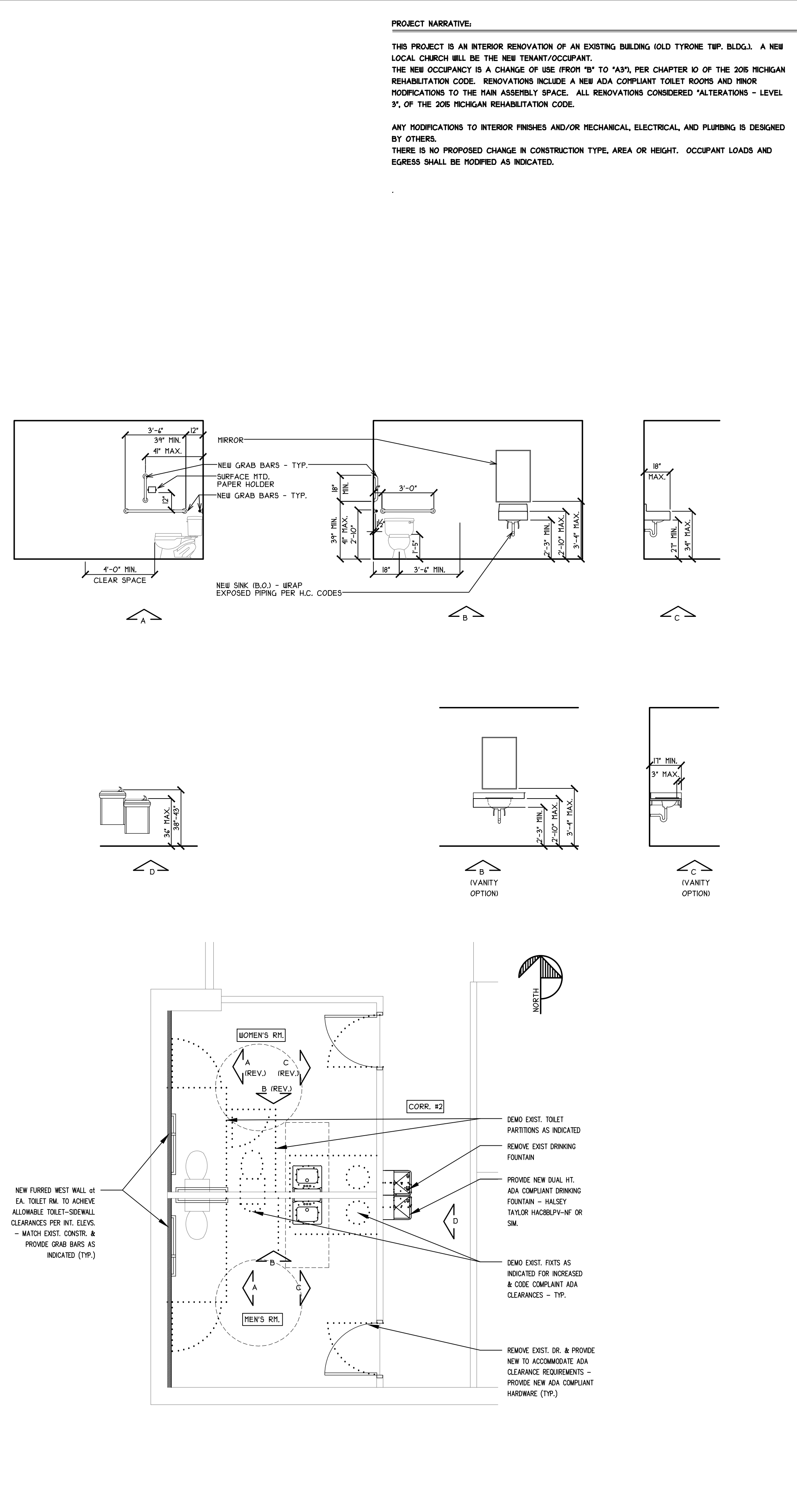
8420 Runyan Lake Road Fenton, MI 48430 (810) 629-8631

Mark Meisel, Chairman Kurt Schulze, Vice Chair David Wardin, Secretary Richard Erickson Perry Green Dan Stickel Bill Wood

