

**TYRONE TOWNSHIP
REGULAR BOARD MEETING AGENDA
JULY 19, 2022 - 7:00 P.M.
(810) 629-8631**

This meeting will be held both in person at the township and electronically via Zoom. Details to join the meeting via 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 – May 17, 2022
- Closed Session Minutes – May 17, 2022
- Treasurer’s Report – May 31, 2022
- Treasurer’s Report – June 30, 2022
- Clerk’s Warrants and Bills – May 11, 2022 to July 13, 2022

COMMUNICATIONS

- 1. Livingston County Sheriff Report- May 31, 2022
- 2. Livingston County Sheriff Report-June 30, 2022
- 3. Fire Service Report- June 15, 2022
- 4. Planning Commission Approved Meeting Minutes- May 10, 2022
- 5. Planning Commission Meeting Synopsis- July 12, 2022

PUBLIC REMARKS

UNFINISHED BUSINESS

NEW BUSINESS

- 1. Gasior zoning map amendment.
- 2. Michigan Townships Association dues invoice approval.
- 3. Propane pre-buy quotes for township hall.
- 4. Agreement with Historical Society for moving costs of old town hall.
- 5. Request for fiscal sponsorship of the Historical Society.

MISCELLANEOUS BUSINESS

PUBLIC REMARKS

ADJOURNMENT

* * * * *

Supervisor Mike Cunningham Clerk Pam Moughler

Please note: Anyone wishing to address the Township Board may do so during Public Remarks. 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.

Topic: Township Board Meeting 07/19/2022

Time: Jul 19, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81887178734>

Meeting ID: 818 8717 8734

Passcode: 730665

One tap mobile

+16465588656,,81887178734#,,,,*730665# US (New York)

+16469313860,,81887178734#,,,,*730665# US

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 818 8717 8734

Passcode: 730665

Find your local number: <https://us02web.zoom.us/u/kbtUJKL6ma>

CONSENT AGENDA

Regular Board Meeting Minutes – May 17, 2022

Closed Session Minutes – May 17, 2022 (*no doc*)

Treasurer's Report – May 31, 2022

Treasurer's Report – June 30, 2022

Clerk's Warrants and Bills – May 11, 2022 to July 13, 2022

**TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – MAY 17, 2022 – PAGE 1**

CALL TO ORDER

Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on May 17, 2022 at 7:04 p.m. at the Tyrone Township Hall.

ROLL CALL

Present: Supervisor Mike Cunningham, Clerk Pam Moughler, Trustees Herman Ferguson, Kurt Schulze, Zach Tucker and David Walker. Absent: Treasurer Jennifer Eden.

APPROVAL OF AGENDA – OR CHANGES

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

APPROVAL OF CONSENT AGENDA

Regular Board Meeting Minutes – April 19, 2022

Treasurer’s Report – April 30, 2022

Clerk’s Warrants and Bills – May 11, 2022

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

COMMUNICATIONS

- 1. Livingston County Sheriff Report – April 31, 2022**
- 2. Fire Service Report – May 10, 2022**
- 3. Planning Commission Approved Meeting Minutes- December 14, 2021**
- 4. Planning Commission Approved Meeting & Public Hearing Minutes- January 11, 2022**
- 5. Planning Commission Approved Meeting Minutes- February 8, 2022**
- 6. Planning Commission Approved Meeting Minutes- March 8, 2022**
- 7. Planning Commission Approved Meeting Minutes- April 12, 2022**

Trustee Walker moved to receive and place on file Communications #1-7 as presented. (Trustee Tucker seconded.) The motion carried; all ayes.

PUBLIC REMARKS

Steve Hasbrouck cautioned the Runyan Lake Heights paving project could have an impact on buried utilities and sewers; asked if Vale Royal site plan amendment would increase sewer usage; questioned the conduct policy.

Scott Deitrich voiced complaints about the conduct policy, Zoom issues and employee’s Aflac insurance.

Jannette Ropeta voiced complaints about the conduct policy and the board’s decorum.

**TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – MAY 17, 2022 – PAGE 2**

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Public Township Meetings Conduct Policy.

RESOLUTION #220501
TYRONE TOWNSHIP, LIVINGSTON COUNTY

CODE OF CONDUCT FOR PUBLIC TOWNSHIP MEETINGS

This Code of Conduct applies to all persons attending public meetings of any Tyrone Township board or commission. This policy is intended to promote open meetings without disruptions and the performance of any board or commission's functions without obstruction, impairment, or hindrance, providing a welcoming debate of issues considered in an atmosphere of fairness, courtesy and respect for differing points of view.

1. Public Meeting Decorum

- a. Persons in the audience will refrain from behavior which disrupts a public meeting. This will include making loud noises, clapping, shouting, booing, hissing, interrupting board or commission members or other members of the public, or engaging in any other activity that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b. Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact or verbal abuse.
- c. Persons in the audience will silence and refrain from using mobile phones and/or pagers while the meeting is in session.
- d. Persons in the audience shall not use threatening, inappropriate, or abusive language toward members of any board or commission or other persons in attendance, or engage in any other conduct that disturbs, disrupts, or impedes the orderly conduct of the meeting.

2. Addressing the Board or Commission

- a. Persons wishing to address a board or commission on any item may do so by raising their hand when the Supervisor or Chairperson asks for public comments and waiting to be recognized.

**TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – MAY 17, 2022 – PAGE 3**

- b. Each speaker should provide his or her name and address at the beginning of his or her remarks for the formal record. If a speaker represents an association or group, he or she should identify the entity he or she represents.
 - c. Groups of attendees are encouraged to designate a single member to speak on behalf of the group.
 - d. Each speaker will be given three (3) minutes to speak, subject to extension at the discretion of the Supervisor or Chairperson.
 - e. Speakers' comments shall be directed to the board or commission, not to the audience.
 - g. If an individual wishes to submit written comments or handouts, he or she may submit it to the Supervisor or Chairperson, and the comments will be distributed to the board or commission members.
3. Recording and Telecasting of Meetings
- a. Attendees who desire to record or telecast any public township meeting is permitted to do so as long as recording is done from the designated south-east back corner of the meeting room, so as not to impede the flow of traffic, block exits or the view of attendees.
 - b. No cables, microphones, cameras, tripods, cell phones being used to record, or other equipment will be allowed outside of the designated area.
 - c. All recording and telecasting devices in the meeting room shall be under the control of a person who is physically present by the device at all time.
 - d. There shall be no recording or telecasting at meeting locations before the meeting is called to order, during meeting recesses, or after the meeting is adjourned.

RESOLVED BY: Trustee Tucker

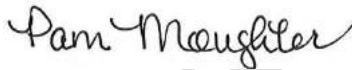
SUPPORTED BY: Trustee Ferguson

VOTE: Cunningham, yes; Tucker, yes; Walker, yes; Schulze, yes; Ferguson, yes, Moughler, yes; Eden, absent.

**TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – MAY 17, 2022 – PAGE 4**

CERTIFICATION OF THE CLERK

The undersigned, being the duly qualified and acting Clerk of Tyrone Township, Livingston County, Michigan, hereby certifies that (1) the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting, held on May 17, 2022, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office, (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.



Pam Moughler
Township Clerk

2. Runyan Lake Heights private road paving request.

Trustee Tucker moved to approve the HOA Runyan Lake Heights' request to pave a portion of Merrill Drive with the conditions they provide the township with a hold harmless clause and remove the two specified trees. (Trustee Ferguson seconded.) The motion carried; all ayes.

3. Runyan Lake fireworks permit application.

Trustee Tucker moved to approve the Runyan Lake Inc. fireworks display permit. (Trustee Schulze seconded.) The motion carried; all ayes.

4. Request to write off uncollectible fire service charges.

Trustee Walker moved to write off the uncollectible fire service charges in the amount of \$15,061.14. (Trustee Ferguson seconded.) The motion carried; all ayes.

5. Elimination of employee per diem rates.

Trustee Schulze moved to eliminate the employee per diem rate, which set a flat rate for the recording secretary attending a meeting. The township attorney said by law employees must be paid their hourly wage and cannot be paid a per diem rate. (Trustee Walker seconded.) The motion carried; all ayes.

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REGULAR BOARD MEETING
APPROVED MINUTES – MAY 17, 2022 – PAGE 5**

6. Val Royal site plan amendment.

Trustee Ferguson moved to approve the Vale Royal Special Land Use & Site Plan amendment with the condition that attendance lists are provided to the zoning department. (Trustee Tucker seconded.) The motion carried; all ayes.

7. Closed session to discuss pending litigation.

RESOLUTION #220502
TYRONE TOWNSHIP, LIVINGSTON COUNTY

CLOSED SESSION

Supervisor Cunningham resolved to go into closed session to discuss the case of Tyrone Four, LLC v. Tyrone Township, now pending in Livingston County Circuit Court Case No. 21-031351-CZ, to consult with the Township's attorney regarding trial or settlement strategy in connection with specific pending litigation because an open meeting would have a detrimental financial effect on the litigating or settlement position of the Township. (Trustee Walker seconded.)

Roll call: Walker, yes; Schulze, yes; Ferguson, yes; Tucker, yes; Cunningham, yes; Moughler, yes, Eden, absent.

The board convened in closed session at 7:30 p.m.

* * * * *Closed Session Minutes* * * * *

The board reconvened in open session at 8:10 p.m.

MISCELLANEOUS BUSINESS

None.

PUBLIC REMARKS

Jannette Ropeta said she felt the conduct policy was an attack to censor her.

Scott Dietrich asked if lawsuit titles could be added to the agenda in the future so residents knew about them.

ADJOURNMENT

Trustee Walker moved to adjourn. (Trustee Ferguson seconded.) The motion carried; all ayes. The meeting adjourned at 8:16 p.m.