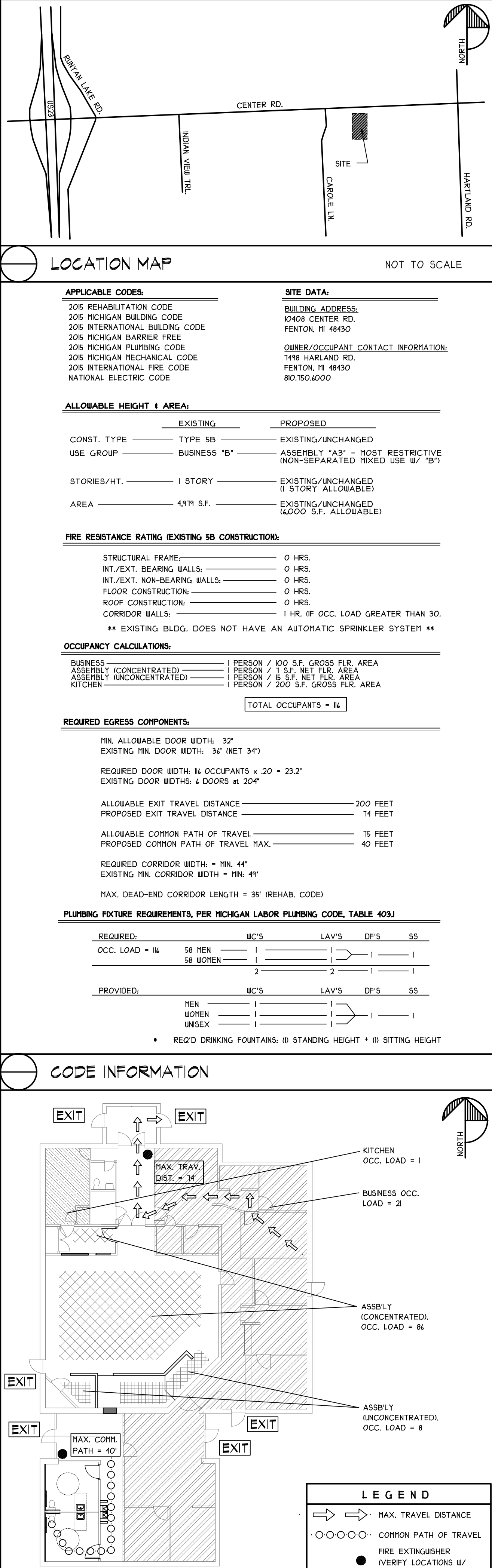
FILE LOCATION: D:\Lindhout\2003k - Tyrone Twp\A1 - plan.dwg
 DATE PLOTTED: 5/13/2020
 COPYRIGHT © 2018 LINDHOUT ASSOCIATES architects pc
 THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL.



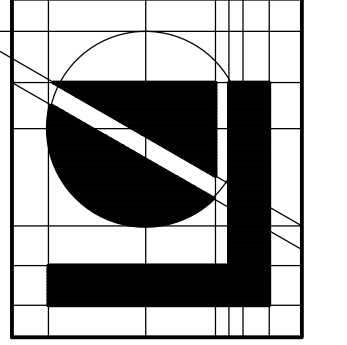
1 FLOOR PLAN SCALE: 3/32" = 1'-0"



2 ENLARGED FLOOR PLAN & INT. ELEVATIONS SCALE: 1/4" = 1'-0"



3 CODE ANALYSIS PLAN NOT TO SCALE



Lindhout Associates
 architects aia pc

10408 Harland Rd.
 Fenton, Michigan 48116-9510
 www.lindhout.com Fax: (810)227-5855 (610)227-5688

consultant

PERMITS
 PRELIM CODE REVIEW MTC
 OWNER REVIEW

issued for

DATE
 5/14/20
 5/14/20
 5/14/20

DATE

INTERIOR RENOVATIONS FOR:
NEW CHURCH
 FENTON, MICHIGAN

PLAN & CODE INFO

A1

20036

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 or 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-acholic 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

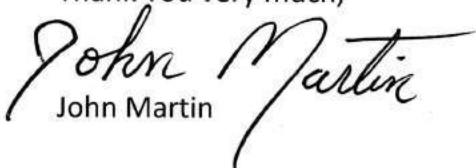
Wednesday evening at 7:30pm

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

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.

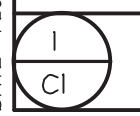
Robert C. Cairnduff
Fire Chief
City of Fenton
810-629-8595
bcairnduff@cityoffentonfire.org<<mailto:bcairnduff@cityoffentonfire.org>>
[\[cid:image002.png@01D64E35.159FB670\]](#)

THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL.