CONSENT AGENDA

Regular Board Meeting Minutes – May 17, 2022

Closed Session Minutes – May 17, 2022 (*no doc*)

Treasurer's Report – May 31, 2022

Treasurer's Report – June 30, 2022

Clerk's Warrants and Bills – May 11, 2022 to July 13, 2022

5/1/2022

TYRONE TOWNSHIP TREASURER'S REPORT

TD

Period ending May, 2022

TOWNSHIP FUNDS	Interest Ckg	INVESTMENTS ICS	Int Rate	MICHIGAN CLASS	Int Rate Monthly AVG	FLG PEG CD matures 8/9/22	Int rate	Grand Totals Each Fund
General 101	\$3,011,889.77	\$ 2,428,955.99	2.22%					\$ 5,440,845.76
Tech Fund 141	\$51,781.85	\$ 5,000.00	2.22%					\$56,781.85
Building & Site 145	\$136,722.87	\$ 7,500.00	2.22%					\$144,222.87
Parks/Recreation 208	\$5,934.23		0.40%					\$5,934.23
Liquor Control 212	\$0.00		0.40%					\$0.00
Road 245	\$395,104.66	\$ 44,224.80	2.22%	\$262,332.54	1.00%			\$ 701,662.00
Revolving 246	\$249,966.26	\$ 97,500.00	0.40%	\$192,711.39	1.00%			\$ 540,177.65
Right of Way 259	\$22,878.56		0.40%					\$22,878.56
Peg 274	\$201,282.51					\$ 194,450.42	0.20%	\$395,732.93
Lk Tyrone Grant 281			0.40%					\$0.00
Special Assessments								
Jayne Hill Lts 218	\$1,534.37		0.40%					\$1,534.37
Walnut Shores Lts 219	\$774.46		0.40%					\$774.46
Shannon Glen Rubbish 225	\$6,366.01							\$6,366.01
Jayne Hill Rubbish Removal 226	\$16,847.44		0.40%					\$16,847.44
Apple Orchard Rubbish Removal 230	\$5,610.34							\$5,610.34
Great Oaks Dr 232	\$10,924.16		0.40%					\$10,924.16
Laural Springs Rubbish removal 233	\$6,755.00							\$6,755.00
Silver Lake Rubbish Removal 234	\$12,711.28							\$12,711.28
Parkin Lane Snow 238	\$16,553.64		0.40%					\$16,553.64
Account Totals	\$4,153,637.41	\$ 2,583,180.79		\$455,043.93		\$ 194,450.42		\$ 7,386,312.55
Health Flex Spending 101		The State Bank						Health Flex Total
FSA Account (\$10K Loan to Open)		\$ 10,610.12	0.00%					\$ 10,610.12
								\$ 10,610.12
Public Safety- 205								
Public Safety 205 - State Bank checking		\$ 518,322.26	0.40%					\$ 518,322.26
Public Safety 205- State Bank Savings		\$ 6,403.21						\$ 6,403.21
Public Safety 205 - Level One Bank		\$ 205,584.62	0.40%					\$ 205,584.62
Public Safety ICS- 205 State Bank		\$ 774,580.97	2.22%					\$ 774,580.97
								\$ 1,504,891.06
SEWER O&M CHECKING ACCT- 590								
Sewer Operation and Maintenance CK (5710)		\$ 291,862.20	0.70%					\$ 291,862.20
Sewer Operation and Maintenance SV (4865)		\$ 4,885.95	1.39%					\$ 4,885.95
CIBC- O&M CD(matures 8/6/22)(6337)		\$ 163,084.77	0.20%					\$ 163,084.77
O&M CDARS (matures 8/11/2022)(2729)		\$ 144,368.90	1.50%					\$ 144,368.90
O&M CDARS (matures 8/10/2022)(4710)		\$ 146,335.94	0.20%					\$ 146,335.94
								\$ 750,537.76
TYRONE TOWNSHIP SEWER 2003- 599								
Debt Service 599 Flagstar Bank		\$ 510,152.39	0.6%					\$ 510,152.39
Flagstar CDARS 2003 (matures 4/20/2023)(6643)		\$ 548,367.12	0.80%					\$ 548,367.12
CIBC CD 2003 (matures 3/31/23)(7397)		\$ 1,004,080.87	0.90%					\$ 1,004,080.87
Flagstar CDARS 2003 Fund Martures 9/15/22)(6804		\$ 469,180.07	0.15%					\$ 469,180.07
								\$ 2,531,780.45
TRUST & AGENCY- 701								
Township Trust and Agency 701 Savings		\$ 1,514.54	0.18%					\$ 1,514.54
Township Trust and Agency 701 Checking		\$ 33,706.59	0.00%					\$ 33,706.59
								\$ 35,221.13
Road Improvements-								
Parkin Lane Rd 2010 (858)		\$ 38,391.47	0.70%					\$ 38,391.47
Lake Shannon 2018 (863)		\$ 409,968.03	0.70%					\$ 409,968.03
Laurel springs (864)		\$ 60,331.76	0.70%					\$ 60,331.76
Irish Hills (865)		\$ 241,178.57						\$ 241,178.57
CIBC- Parkin Lane CD(matures 8/9/2022)		\$ 127,853.69	0.20%					\$ 127,853.69
								\$ 877,723.52
								\$ 5,710,764.04
Total Township Monies								\$ 13,097,076.59

CONSENT AGENDA

Regular Board Meeting Minutes – May 17, 2022

Closed Session Minutes – May 17, 2022 (*no doc*)

Treasurer's Report – May 31, 2022

Treasurer's Report – June 30, 2022

Clerk's Warrants and Bills – May 11, 2022 to July 13, 2022

6/1/2022

TYRONE TOWNSHIP TREASURER'S REPORT

TD

Period ending JUNE, 2022

TOWNSHIP FUNDS	Interest Ckg	INVESTMENTS ICS	Int Rate	MICHIGAN CLASS	Int Rate Monthly AVG	FLG PEG CD matures 8/9/22	Int rate	Grand Totals Each Fund
General 101	\$3,708,593.67	\$ 2,429,082.29	2.22%					\$ 6,137,675.96
Tech Fund 141	\$51,781.85	\$ 5,000.00	2.22%					\$56,781.85
Building & Site 145	\$131,739.37	\$ 7,500.00	2.22%					\$139,239.37
Parks/Recreation 208	\$5,934.23		0.40%					\$5,934.23
Liquor Control 212	\$0.00		0.40%					\$0.00
Road 245	\$382,681.63	\$ 44,224.80	2.22%	\$262,576.36	1.00%			\$ 689,482.79
Revolving 246	\$249,966.26	\$ 97,500.00	0.40%	\$192,890.51	1.00%			\$ 540,356.77
Right of Way 259	\$33,944.12		0.40%					\$33,944.12
Peg 274	\$201,282.51					\$ 194,450.42	0.20%	\$395,732.93
Lk Tyrone Grant 281			0.40%					\$0.00
Special Assessments								
Jayne Hill Lts 218	\$1,441.74		0.40%					\$1,441.74
Walnut Shores Lts 219	\$762.88		0.40%					\$762.88
Shannon Glen Rubbish 225	\$5,392.07							\$5,392.07
Jayne Hill Rubbish Removal 226	\$12,007.44		0.40%					\$12,007.44
Apple Orchard Rubbish Removal 230	\$3,970.34							\$3,970.34
Great Oaks Dr 232	\$10,324.16		0.40%					\$10,324.16
Laural Springs Rubbish removal 233	\$5,355.00							\$5,355.00
Silver Lake Rubbish Removal 234	\$8,886.28							\$8,886.28
Parkin Lane Snow 238	\$16,553.64		0.40%					\$16,553.64
Account Totals	\$4,830,617.19	\$ 2,583,307.09		\$455,466.87		\$ 194,450.42		\$ 8,063,841.57
Health Flex Spending 101		The State Bank						Health Flex Total
FSA Account (\$10K Loan to Open)		\$ 10,697.41	0.00%					\$ 10,697.41
								\$ 10,697.41
Public Safety- 205								
Public Safety 205 - State Bank checking		\$ 489,271.32	0.40%					\$ 489,271.32
Public Safety 205- State Bank Savings		\$ 6,403.34						\$ 6,403.34
Public Safety 205 - Level One Bank		\$ 205,609.97	0.40%					\$ 205,609.97
Public Safety ICS- 205 State Bank		\$ 774,816.54	2.22%					\$ 774,816.54
								\$ 1,476,101.17
SEWER O&M CHECKING ACCT- 590								
		Flagstar						Sewer O&M Total
Sewer Operation and Maintenance CK (5710)		\$ 220,815.92	0.70%					\$ 220,815.92
Sewer Operation and Maintenance SV (4865)		\$ 4,888.86	1.39%					\$ 4,888.86
CIBC- O&M CD(matures 8/6/22)(6337)		\$ 163,084.77	0.20%					\$ 163,084.77
O&M CDARS (matures 8/11/2022)(2729)		\$ 144,386.69	1.50%					\$ 144,386.69
O&M CDARS (matures 8/10/2022)(4710)		\$ 146,335.94	0.20%					\$ 146,335.94
								\$ 679,512.18
TYRONE TOWNSHIP SEWER 2003- 599								
		Flagstar/CIBC						Tyrone Sewer 03 Total
Debt Service 599 Flagstar Bank		\$ 510,800.74	0.6%					\$ 510,800.74
Flagstar CDARS 2003 (matures 4/20/2023)(6643)		\$ 548,367.12	0.80%					\$ 548,367.12
CIBC CD 2003 (matures 3/31/23)(7397)		\$ 1,004,823.91	0.90%					\$ 1,004,823.91
Flagstar CDARS 2003 Fund Martures 9/15/22)(6804		\$ 469,180.07	0.15%					\$ 469,180.07
								\$ 2,533,171.84
TRUST & AGENCY- 701								
		Chase						Trust & Agency Total
Township Trust and Agency 701 Savings		\$ 1,514.60	0.18%					\$ 1,514.60
Township Trust and Agency 701 Checking		\$ 33,331.77	0.00%					\$ 33,331.77
								\$ 34,846.37
Road Improvements-								
		Flagstar						Road Improvement Total
Parkin Lane Rd 2010 (858)		\$ 6,109.97	0.70%					\$ 6,109.97
Lake Shannon 2018 (863)		\$ 287,746.16	0.70%					\$ 287,746.16
Laurel springs (864)		\$ 47,714.53	0.70%					\$ 47,714.53
Irish Hills (865)		\$ 186,244.40						\$ 186,244.40
CIBC- Parkin Lane CD(matures 8/9/2022)		\$ 127,853.69	0.20%					\$ 127,853.69
								\$ 655,668.75
								\$ 5,389,997.72
Total Township Monies								\$ 13,453,839.29

CONSENT AGENDA

Regular Board Meeting Minutes – May 17, 2022

Closed Session Minutes – May 17, 2022 (*no doc*)

Treasurer's Report – May 31, 2022

Treasurer's Report – June 30, 2022

Clerk's Warrants and Bills – May 11, 2022 to July 13, 2022

User: Casey
DB: Tyrone

CHECK DATE FROM 05/11/2022 - 07/13/2022

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 001 STATE BANK COMMON ACCOUNT					
05/11/2022	001	23105	AT&T MOBIL	AT&T MOBILITY	83.55
05/11/2022	001	23106	97	CITY OF FENTON	1,748.26
05/11/2022	001	23107	41	CONSUMERS ENERGY	272.85
05/11/2022	001	23108	IVS COMM	IVS COMM, INC.	330.00
05/11/2022	001	23109	871	LIVINGSTON COUNTY TREASURER	401.50
05/11/2022	001	23110	RESERVE	PITNEY BOWES BANK RESERVE ACCOUNT	2,500.00
05/11/2022	001	23111	RICOH USA	RICOH USA, INC.	522.11
05/11/2022	001	23112	SPICER	SPICER GROUP	1,083.50
05/11/2022	001	23113	25	STAPLES ADVANTAGE	412.24
05/11/2022	001	23114	SUNSET	SUNSET MAINTENANCE, LLC	560.00
05/11/2022	001	23115	172	VC3 INC.	150.00
05/11/2022	001	23116	VIEW NEWS	VIEW NEWSPAPER GROUP	702.00
05/11/2022	001	23117	ZASKI	ZASKI ACCOUNTING, LLC	1,775.00
05/18/2022	001	23118	297	BLUE CROSS BLUE SHIELD OF MICHIGAN	9,383.28
05/18/2022	001	23119	108	CHARTER COMMUNICATIONS	129.98
05/18/2022	001	23120	806	FENTON SCHOOLS	10,303.12
05/18/2022	001	23121	IVS COMM	IVS COMM, INC.	250.00
05/18/2022	001	23122	MODERNIST	MODERNISTIC CLEANING & RESTORATION	674.16
05/18/2022	001	23123	149	PITNEY BOWES GLOBAL	190.23
05/18/2022	001	23124	RICOH LEAS	RICOH USA INC	196.28
05/18/2022	001	23125	VOYA	VOYA INSTITUTIONAL TRUST COMPANY	850.00
05/24/2022	001	23126	CWA	CARLISLE/WORTMAN ASSOCIATES, INC	797.50
05/24/2022	001	23127	LKTYRONE	LAKE TYRONE IMPROVMENT ASSOCIATION	75.00
06/01/2022	001	23128	41	CONSUMERS ENERGY	458.47
06/01/2022	001	23129	GRIFFIN	GRIFFIN PEST SOLUTIONS, INC	51.00
06/01/2022	001	23130	RESERVE	PITNEY BOWES BANK RESERVE ACCOUNT	2,500.00
06/01/2022	001	23131	RUNYAN LAK	RUNYAN LAKE INCORPORATED	75.00
06/01/2022	001	23132	182	TOP OF THE PINES	75.00
06/01/2022	001	23133	VOYA	VOYA INSTITUTIONAL TRUST COMPANY	205.00
06/02/2022	001	23134	CHASE CARD	CHASE CARD SERVICE	1,715.83
06/02/2022	001	23135	472	KCI	1,775.00
06/02/2022	001	23136	871	LIVINGSTON COUNTY TREASURER	493.00
06/02/2022	001	23137	439	REPUBLIC SERVICES#237	973.94
06/02/2022	001	23138	173	STERICYCLE, INC	4.35
06/14/2022	001	23139	120	ACCIDENT FUND COMPANY OF	375.50
06/14/2022	001	23140	AT&T MOBIL	AT&T MOBILITY	78.37
06/14/2022	001	23141	CHLORIDE	CHLORIDE SOLUTIONS LLC	7,395.81
06/14/2022	001	23142	41	CONSUMERS ENERGY	271.30
06/14/2022	001	23143	DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	11,705.00
06/14/2022	001	23144	GILMER	GILMER, KATHLEEN	75.00
06/14/2022	001	23145	IVS COMM	IVS COMM, INC.	125.00
06/14/2022	001	23146	933	LIVINGSTON COUNTY ASSESSOR'S ASSOC.	30.00
06/14/2022	001	23147	259	SHOEMAKER SERVICES INC	600.00
06/14/2022	001	23148	25	STAPLES ADVANTAGE	554.29
06/14/2022	001	23149	SUNSET	SUNSET MAINTENANCE, LLC	560.00
06/14/2022	001	23150	VIEW NEWS	VIEW NEWSPAPER GROUP	604.50
06/14/2022	001	23151	VOYA	VOYA INSTITUTIONAL TRUST COMPANY	850.00
06/14/2022	001	23152	ZASKI	ZASKI ACCOUNTING, LLC	2,275.00
06/21/2022	001	23153	297	BLUE CROSS BLUE SHIELD OF MICHIGAN	9,383.28
06/21/2022	001	23154	CWA	CARLISLE/WORTMAN ASSOCIATES, INC	4,190.00
06/21/2022	001	23155	108	CHARTER COMMUNICATIONS	129.98
06/21/2022	001	23156	CHLORIDE	CHLORIDE SOLUTIONS LLC	450.00
06/21/2022	001	23157	275	ELECTIONSOURCE	120.00
06/21/2022	001	23158	GRIFFIN	GRIFFIN PEST SOLUTIONS, INC	51.00
06/21/2022	001	23159	HART	HART INTERACTIVE, INC	3,754.67
06/21/2022	001	23160	RICOH LEAS	RICOH USA INC	196.28
06/21/2022	001	23161	SPICER	SPICER GROUP	4,983.50
06/29/2022	001	23162	12	BURNHAM & FLOWER OF MICHIGAN	30.00
06/29/2022	001	23163	CHLORIDE	CHLORIDE SOLUTIONS LLC	4,577.22
06/29/2022	001	23164	41	CONSUMERS ENERGY	472.97
06/29/2022	001	23165	51	FENTON PRINTING	71.60
06/29/2022	001	23166	HAMILT GAS	HAMILTON'S PROPANE	1,252.11
06/29/2022	001	23167	VOYA	VOYA INSTITUTIONAL TRUST COMPANY	205.00
06/29/2022	001	23168	303	WASTE MANAGEMENT	218.45
07/12/2022	001	23169	AFLAC	AFLAC	1,001.44
07/12/2022	001	23170	AT&T MOBIL	AT&T MOBILITY	84.62
07/12/2022	001	23171	CHASE CARD	CHASE CARD SERVICE	485.37
07/12/2022	001	23172	CHLORIDE	CHLORIDE SOLUTIONS LLC	6,756.29
07/12/2022	001	23173	41	CONSUMERS ENERGY	271.15
07/12/2022	001	23174	GABRIDGE	GABRIDGE & COMPANY, PLC	6,960.00
07/12/2022	001	23175	127	HARRIS & LITERSKI ATTORNEYS AT	4,206.25
07/12/2022	001	23176	IVS COMM	IVS COMM, INC.	125.00
07/12/2022	001	23177	472	KCI	3,583.53
07/12/2022	001	23178	672	LAKE FENTON COMMUNITY SCHOOLS	12,227.53
07/12/2022	001	23179	78	LCMCA	20.00
07/12/2022	001	23180	871	LIVINGSTON COUNTY TREASURER	470.00
07/12/2022	001	23181	MACKLIN	MACKLIN MECHANICAL COMPANY	1,190.00
07/12/2022	001	23182	MOUGHLERPA	MOUGHLER, PAMELA	783.93

Check Date	Bank	Check	Vendor	Vendor Name	Amount
07/12/2022	001	23183	PRECISION	PRECISION DATA PRODUCTS	127.00
07/12/2022	001	23184	439	REPUBLIC SERVICES#237	492.57
07/12/2022	001	23185	25	STAPLES ADVANTAGE	360.27
07/12/2022	001	23186	SUNSET	SUNSET MAINTENANCE, LLC	560.00
07/12/2022	001	23187	801	TYRONE COVENANT PRESBYTERIAN	2,400.00
07/12/2022	001	23188	VIEW NEWS	VIEW NEWSPAPER GROUP	721.50
07/12/2022	001	23189	VOYA	VOYA INSTITUTIONAL TRUST COMPANY	205.00
07/12/2022	001	23190	ZASKI	ZASKI ACCOUNTING, LLC	2,200.00

001 TOTALS:

Total of 86 Checks:	142,534.43
Less 0 Void Checks:	0.00
Total of 86 Disbursements:	142,534.43

Bank 022 STATE BANK - PUBLIC SAFETY checking

05/18/2022	022	1303	16	CITY OF FENTON FIRE DEPARTMENT	16,071.00
05/18/2022	022	1304	176	HARTLAND AREA FIRE DEPARTMENT	21,915.00
05/18/2022	022	1305	121	ROSATI, SCHULTZ, JOPPICH&AMTSBUECHLER	42.00
06/14/2022	022	1306	16	CITY OF FENTON FIRE DEPARTMENT	18,032.00
06/21/2022	022	1307	176	HARTLAND AREA FIRE DEPARTMENT	13,149.00
07/12/2022	022	1308	19	CHARTER TOWNSHIP OF FENTON	23,390.00
07/12/2022	022	1309	16	CITY OF FENTON FIRE DEPARTMENT	19,253.00
07/12/2022	022	1310	938	LIVINGSTON COUNTY SHERIFF'S DEPT	38,996.50