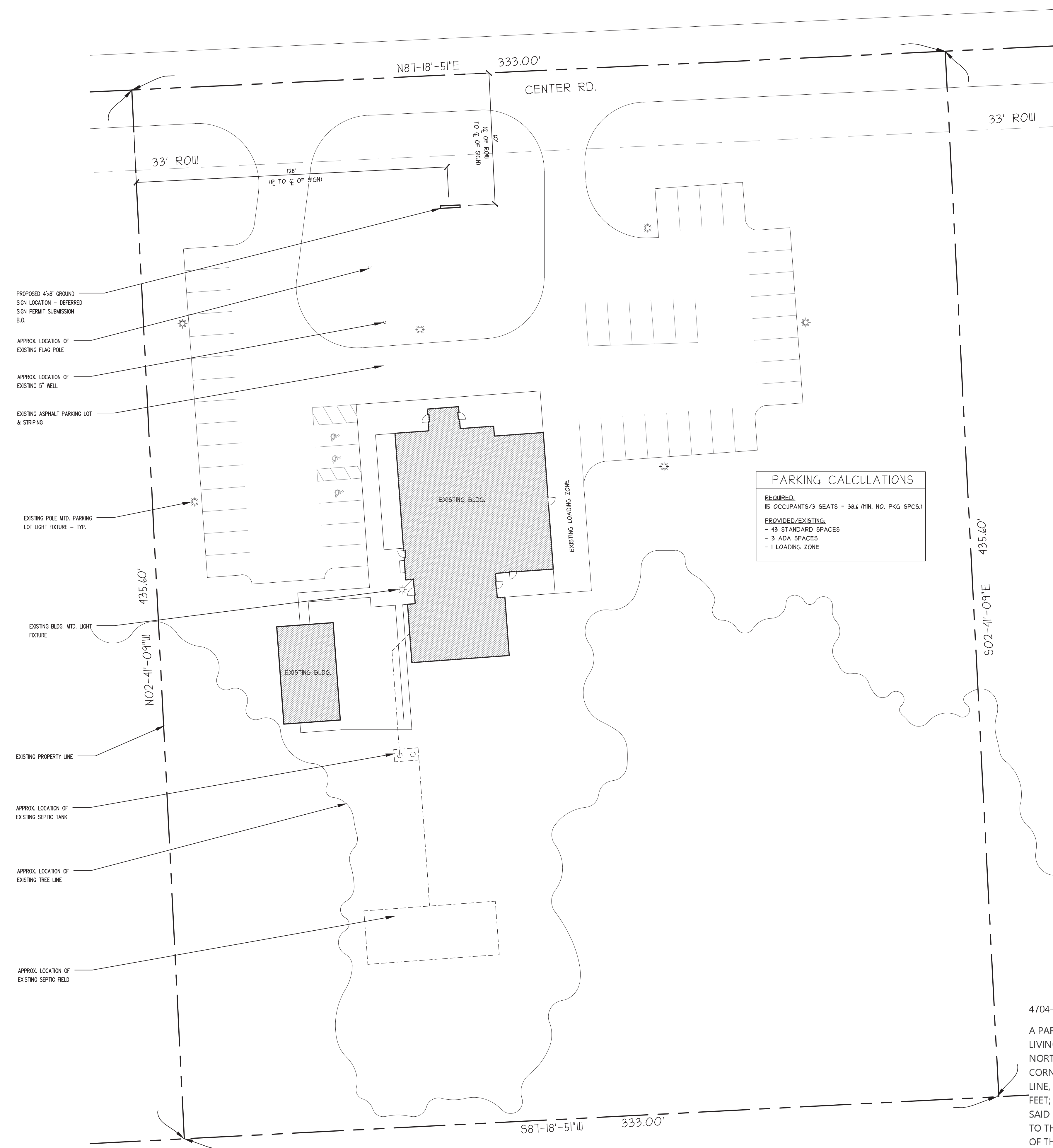
LINDHOUT ASSOCIATES architects pc

COPYRIGHT © 2018

FILE LOCATION: D:\Lindhout\2003k - Tyron, Top\A1 - plan.dwg
DATE PLOTTED: 6/15/2020



SITE SKETCH PLAN (EXISTING)



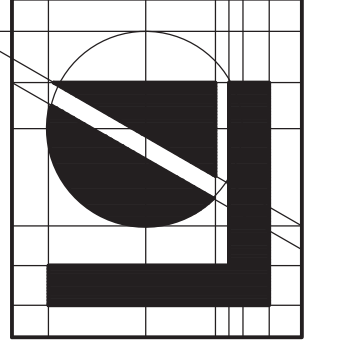
PARKING CALCULATIONS	
REQUIRED:	15 OCCUPANTS/3 SEATS = 38.4 (MIN. NO. PKG. SPCS.)
PROVIDED/EXISTING:	- 43 STANDARD SPACES
	- 3 ADA SPACES
	- 1 LOADING ZONE

PROPERTY DESCRIPTION:
 4704-21-200-040
 A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 21, T.4 N., R.6 E., TYRON TWP., LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH LINE OF SAID SECTION 21 WHICH IS 1052.00 FEET, 787'-11" TO 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., ON SAID NORTH SECTION LINE, 333.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.33 ACRES OF LAND AND SUBJECT TO HIGHWAY USE OF THE NORTH 33.00 FEET THEREOF, AND ALSO SUBJECT TO ANY EASEMENTS OF RECORD.