022 TOTALS:

Total of 8 Checks:	150,848.50
Less 0 Void Checks:	0.00
Total of 8 Disbursements:	150,848.50

Bank 102 SEWER O&M CHECKING 590

05/11/2022	102	462	24	LIVINGSTON COUNTY DRAIN COMM.	76,393.99
06/02/2022	102	463	24	LIVINGSTON COUNTY DRAIN COMM.	75,076.47
07/13/2022	102	464	24	LIVINGSTON COUNTY DRAIN COMM.	79,823.50

102 TOTALS:

Total of 3 Checks:	231,293.96
Less 0 Void Checks:	0.00
Total of 3 Disbursements:	231,293.96

Bank 108 TAX FUND FLAGSTAR

05/24/2022	108	3179	96	TYRONE TOWNSHIP	28,207.73
05/24/2022	108	3180	96	TYRONE TOWNSHIP	24,623.21
05/24/2022	108	3181	96	TYRONE TOWNSHIP	13,992.33
05/24/2022	108	3182	96	TYRONE TOWNSHIP	13,893.88
05/24/2022	108	3183	96	TYRONE TOWNSHIP	6,275.89

108 TOTALS:

Total of 5 Checks:	86,993.04
Less 0 Void Checks:	0.00
Total of 5 Disbursements:	86,993.04

Bank 112 FLAGSTAR CHECKING - SA ROAD IMPROVEMENTS

06/14/2022	112	1070	HUNTINGTON	HUNTINGTON NATIONAL BANK	32,282.50
06/14/2022	112	1071	100	THE STATE BANK	67,589.50
06/14/2022	112	1072	USBANK	US BANK	122,268.75
07/12/2022	112	1073	HUNTINGTON	HUNTINGTON NATIONAL BANK	250.00

112 TOTALS:

Total of 4 Checks:	222,390.75
Less 0 Void Checks:	0.00
Total of 4 Disbursements:	222,390.75

Bank 203 TRUST & AGENCY 701 CKG

05/11/2022	203	1960	871	LIVINGSTON COUNTY TREASURER	2,252.50
05/11/2022	203	1961	SPICER	SPICER GROUP	1,499.75
05/11/2022	203	1962	96	TYRONE TOWNSHIP	450.56

Check Date	Bank	Check	Vendor	Vendor Name	Amount
05/24/2022	203	1963	CWA	CARLISLE/WORTMAN ASSOCIATES, INC	300.00
06/01/2022	203	1964	CROMAINE	CROMAINE LIBRARY	6.02
06/01/2022	203	1965	706	HARTLAND CONSOLIDATED SCHOOLS	41.14
06/01/2022	203	1966	LESA	LESA	14.09
06/01/2022	203	1967	871	LIVINGSTON COUNTY TREASURER	42.83
06/01/2022	203	1968	96	TYRONE TOWNSHIP	8.62
06/21/2022	203	1969	CWA	CARLISLE/WORTMAN ASSOCIATES, INC	150.00
06/21/2022	203	1970	871	LIVINGSTON COUNTY TREASURER	2,265.00
06/21/2022	203	1971	SPICER	SPICER GROUP	1,115.50
06/21/2022	203	1972	96	TYRONE TOWNSHIP	453.07
07/12/2022	203	1973	SULTANI	ABDO SULTANI HALIM	1,520.00

203 TOTALS:

Total of 14 Checks:	10,119.08
Less 0 Void Checks:	0.00
Total of 14 Disbursements:	10,119.08

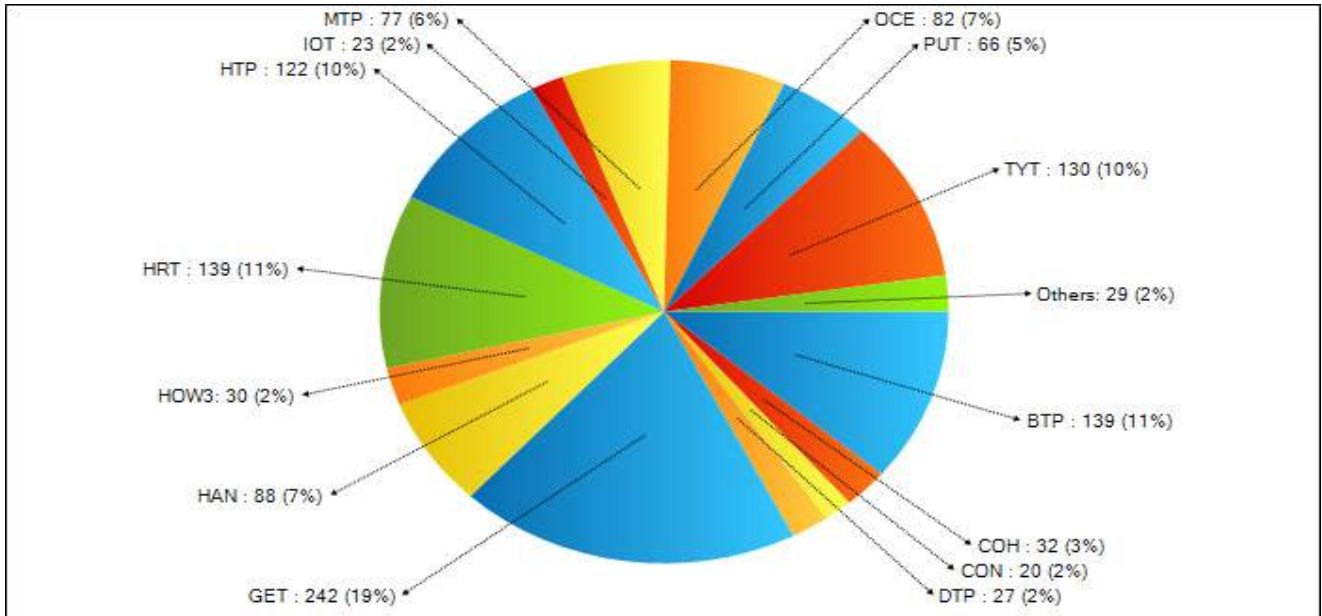
REPORT TOTALS:

Total of 120 Checks:	844,179.76
Less 0 Void Checks:	0.00
Total of 120 Disbursements:	844,179.76

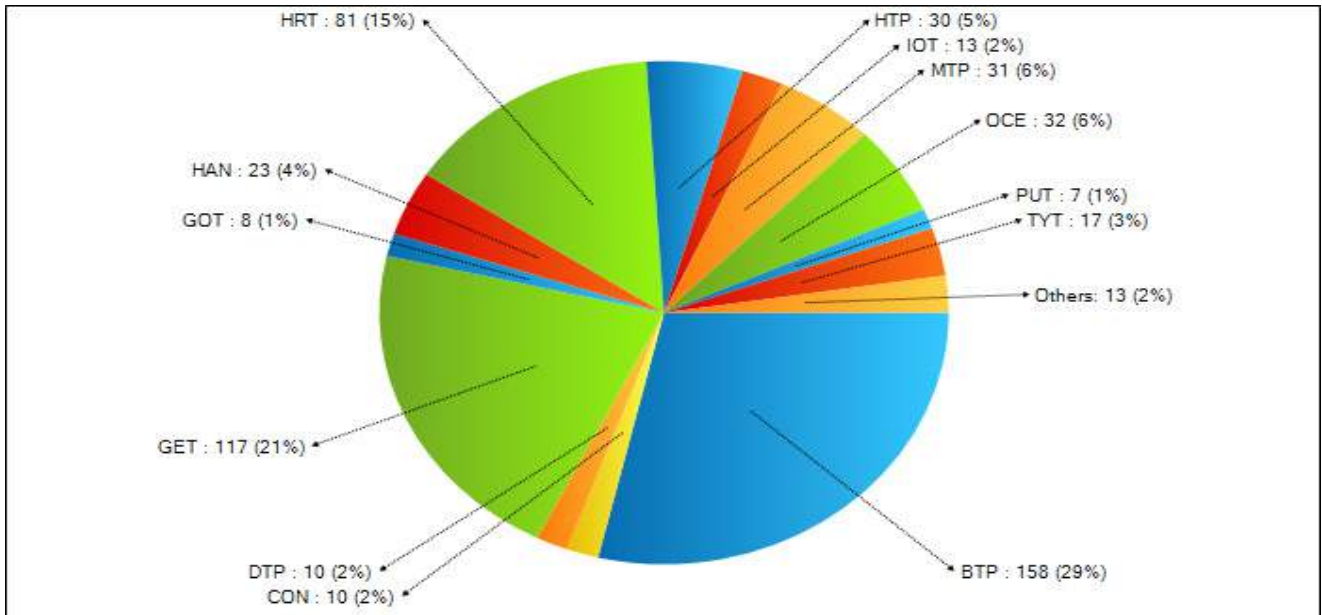
COMMUNICATION #1

Livingston County Sheriff Report- May 31, 2022

**LIVINGSTON COUNTY SHERIFF'S OFFICE
MAY 2022 CALLS FOR SERVICE**



**MICHIGAN STATE POLICE
MAY 2022 CALLS FOR SERVICE**



**LIVINGSTON COUNTY SHERIFF'S OFFICE
TYRONE TOWNSHIP MAY 2022**

Nature	# Events
ABANDONED VEHICLE	2
ALARM	5
ANIMAL COMPLAINT	5
AREA CHECK	1
ASSIST EMS	14
ASSIST FIRE DEPARTMENT	1
ASSIST OTHER AGENCY	1
BURGLARY REPORT ONLY	1
CARDIAC/RESPIRATORY ARREST	2
CITIZEN ASSIST	11
CIVIL COMPLAINT	2
CO ALARM/ OR INVESTIGATION	1
DHS REFERRALS	2
DISTURBANCE/TROUBLE	4
DOMESTIC PHYSICAL IN PROGRESS	1
DOMESTIC VERBAL	3
FIREWORKS	1
FRAUD	2
HAZARD	5
HIT AND RUN ACCIDENT	1
INTIMIDATION THREATS HARASSMEN	2
JUVENILE COMPLAINT	1
MDOP	4
MENTAL/CMH/PSYCH	1
MISSING PERSON/RUN-A-WAY	1
MOTORIST ASSIST	3
PARK/TRAF COMP	1
PARKING COMPLAINTS	1
PATROL INFORMATION	6
PDA	12
PERSONAL INJURY ACCIDENT	2
PHYSICAL DOMES REPORT ONLY	1
PIREF (REFUSE EMS)	1
PPO VIOLATION	1
SUSPICIOUS PERSON	4
SUSPICIOUS SITUATION	2
SUSPICIOUS VEHICLE	1
TRESSPASSING, LOITERING	5
UNATTENDED DEATH PRI 3/INVEST	1
UNKNOWN ACCIDENT	4
VEH UDAA IN PROGRESS	1
VEH UDAA REPORT	1
WELFARE CHECK	9

TOTAL: 130

TYRONE TOWNSHIP

<u>MONTH</u>	<u>CALLS FOR SERVICE</u>	<u>TICKETS WRITTEN</u>	<u>ARRESTS</u>
JANUARY	111	17	2
FEBRUARY	91	15	0
MARCH	112	21	2
APRIL	118	19	0
MAY	130	22	0
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
YTD TOTALS:	562	94	4

<u>TOWNSHIP</u>	<u>NUMBER OF CALLS 3:00PM - 11:00PM</u>	<u>RESPONSE TIME CONTRACT TIME 3:00PM - 11:00PM</u>	<u>NUMBER OF CALLS 11:00PM - 3:00PM</u>	<u>RESPONSE TIME NON CONTRACT TIME 11:00PM - 3:00PM</u>	<u>TOTAL</u>
BRIGHTON	38	15:04	101	23:14	139
COHOCTAH	21	28:08	11	27:31	32
CONWAY	11	22:39	9	27:54	20
DEERFIELD	9	21:45	18	25:21	27
GENOA	96	36:11	145	21:16	241
HANDY	45	22:41	43	38:37	88
HARTLAND	55	37:17	84	25:28	139
HOWELL	51	23:22	71	20:04	122
IOSCO	13	32:47	10	23:41	23
MARION	34	18:20	43	35:46	77
OCEOLA	29	34:20	53	24:39	82
PUTNAM	39	23:28	27	36:23	66
TYRONE	71	16:54	59	34:21	130

BRIGHTON**COHOCTAH****CONWAY****DEERFIELD****CALLS FOR SERVICE****CALLS FOR SERVICE****CALLS FOR SERVICE****CALLS FOR SERVICE**

JANUARY	150	JANUARY	32	JANUARY	22	JANUARY	38
FEBRUARY	102	FEBRUARY	35	FEBRUARY	17	FEBRUARY	32
MARCH	111	MARCH	30	MARCH	32	MARCH	28
APRIL	111	APRIL	32	APRIL	23	APRIL	29
MAY	139	MAY	32	MAY	0	MAY	27
JUNE	0	JUNE	0	JUNE	0	JUNE	0
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
YTD TOTAL:	613	161	94	154			

TICKETS WRITTEN**TICKETS WRITTEN****TICKETS WRITTEN****TICKETS WRITTEN**

JANUARY	67	JANUARY	4	JANUARY	0	JANUARY	4
FEBRUARY	43	FEBRUARY	2	FEBRUARY	3	FEBRUARY	4
MARCH	21	MARCH	5	MARCH	2	MARCH	6
APRIL	25	APRIL	3	APRIL	4	APRIL	2
MAY	26	MAY	1	MAY	0	MAY	0
JUNE	0	JUNE	0	JUNE	0	JUNE	0
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
YTD TOTAL:	182	15	9	16			

ARRESTS**ARRESTS****ARRESTS****ARRESTS**

JANUARY	2	JANUARY	1	JANUARY	0	JANUARY	2
FEBRUARY	1	FEBRUARY	1	FEBRUARY	0	FEBRUARY	1
MARCH	2	MARCH	1	MARCH	0	MARCH	1
APRIL	9	APRIL	0	APRIL	1	APRIL	1
MAY	7	MAY	0	MAY	0	MAY	0
JUNE	0	JUNE	0	JUNE	0	JUNE	0
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
YTD TOTAL:	21	3	1	5			

GENOA**HANDY****HARTLAND****HOWELL**

<u>CALLS FOR SERVICE</u>		<u>CALLS FOR SERVICE</u>		<u>CALLS FOR SERVICE</u>		<u>CALLS FOR SERVICE</u>	
JANUARY	253	JANUARY	52	JANUARY	121	JANUARY	144
FEBRUARY	226	FEBRUARY	58	FEBRUARY	119	FEBRUARY	109
MARCH	215	MARCH	57	MARCH	113	MARCH	125
APRIL	187	APRIL	50	APRIL	95	APRIL	129
MAY	241	MAY	88	MAY	139	MAY	122
JUNE	0	JUNE	0	JUNE	0	JUNE	0
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	1122		305		587		629

<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>	
JANUARY	67	JANUARY	9	JANUARY	26	JANUARY	71
FEBRUARY	53	FEBRUARY	15	FEBRUARY	83	FEBRUARY	42
MARCH	73	MARCH	26	MARCH	26	MARCH	43
APRIL	61	APRIL	13	APRIL	29	APRIL	31
MAY	75	MAY	7	MAY	30	MAY	76
JUNE	0	JUNE	0	JUNE	0	JUNE	0
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	329		70		194		263

<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>	
JANUARY	10	JANUARY	5	JANUARY	3	JANUARY	2
FEBRUARY	10	FEBRUARY	0	FEBRUARY	4	FEBRUARY	3
MARCH	12	MARCH	3	MARCH	9	MARCH	2
APRIL	8	APRIL	1	APRIL	0	APRIL	4
MAY	8	MAY	0	MAY	6	MAY	3
JUNE	0	JUNE	0	JUNE	0	JUNE	0
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	48		9		22		14

IOSCO**MARION****OCEOLA****PUTNAM****TYRONE****CALLS FOR SERVICE****CALLS FOR SERVICE****CALLS FOR SERVICE****CALLS FOR SERVICE****CALLS FOR SERVICE**

JANUARY	29	JANUARY	82	JANUARY	84	JANUARY	75	JANUARY	111
FEBRUARY	22	FEBRUARY	89	FEBRUARY	78	FEBRUARY	53	FEBRUARY	91
MARCH	26	MARCH	68	MARCH	78	MARCH	97	MARCH	112
APRIL	32	APRIL	87	APRIL	87	APRIL	90	APRIL	118
MAY	23	MAY	77	MAY	82	MAY	66	MAY	130
JUNE	0	JUNE	0	JUNE	0	JUNE	0	JUNE	0
JULY	0	JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	132		403		409		381		562

TICKETS WRITTEN**TICKETS WRITTEN****TICKETS WRITTEN****TICKETS WRITTEN****TICKETS WRITTEN**

JANUARY	1	JANUARY	21	JANUARY	23	JANUARY	6	JANUARY	17
FEBRUARY	1	FEBRUARY	9	FEBRUARY	18	FEBRUARY	3	FEBRUARY	15
MARCH	12	MARCH	16	MARCH	38	MARCH	20	MARCH	21
APRIL	3	APRIL	7	APRIL	34	APRIL	9	APRIL	19
MAY	1	MAY	11	MAY	30	MAY	4	MAY	22
JUNE	0	JUNE	0	JUNE	0	JUNE	0	JUNE	0
JULY	0	JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	18		64		143		42		94

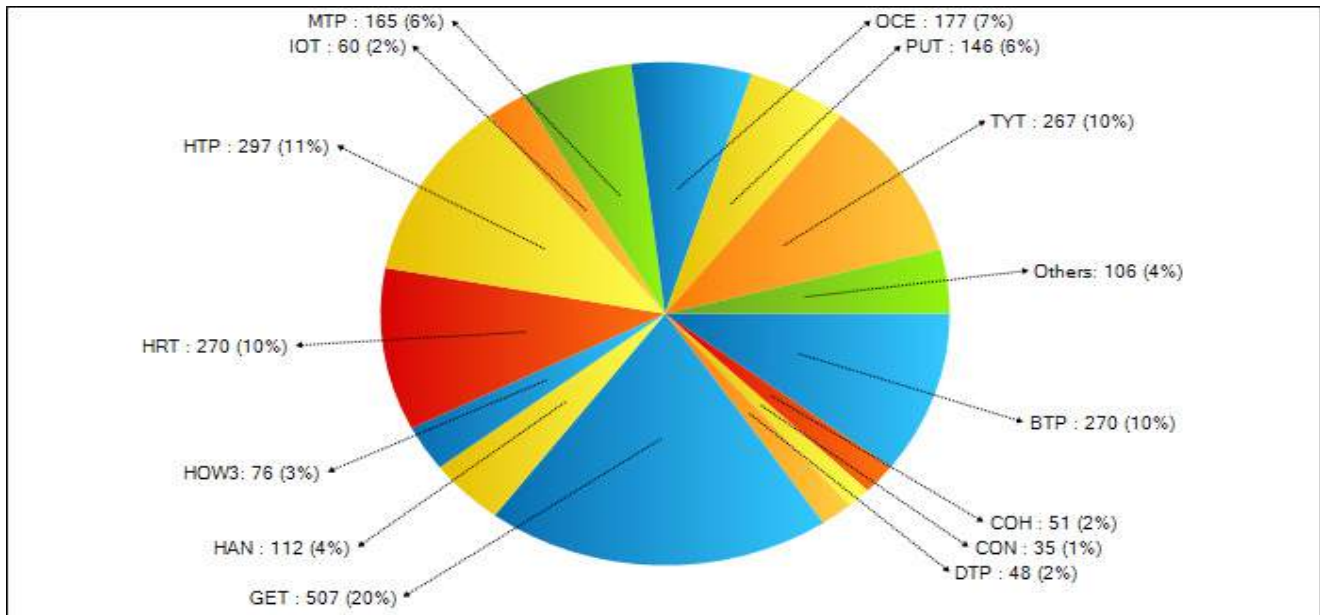
ARRESTS**ARRESTS****ARRESTS****ARRESTS****ARRESTS**