** REFER TO CERTIFICATE OF SURVEY DWG. NO. A-28392-1
 ‡ A-28392-2 FOR ADDITIONAL PARCEL INFORMATION. **



SCALE: N.T.S.



Lindhout Associates
 architects aia pc
 10456 Clinton Ave., Brighton, Michigan 48116-9510
 www.lindhout.com Fax: (810)227-5685 (810)227-5688

consultant

EXISTING SITE REVIEW
 issued for

DJM: XXX
 ek'd: XXX
 app'd: XXX
 6/15/20
 date

INTERIOR RENOVATION
 NEW CHURCH
 FENTON, MICHIGAN
 SITE SKETCH PLAN

20036

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.
- 4. Parking.** Off-street parking as required in Article 25.
- 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.

Apr 23
Site Plan
Statement

TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location 10408 Center Rd., Fenton, MI 48430		Parcel ID/Zoning District 4704-
Property Owner(s) John Martin		Telephone WORK 810 750-6000
Street Address 7498 Hartland Rd, MI 48430		Cell Phone 810 444-1058
City Fenton	State and Zip code	FAX or E-Mail 810.750.6002 help@TrustedToolMfg.com
Authorized Agent		Telephone
Street Address		Cell Phone
City		State and Zip Code

Type of Review:

- | | | |
|--|--|--|
| <input type="checkbox"/> Boundary Realignment | <input type="checkbox"/> Open Space Relocation | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Concept Review | <input type="checkbox"/> Private Road/Shared Drive | <input type="checkbox"/> Site Visit |
| <input type="checkbox"/> Conditional Zoning | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Special Land Use |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Meeting |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subcommittee Meeting |
| <input type="checkbox"/> Open Space Preservation | <input type="checkbox"/> Site Condominium | <input type="checkbox"/> Subdivision Plat |
| <input type="checkbox"/> Other | | |

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.

John K. Martin
Signature of Owner(s) or Authorized Agent

Date 3-19-20	Tax Status	Fees: 101-000000-607-006	Escrow: 701-000000-283-___
Received By:			

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 hereof, 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:

Dated 02/20/2020



John Keith Martin

ACCEPTANCE OF OFFER

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

IN PRESENCE OF:

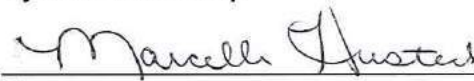
SELLER:

Dated 02/20/2020



By:

Tyrone Township



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

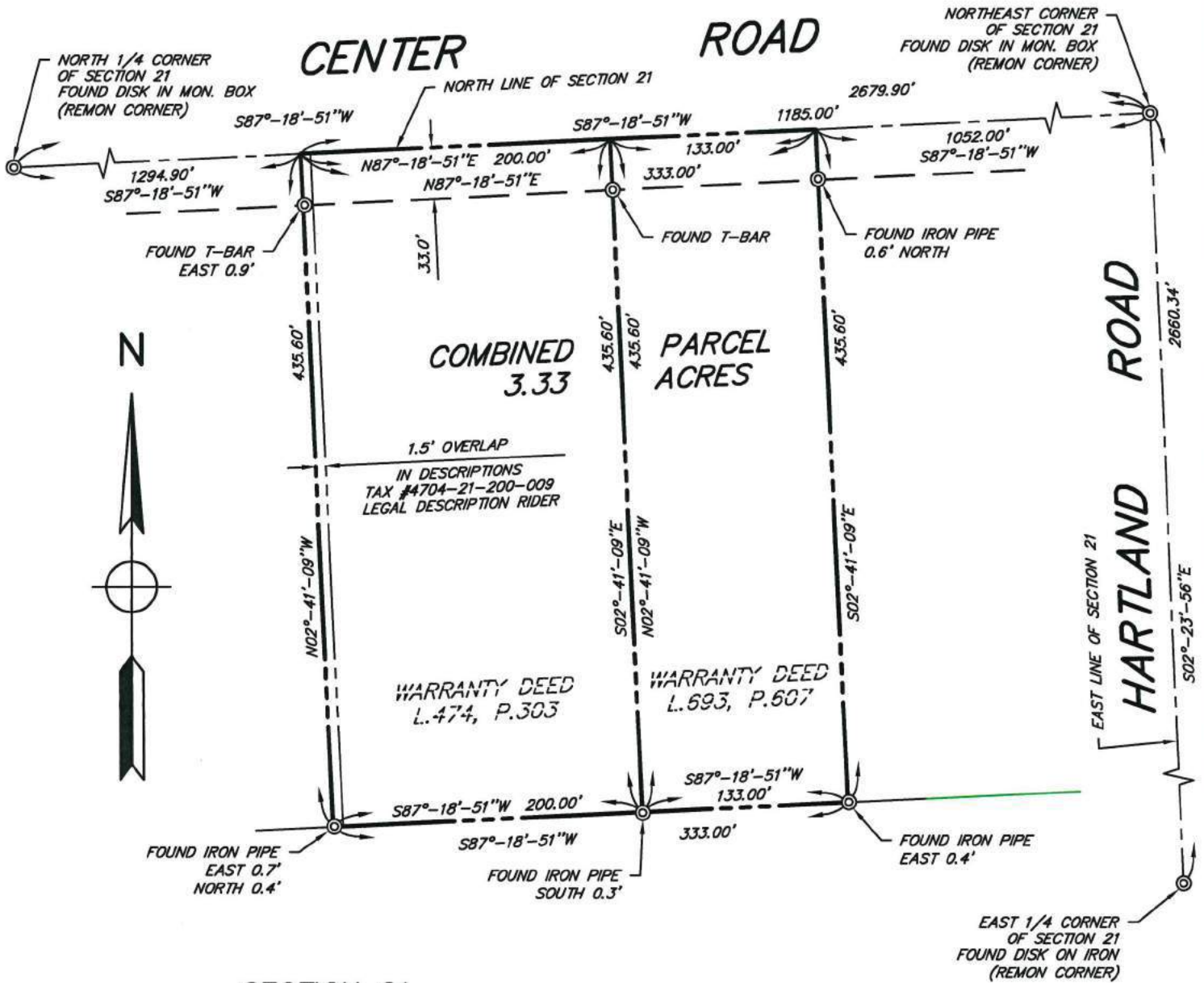


John Keith Martin

CERTIFICATE OF SURVEY

DWG. NO. A-28392-1

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
LIVINGSTON 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

 Jeffrey E. Wood

Professional Surveyor No. 41115



Tyrone Township
 SURVEY FOR: 8420 Runyan Lake Road
 Fenton, Michigan 48430



230 S. Washington Ave.
 Saginaw, MI. 48607
 TEL (989) 754-4717
 FAX (989) 754-4440
 www.SpicerGroup.com

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

0 50 100 200
 SCALE: 1" = 100'

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

SHEET 1 OF 2

DATE: 02/11/20

CERTIFICATE OF SURVEY

DWG. NO. A-28392-2

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.

Warranty Deed per Liber 474, Page 303, Livingston County Records:

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.

Warranty Deed per Liber 693, Page 607, Livingston County Records:

Part of the Northeast 1/4 of the Northeast 1/4 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 paralleled to the centerline of highway; thence North 435.6 feet; thence East 133 feet to the point of beginning.

Combined Parcel Description:

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., on said North Section line, 333.00 feet to the point of beginning, containing 3.33 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)

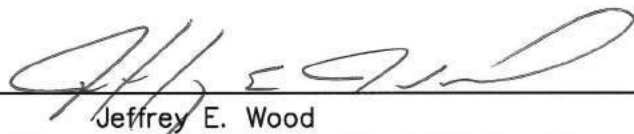
- S.70°E. 60.31' Spike & tag in S. side 15" ash
- S.50°E. 84.06' Spike & tag in S. side of utility pole
- North 29.12' Spike & tag in E. side of 10" willow
- N.25°E. 33.47' Spike & tag in E. side of 12" poplar

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.



Professional Surveyor No. 41115



SURVEY FOR: Tyrone Township
8420 Runyan Lake Road
Fenton, Michigan 48430



230 S. Washington Ave.
Saginaw, MI. 48607
TEL (989) 754-4717
FAX (989) 754-4440
www.SpicerGroup.com

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

0 50 100 200
SCALE: 1" = 100'

JOB NO. 128378SG2020
DWG. NO. A-28392-2

SHEET 2 OF 2

DATE: 02/11/20

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

Tyrone Township Planning Commission

8420 Runyan Lake Road Fenton, MI 48430 (810) 629-8631

Mark Meisel, Chairman Kurt Schulze, Vice Chair David Wardin, Secretary Richard Erickson Perry Green Dan Stickle Bill Wood



MCKENNA

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.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

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.