JANUARY	1	JANUARY	3	JANUARY	1	JANUARY	2	JANUARY	2
FEBRUARY	0	FEBRUARY	3	FEBRUARY	1	FEBRUARY	1	FEBRUARY	0
MARCH	1	MARCH	2	MARCH	2	MARCH	5	MARCH	2
APRIL	1	APRIL	1	APRIL	1	APRIL	0	APRIL	0
MAY	0	MAY	1	MAY	4	MAY	0	MAY	0
JUNE	0	JUNE	0	JUNE	0	JUNE	0	JUNE	0
JULY	0	JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	3		10		9		8		4

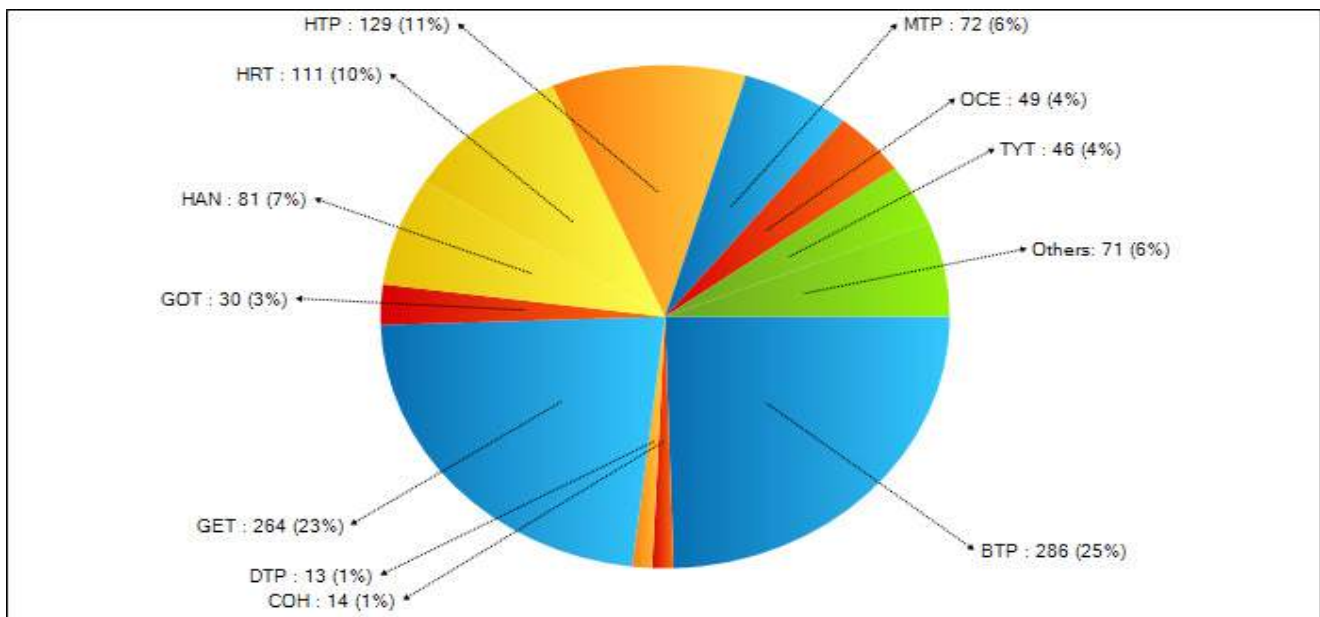
COMMUNICATION #2

Livingston County Sheriff Report- June 30, 2022

**LIVINGSTON COUNTY SHERIFF'S OFFICE
JUNE 2022 CALLS FOR SERVICE**



**MICHIGAN STATE POLICE
JUNE 2022 CALLS FOR SERVICE**



LIVINGSTON COUNTY SHERIFF'S OFFICE

TYRONE TOWNSHIP JUNE 2022

Nature	# Events
911 HANG UP	2
ABANDONED VEHICLE	1
ALARM	8
ANIMAL COMPLAINT	3
AREA CHECK	1
ASSIST EMS	12
ASSIST FIRE DEPARTMENT	6
BOATING COMP	1
BURGLARY REPORT ONLY	1
CITIZEN ASSIST	14
CIVIL COMPLAINT	2
CO ALARM/ OR INVESTIGATION	2
DISTURBANCE/TROUBLE	5
DOMESTIC PHYSICAL IN PROGRESS	1
DOMESTIC VERBAL	3
EXTRICATION - MOTOR VEH ACC	1
FIREWORKS	2
FOLLOW UP	1
FRAUD	1
HAZARD	5
HIT AND RUN ACCIDENT	3
INTIMIDATION THREATS HARASSMEN	4
LARC IN PROGRESS	1
LARCENY	2
LOST/FOUND PROPERTY	1
MDOP	1
MENTAL/CMH/PSYCH	1
MESSAGE DELIVERY	2
MISSING PERSON/RUN-A-WAY	1
MOTORIST ASSIST	4
NOISE COMPLAINTS	4
PATROL INFORMATION	1
PDA	16
PERSONAL INJURY ACCIDENT	2
PIREF (REFUSE EMS)	1
SUSPICIOUS PERSON	2
SUSPICIOUS SITUATION	5
SUSPICIOUS VEHICLE	2
TREE HAZARD	2
TRESSPASSING, LOITERING	2
UNKNOWN ACCIDENT	2
UNKNOWN MEDICAL PROBLEM	1
VIN INSPECTION	2
WAR ATT/SEARCH	1
WELFARE CHECK	9
TOTAL:	144

TYRONE TOWNSHIP

<u>MONTH</u>	<u>CALLS FOR SERVICE</u>	<u>TICKETS WRITTEN</u>	<u>ARRESTS</u>
JANUARY	111	17	2
FEBRUARY	91	15	0
MARCH	112	21	2
APRIL	118	19	0
MAY	130	22	0
JUNE	144	14	5
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
YTD TOTALS:	706	108	9

BRIGHTON**COHOCTAH****CONWAY****DEERFIELD****CALLS FOR SERVICE****CALLS FOR SERVICE****CALLS FOR SERVICE****CALLS FOR SERVICE**

JANUARY	150	JANUARY	32	JANUARY	22	JANUARY	38
FEBRUARY	102	FEBRUARY	35	FEBRUARY	17	FEBRUARY	32
MARCH	111	MARCH	30	MARCH	32	MARCH	28
APRIL	111	APRIL	32	APRIL	23	APRIL	29
MAY	139	MAY	32	MAY	20	MAY	27
JUNE	150	JUNE	34	JUNE	22	JUNE	29
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
YTD TOTAL:	763	195		136		183	

TICKETS WRITTEN**TICKETS WRITTEN****TICKETS WRITTEN****TICKETS WRITTEN**

JANUARY	67	JANUARY	4	JANUARY	0	JANUARY	4
FEBRUARY	43	FEBRUARY	2	FEBRUARY	3	FEBRUARY	4
MARCH	21	MARCH	5	MARCH	2	MARCH	6
APRIL	25	APRIL	3	APRIL	4	APRIL	2
MAY	26	MAY	1	MAY	0	MAY	0
JUNE	33	JUNE	5	JUNE	3	JUNE	2
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
YTD TOTAL:	215	20		12		18	

ARRESTS**ARRESTS****ARRESTS****ARRESTS**

JANUARY	2	JANUARY	1	JANUARY	0	JANUARY	2
FEBRUARY	1	FEBRUARY	1	FEBRUARY	0	FEBRUARY	1
MARCH	2	MARCH	1	MARCH	0	MARCH	1
APRIL	9	APRIL	0	APRIL	1	APRIL	1
MAY	7	MAY	0	MAY	0	MAY	0
JUNE	1	JUNE	1	JUNE	0	JUNE	1
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
YTD TOTAL:	22	4		1		6	

GENOA		HANDY		HARTLAND		HOWELL		IOSCO	
<u>CALLS FOR SERVICE</u>		<u>CALLS FOR SERVICE</u>		<u>CALLS FOR SERVICE</u>		<u>CALLS FOR SERVICE</u>		<u>CALLS FOR SERVICE</u>	
JANUARY	253	JANUARY	52	JANUARY	121	JANUARY	144	JANUARY	29
FEBRUARY	226	FEBRUARY	58	FEBRUARY	119	FEBRUARY	109	FEBRUARY	22
MARCH	215	MARCH	57	MARCH	113	MARCH	125	MARCH	26
APRIL	187	APRIL	50	APRIL	95	APRIL	129	APRIL	32
MAY	241	MAY	88	MAY	139	MAY	122	MAY	23
JUNE	263	JUNE	66	JUNE	147	JUNE	141	JUNE	38
JULY	0	JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	1385		371		734		770		170
<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>	
JANUARY	67	JANUARY	9	JANUARY	26	JANUARY	71	JANUARY	1
FEBRUARY	53	FEBRUARY	15	FEBRUARY	83	FEBRUARY	42	FEBRUARY	1
MARCH	73	MARCH	26	MARCH	26	MARCH	43	MARCH	12
APRIL	61	APRIL	13	APRIL	29	APRIL	31	APRIL	3
MAY	75	MAY	7	MAY	30	MAY	76	MAY	1
JUNE	58	JUNE	11	JUNE	12	JUNE	43	JUNE	3
JULY	0	JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	387		81		206		306		21
<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>	
JANUARY	10	JANUARY	5	JANUARY	3	JANUARY	2	JANUARY	1
FEBRUARY	10	FEBRUARY	0	FEBRUARY	4	FEBRUARY	3	FEBRUARY	0
MARCH	12	MARCH	3	MARCH	9	MARCH	2	MARCH	1
APRIL	8	APRIL	1	APRIL	0	APRIL	4	APRIL	1
MAY	8	MAY	0	MAY	6	MAY	3	MAY	0
JUNE	4	JUNE	0	JUNE	2	JUNE	3	JUNE	1
JULY	0	JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	52		9		24		17		4

MARION**OCEOLA****PUTNAM****TYRONE****CALLS FOR SERVICE****CALLS FOR SERVICE****CALLS FOR SERVICE****CALLS FOR SERVICE**

JANUARY	82	JANUARY	84	JANUARY	75	JANUARY	111
FEBRUARY	89	FEBRUARY	78	FEBRUARY	53	FEBRUARY	91
MARCH	68	MARCH	78	MARCH	97	MARCH	112
APRIL	87	APRIL	87	APRIL	90	APRIL	118
MAY	77	MAY	82	MAY	66	MAY	130
JUNE	84	JUNE	98	JUNE	80	JUNE	144
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	487		507		461		706

TICKETS WRITTEN**TICKETS WRITTEN****TICKETS WRITTEN****TICKETS WRITTEN**

JANUARY	21	JANUARY	23	JANUARY	6	JANUARY	17
FEBRUARY	9	FEBRUARY	18	FEBRUARY	3	FEBRUARY	15
MARCH	16	MARCH	38	MARCH	20	MARCH	21
APRIL	7	APRIL	34	APRIL	9	APRIL	19
MAY	11	MAY	30	MAY	4	MAY	22
JUNE	25	JUNE	20	JUNE	2	JUNE	14
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	89		163		44		108

ARRESTS**ARRESTS****ARRESTS****ARRESTS**

JANUARY	3	JANUARY	1	JANUARY	2	JANUARY	2
FEBRUARY	3	FEBRUARY	1	FEBRUARY	1	FEBRUARY	0
MARCH	2	MARCH	2	MARCH	5	MARCH	2
APRIL	1	APRIL	1	APRIL	0	APRIL	0
MAY	1	MAY	4	MAY	0	MAY	0
JUNE	2	JUNE	2	JUNE	1	JUNE	5
JULY	0	JULY	0	JULY	0	JULY	0
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	12		11		9		9

<u>TOWNSHIP</u>	NUMBER OF CALLS <u>3:00PM - 11:00PM</u>	RESPONSE TIME CONTRACT TIME <u>3:00PM - 11:00PM</u>	NUMBER OF CALLS <u>11:00PM - 3:00PM</u>	RESPONSE TIME NON CONTRACT TIME <u>11:00PM - 3:00PM</u>	<u>TOTAL</u>
BRIGHTON	42	35:50	108	22:29	150
COHOCTAH	15	31:18	19	20:35	34
CONWAY	10	1:13:33	12	39:02	22
DEERFIELD	13	34:27	16	32:02	29
GENOA	102	23:38	161	27:06	263
HANDY	29	35:50	37	25:10	66
HARTLAND	55	26:49	92	32:07	147
HOWELL	51	19:45	90	26:57	141
IOSCO	17	27:15	21	25:54	38
MARION	29	22:29	55	28:58	84
OCEOLA	36	24:24	62	27:27	98
PUTNAM	44	17:41	36	34:58	80
TYRONE	81	14:48	63	37:02	144

COMMUNICATION #3

Fire Service Report- July 13, 2022

	CITY OF FENTON		FENTON TWP		HARTLAND		MONTHLY \$ TOTALS	BILLABLE
	# RUNS	\$1,461.00	# RUNS	\$1,461.00	# RUNS	\$1,461.00		
	# MEDICAL	\$400.00	# MEDICAL	\$400.00	# MEDICAL	\$400.00		
	#EXCEPTION	\$500.00	#EXCEPTION	\$500.00	#EXCEPTION	\$500.00		
Apr-22	11	\$16,071	5	\$7,305	(2) 15	\$21,915	\$45,291	2 \$2922.00
May-22	(2) 1 EXCP 13	\$18,032	7	\$10,227	12	\$17,532	\$41,408	2 \$2922.00
Jun-22	(3) 13	\$19,253	5	\$7,305				3 \$4383.00
Jul-22	(1) 4	\$5,844						
Aug-22								
Sep-22								
Oct-22								
Nov-22								
Dec-22								
Jan-23								
Feb-23								
Mar-23								
Excp								
MED								
YTD TOTALS				\$24,837		\$39,447		
YTD RUNS	41		17		27			
YTD Excp	1							
YTD MED					Partial number			

**CITY OF FENTON FIRE RUNS
COLLECTION ACCOUNTS**

INCIDENT DATE	INCIDENT #	BALANCE	STATUS	NAME
Feb-16	53	\$1,391.00	COLLECTIONS	
Feb-16	62	\$1,391.00	COLLECTIONS	
Mar-16	76	\$1,391.00	COLLECTIONS	
Aug-15	283	\$350.00	COLLECTIONS	
Oct-15	354	\$390.00	COLLECTIONS	
Jun-16	197	\$1,391.00	COLLECTIONS	
Jun-16	225	\$1,391.00	COLLECTIONS	
Jun-16	226	\$1,391.00	COLLECTIONS	
Jul-16	285	\$1,391.00	COLLECTIONS	
Jul-16	296	\$1,391.00	COLLECTIONS	
Sep-16	371	\$1,391.00	COLLECTIONS	
Aug-16	436	\$1,391.00	COLLECTIONS	
Nov-16	461	\$1,391.00	COLLECTIONS	
Jan-17	49	\$1,391.00	COLLECTIONS	
Mar-17	371	\$1,391.00	COLLECTIONS	
Mar-17	120	\$400.00	COLLECTIONS	
Mar-17	125	\$1,391.00	COLLECTIONS	
Jun-17	235	\$1,405.00	COLLECTIONS	
Jul-17	318	\$400.00	COLLECTIONS	
Jul-17	328	\$1,405.00	COLLECTIONS	
Oct-17	431	\$1,405.00	COLLECTIONS	
Nov-17	468	\$1,405.00	COLLECTIONS	
Nov-17	483	\$1,405.00	COLLECTIONS	
Jan-18	22	\$1,405.00	COLLECTIONS	
Jan-18	27	\$1,405.00	COLLECTIONS	
Mar-18	117	\$1,405.00	COLLECTIONS	
Jul-18	296	\$1,419.00	COLLECTIONS	
Nov-18	438	\$1,419.00	COLLECTIONS	
Nov-18	484	\$1,419.00	COLLECTIONS	
Apr-18	161	\$1,024.00	COLLECTIONS	
Aug-19	327	\$1,319.00	COLLECTIONS	
Oct-19	401	\$1,419.00	COLLECTIONS	
Nov-19	447	\$1,261.00	COLLECTIONS	
Dec-19	486	\$1,419.00	COLLECTIONS	
Dec-19	499	\$400.00	COLLECTIONS	
Feb-20	70	\$1,419.00	COLLECTIONS	
Jun-20	177	\$1,433.00	COLLECTIONS	
Jun-20	220	\$1,433.00	COLLECTIONS	
Aug-20	286	\$1,433.00	COLLECTIONS	
Jul-17	306	\$485.00	COLLECTIONS	
Nov-20	391	\$1,433.00	COLLECTIONS	
Nov-20	416	\$1,433.00	COLLECTIONS	
Jan-21	2	\$1,433.00	COLLECTIONS	

**CITY OF FENTON FIRE RUNS
COLLECTION ACCOUNTS**

Feb-21	67	\$1,433.00	COLLECTIONS	
Apr-21	153	\$1,447.00	COLLECTIONS	
Jun-21	239	\$1,447.00	COLLECTIONS	
Jun-21	237	\$1,447.00	COLLECTIONS	
Aug-21	373	\$1,447.00	COLLECTIONS	
Aug-21	387	\$400.00	COLLECTIONS	
Aug-21	395	\$1,447.00	COLLECTIONS	
Sep-21	401	\$1,447.00	COLLECTIONS	
Oct-22	371	\$129	COLLECTIONS	
Sep-22	405	\$1,447.00	COLLECTIONS	
Oct-22	473	\$1,447.00	COLLECTIONS	
Oct-22	493	\$715.42	COLLECTIONS	
Oct-22	502	\$1,447.00	COLLECTIONS	
Jul-22	228	\$1,391.00	COLLECTIONS	
Aug-22	247	\$1,391.00	COLLECTIONS	
Sep-22	306	\$1,622.60	COLLECTIONS	
Oct-22	468	\$1,447.00	COLLECTIONS	



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



1

INVOICE 035011
 06/30/22

UN10
 TYR001 TYRONE TOWNSHIP FIRERUNS
 8420 RUNYAN LAKE RD
 NNEDNN FENTON, MI 48430

No. 69
RECEIVED
 JUL 11 2022

Date	Name / Ref No.	Sts	COLLECTIONS		Our Comm	Remain Princ	Net Amt Due
			Pd You	Pd Us			
06/22	HENMAN, SCOTT MICHAEL 0021101900	PDC		243.86		715.42	243.86-
06/22	HENMAN, SCOTT MICHAEL 0021101900	PDC		64.83	64.83	715.42	
06/15	OFFERMAN, DANIELLE NICHOLPDC 0020102500	PDC		134.74		128.78	134.74-
06/15	OFFERMAN, DANIELLE NICHOLPDC 0020102500	PDC		35.82	35.82	128.78	
06/13	WELTER, ADAM 19403	PDC		39.50		123.66	39.50-
06/13	WELTER, ADAM 19403	PDC		10.50	10.50	(123.66)	19403
	SubTotals				111.15		418.10-
	SubTotals			529.25			