Section 21.31.A.3.b. Planning Commission Review.

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.

Section 21.31.A.3.e. Zoning Administrator Review.

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

Section 21.31.A.3.f. Temporary Use Permit.

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.

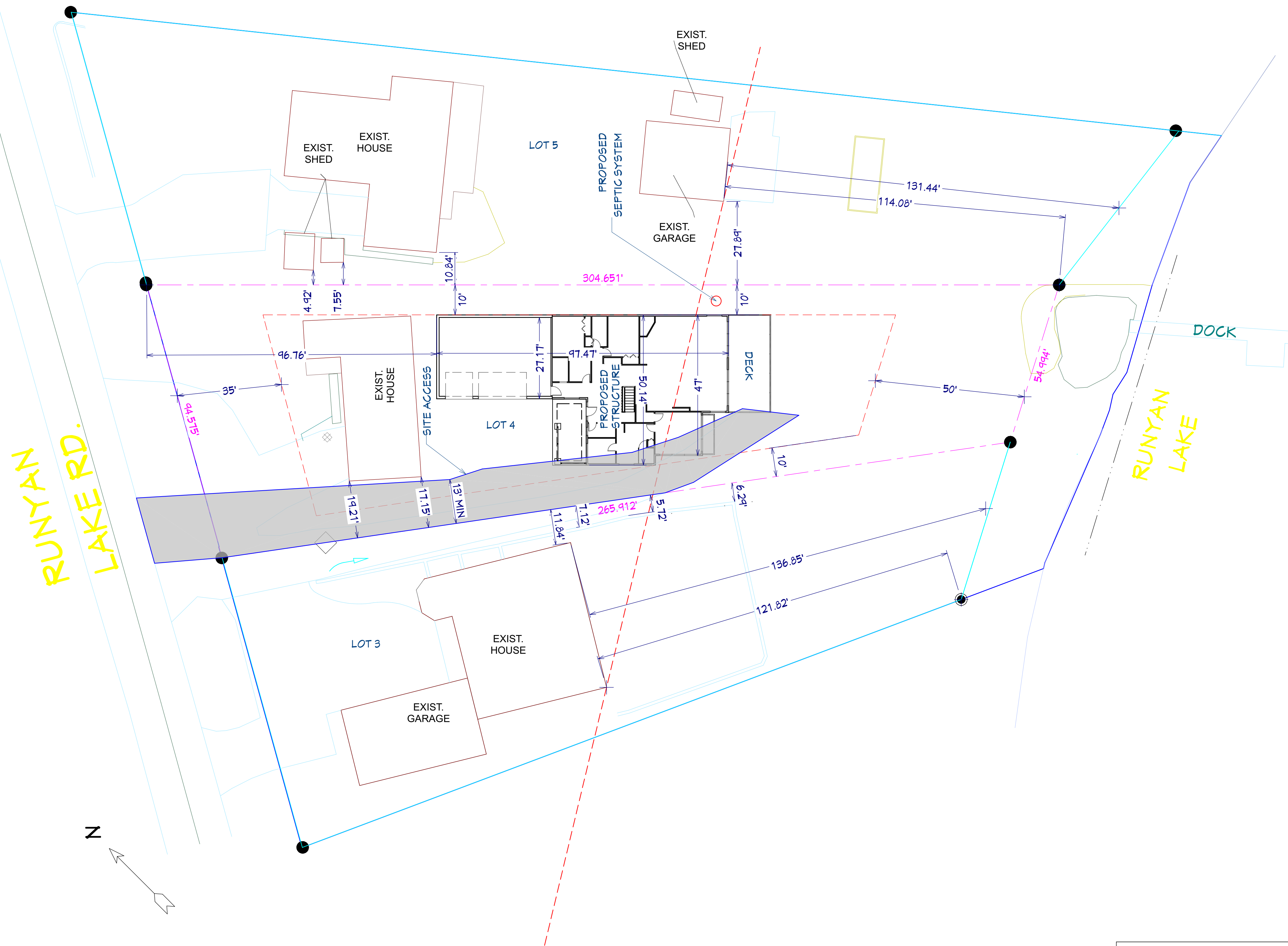
Respectfully submitted,

McKENNA



Gregory Elliott, AICP
Principal Planner





Plot Plan View

NOTES:
 1. SEE DRAWING S-2 TO SEE PROPOSED HOUSE LAYOUT ON TOPOGRAPHIC INFORMATION PROVIDED BY SURVEY.
 2. SEE SURVEY DRAWINGS 20156T (TOPOGRAPHIC) AND 20156SU (BOUNDARY AND EXISTING STRUCTURES) BY LIVINGSTON ENGINEERING FOR SURVEY INFORMATION USED AS A BASIS FOR THIS PLOT PLAN.

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	1	6/15/2020	NAW	ISSUED FOR APPROVAL

PLOT PLAN

DRAWINGS PROVIDED BY:
 Neil A. Webb

DATE:
 6/23/2020

SCALE:
 1"=20'

SHEET:
 S-1

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.

RECEIVED

FEB 04 2020

TYRONE TOWNSHIP
PLANNING & ZONING

TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location 10466 Runyan 1k Rd	Parcel ID/Zoning District 4704-09-202-004
Property Owner(s) Mark & Molly Betley	Telephone 810 625 7530
Street Address 10466 Runyan 1k Rd	Cell Phone 810 625 7530
City Fenton	State and Zip code MI 48430
Authorized Agent	FAX or E-Mail bearclawfishing@live.com
Street Address	Telephone
City	Cell Phone
State and Zip Code	

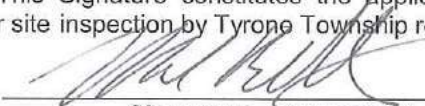
Type of Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Boundary Realignment | <input type="checkbox"/> Open Space Relocation | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Concept Review | <input type="checkbox"/> Private Road/Shared Drive | <input type="checkbox"/> Site Visit |
| <input type="checkbox"/> Conditional Zoning | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Special Land Use |
| <input checked="" type="checkbox"/> Home Occupation | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Meeting |
| <input checked="" type="checkbox"/> Land Division | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subcommittee Meeting |
| <input checked="" type="checkbox"/> Open Space Preservation | <input type="checkbox"/> Site Condominium | <input type="checkbox"/> Subdivision Plat |
| <input type="checkbox"/> Other | | |

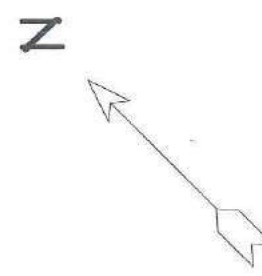
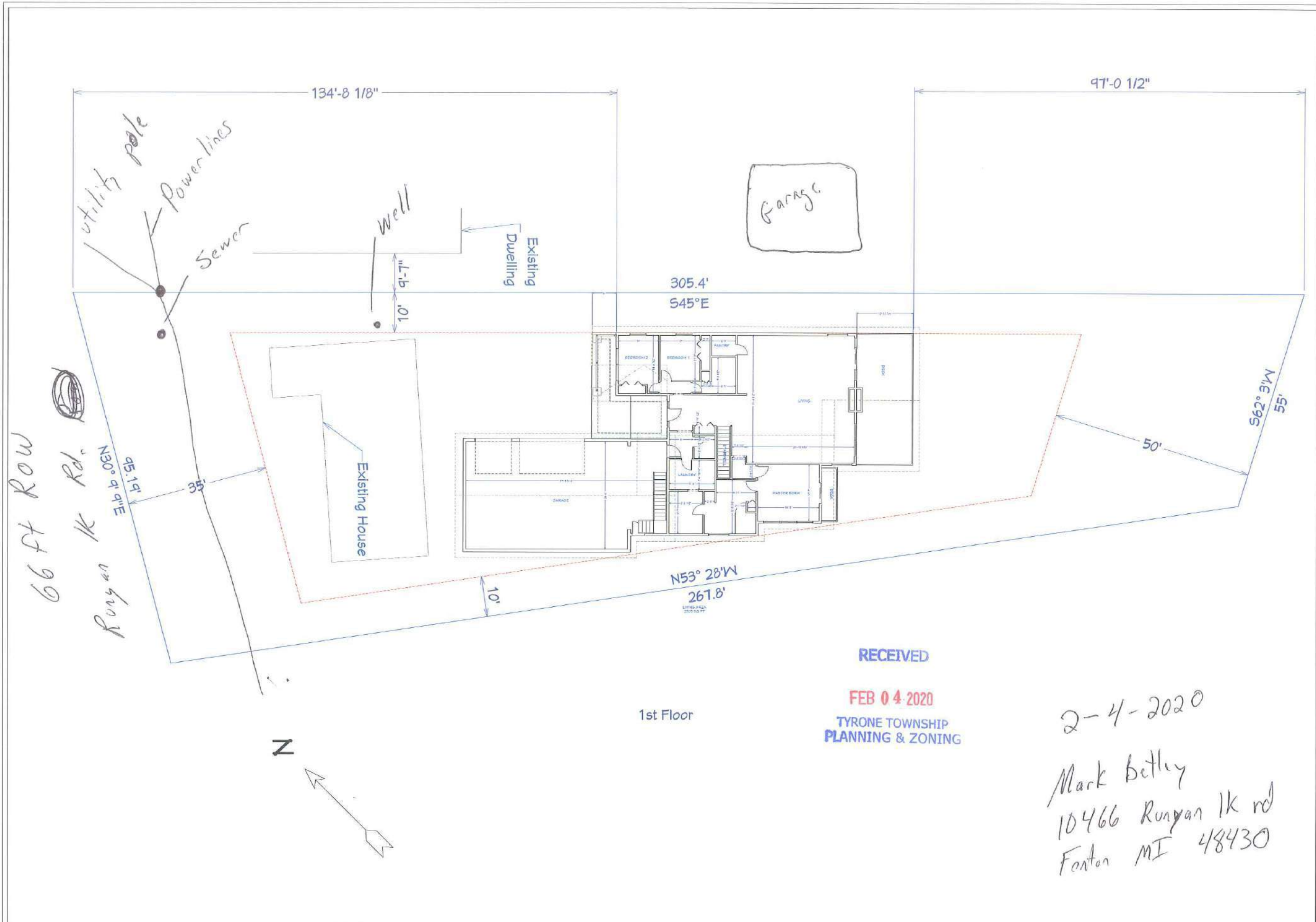
Project Description:

requesting temporary dwelling during construction
which it already exists.

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

Date 02/04/2020	Tax Status OK / Per T.D.	Fees: 101-000000-607-006 \$225-	Escrow: 701-000000-283- _____
Received By: RN			



RECEIVED
 FEB 04 2020
 TYRONE TOWNSHIP
 PLANNING & ZONING

2-4-2020
 Mark Betley
 10466 Rungan 1k rd
 Fenton MI 48430

NUMBER	DATE	REVISION	DESCRIPTION

PLOT PLAN

DRAWINGS PROVIDED BY:

DATE:
 1/19/2020

SCALE:

SHEET:
 P-1

MARK AND MOLLY BETLEY

10466 Runyan Lake Road Fenton, MI · 810-625-7530
bearclawfishing@live.com · mlaubrick@gmail.com

Tyrone Township
Planning Commission
8420 Runyan Lake Road
Fenton, MI 48430
810-629-8631

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 2019 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

TYRONE TOWNSHIP

Receipt: 98226

02/04/20

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

Cashier: TDORSCH
Received Of: BETLEY MARK & MOLLY

10466 RUNYAN LAKE RD
FENTON MI 48430

Payment for:
MEETING DATE 2/11/2020

The sum of: 225.00

BDINV	00015216		225.00
		101-000.000-628.000	225.00
		Total	225.00
	TENDERED:	CHECKS	453
			225.00

Signed: _____

NEW BUSINESS #3

Fraze settlement request.



PO

mkrause@tyronetownship.us

Received: Jun 24, 2020 3:04 PM
Expires: Jul 8, 2020 3:04 PM
From: support@ucscollections.com
To: mkrause@tyronetownship.us
Cc:
Subject: SECURE Settlement request

Attachments: FRAZEE.pdf, image006.jpg, image005.jpg, image004.jpg, image003.jpg, image002.jpg, image001.jpg

This message was sent securely using Zix®

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 pmt 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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P.O. Box 133
HARTLAND, MI 48353-0158
Tel 800-931-3711
Fax: 810-632-3455
www.ucscollections.com

June 22, 2020

Attn: ATTN:MARIAN KRAUSE
Fax #: (810) 629-0047
TYRONE TOWNSHIP FIRERUNS

Settlement Reason: Budget,

Settlement Percent 71%

Client Reference #	Patient Name	Amount Due	Settlement Amt Due
0000414	Ashlee Frazee	\$700.00	\$500.00
Total Due:		\$700.00	\$500.00

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

Settlement Authorization

Approved Denied

UCS Account # 0011548776

By: _____

Collector: DEC _____

Date: _____

Management Approval _____

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:

<u>Contractor</u>	<u>Total Bid Price</u>
All in One.....	\$2105.86
Kovach Enterprise.....	\$930.00
Starline	\$1,775.00

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.