Gross Collections This Cycle.....\$529.25

Check No. 017755 Enclosed.....\$418.10

TYRONE TOWNSHIP

Receipt: 119610

07/12/22

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

Cashier: LMAYBEE
Received Of: SCOTT HENMAN

5089 E ATHERTON RD
BURTON MI 48519

Payment for:
FIRE RUNS

The sum of: 418.10

MR	0021101900		243.86
MR	0020102500		134.74
MR	0019072900		39.50

205-000-035.000	243.86
205-000-035.000	134.74
205-000-035.000	39.50

Total 418.10

TENDERED:	CHECKS	17755	418.10
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Signed: _____

COMMUNICATION #4

Approved Planning Commission Regular Meeting &
Public Hearing Minutes- May 10, 2022

**TYRONE TOWNSHIP PLANNING COMMISSION
APPROVED REGULAR MEETING & PUBLIC HEARING MINUTES
May 10, 2022 7:00 p.m.**

**This meeting was held at the Tyrone Township Hall with remote access via Zoom videoconferencing.
The meeting was recessed at 7:30 pm to hold the scheduled public hearing.**

PRESENT: Rich Erickson, Kurt Schulze, Steve Krause, Bill Wood, Chet Schultz, and Jon Ward

ABSENT: Garrett Ladd

OTHERS PRESENT: Ross Nicholson and Zach Michels

CALL TO ORDER: The meeting was called to order at 7:00 by Chairman Erickson.

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

Scott Dietrich (resident) expressed concerns with the Gasior Zoning Map amendment application, stating that allowing parcels to be split into smaller parcels conflicted with the Township Master Plan. He stated that the site of Durocher Special Land Use is a mess and is essentially operating as a gravel pit. He stated that he is appalled that he was told at a previous meeting that if he has concerns regarding potential environmental hazards on the Durocher site that he would be responsible to report to the State agencies having jurisdiction. He stated that there is also an auto salvage site near Faussett Road and Runyan Lake Road that looks bad. He stated that the Township should make sure that special land uses are in compliance with approved site plans.

Jannette Ropeta (resident) stated that the public hearing notice for the Gasior Zoning Map amendment application was published in the Tri-County Times newspaper which does not have many subscribers in the Township. She stated that she feels that the Township is doing the bare minimum to comply with the laws regarding public hearing notifications. She stated that she spoke with many of her neighbors and asked if they have heard that there was a public hearing scheduled. She stated that none of her neighbors had heard that a public hearing was scheduled. She stated that the only reason that her neighbors know that a public hearing is scheduled is because she informed them. She stated that her neighbors could not attend the meeting, but may have been able to if they were informed earlier. She stated that she requested that the Township send out a public hearing notice via email to the people registered on the email distribution list but was told that they will be notified when the agenda becomes available. She stated that the agenda was not published until the day prior to the public hearing. She stated that other communities put up signs on sites where rezonings are proposed. She asked that the Planning

Commission be more transparent and encourage public involvement. She suggested that the Planning Commission should research and implement additional means for notifying the public of public hearings.

Chairman Erickson asked if there were any additional public comments. None were received.

APPROVAL OF THE AGENDA:

Kurt Schulze moved to approve the agenda as presented. Steve Krause supported the motion. Motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

- 1) **12/14/2021 Regular Meeting Draft Minutes:** Kurt Schulze moved to approve the minutes as presented. Chet Schultz supported the motion. Motion carried by unanimous voice vote.
- 2) **01/11/2022 Regular Meeting and Public Hearing Draft Minutes:** Steve Krause moved to approve the agenda as presented. Kurt Schulze supported the motion. Motion carried by unanimous voice vote.
- 3) **02/08/2022 Regular Meeting Draft Minutes:** Kurt Schulze moved to approve the minutes as presented. Chet Schultz supported the motion. Motion carried by unanimous voice vote.
- 4) **03/08/2022 Regular Meeting Draft Minutes:** Steve Krause moved to approve the minutes as presented. Chet Schultz supported the motion. Motion carried by unanimous voice vote.
- 5) **04/12/2022 Regular Meeting Draft Minutes:** Kurt Schulze moved to approve the minutes as amended. Steve Krause supported the motion. Motion carried by unanimous voice vote.

OLD BUSINESS:

1) Gasior Zoning Map Amendment:

Chairman Erickson asked Zach Michels to summarize the request based on the review of the application he had prepared. Zach Michels described the formal review procedure and process for zoning map amendment applications based on the Michigan Zoning Enabling Act and the Township Zoning Ordinance. The Planning Commission discussed the procedure and Zach Michels questions for clarification. Zach Michels noted a discrepancy in the Master Plan and Future Land Use Map, noting that the subject property is designated as the Natural Resource Preservation which is listed as the equivalent of Rural Estate (RE) zoning on the equivalency table but is described differently in the description of the Natural Resource Preservation district. Chairman Erickson asked the Planning Commission if they had any additional questions pertaining to the review process and procedures. None were received.

Zach Michels described the request. He stated that the application is for a Zoning Map amendment to rezone the subject property from Farming Residential (FR) to RE with no conditions proposed. He stated that the proposed zoning allows for the same principal permitted and special land uses as the existing zoning. He stated that the applicant expressed that the intent is to rezone the property and divide it in the future into smaller residential parcels. He stated that the Planning Commission is currently reviewing the proposed rezoning of the property and that the applicant would need to seek additional approvals such as land divisions prior to being able to develop the site as proposed. He stated that the subject property is approximately 17.7 acres including road rights-of-way, is currently being used for agriculture, and has frontages along 2 roads. He stated that the property is located in the area designated as Natural Resource Preservation on the Future Land Use Map which describes 3-acre minimum lot sizes. He stated that Table 20 in the Master Plan states that RE zoning is the equivalent of the Natural Resource Preservation designation. He stated that the proposed RE zoning is consistent with the zoning of properties to the north of the subject parcel. He stated that the biggest difference between the FR and RE districts is the minimum lot area, RE being 1.75 acres versus FR being 3 acres. He stated that the minimum lot width in RE is 200 feet versus FR which is 250 feet. He stated that all other developmental standards inclusive of setbacks, maximum lot coverage, and maximum building height are the same in both the existing and proposed zoning districts.

Zach Michels indicated that, following the Public Hearing, the Planning Commission may make a recommendation for approval or disapproval to the Township Board. He stated that the recommendation and supporting documents would be forwarded to the Livingston County Planning Commission (LCPC) for review and recommendation prior to the Township Board's final review and determination.

Chairman Erickson asked if the Planning Commission had any questions or comments prior to opening the scheduled public hearing. None were received.

Kurt Schulze made a motion to suspend the regular meeting agenda to move into the scheduled public hearing for the Gasior Zoning Map amendment application. Steve Krause supported the motion. Motion carried by unanimous voice vote.

PUBLIC HEARING:

1) Gasior Zoning Map Amendment:

Chairman Erickson read the public hearing notice that was published in the Tri-County Times on Sunday, April 24th, 2022:

Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on Tuesday, May 10, 2022, beginning at 7:30 pm at the Tyrone Township Hall, 8420 Runyan Lake Road, Fenton, Michigan 48430. The purpose for the Public Hearing is:

TYRONE TOWNSHIP PLANNING COMMISSION
5-10-2022 REGULAR MEETING & PUBLIC HEARING MINUTES - APPROVED

*To receive public comments regarding the following proposed Zoning Map amendment:
Regarding a request by Kevin Gasior for a proposed rezoning of Parcel #4704-16-100-019
currently zoned FR (Farming Residential) to RE (Rural Estates). The parcel is located at the
Southeast corner of Runyan Lake and Foley Roads, regulated by Zoning Ordinance #36 Article
23 Site Plan Review and Impact Assessment and Article 29 Zoning Amendments.*

Chairman Erickson asked if the applicant would like to briefly describe his request to the Planning Commission and the public in attendance. Kevin Gasior (applicant) summarized the rezoning request. He stated that under the current FR zoning, he could potentially develop 5 lots and is proposing to rezone the property to RE to develop 7 lots. He stated that he does not intend to create lots at the minimum of 1.75 acres but, would like the lots to be approximately 2.3 acres. He stated that he would like to develop the properties as residential lots that are nice and relatively affordable. He stated that he is a builder and developer who has built approximately 300 homes in his career. He stated that he lives in the Township near the subject property and is not seeking to build cheap, low-quality homes. He stated that he is semi-retired and is proposing the project because it is close to his home.

Steve Krause asked Ross Nicholson if it may be feasible to create more than 7 lots from the subject property if the rezoning is approved. Ross Nicholson indicated that, based on the dimensional standards in the Schedule of Regulations, it would be unlikely that it would be possible to create more than 7 lots unless dimensional variances are granted or special development methods are approved. Kevin Gasior indicated that he had worked with an engineer to create the draft lot layout depicted in the application drawings based on the Township's standards. Kurt Schulze asked for clarification on the front yard setbacks depicted on the drawings. Kevin Gasior indicated that he believes the drawings indicate that the front yard setbacks would be 150 feet. Ross Nicholson indicated that the minimum front yard setback in the FR district is 150 feet, but is only 100 feet in RE. Kevin Gasior stated that, based on the depth of the proposed lots, he might as well utilize the available space and set the dwellings back an additional 50 feet. He stated that it would be more desirable from a salability standpoint to have the new dwelling setback as far as possible from Runyan Lake Road and Foley Road. Kurt Schulze asked Kevin Gasior for clarification that he would be proposing that the dwellings would be setback at the same distance as the current FR zoning requires even if the property is rezoned. Kevin Gasior confirmed. He stated that it is his intent to have the dwellings setback at least 150 feet from the road rights-of-way unless there is some reason that they would need to be reduced.

The Planning Commission briefly discussed the application. Chairman Erickson opened the floor to receive public comments.

Jannette Ropeta (resident) stated that there had been no mention of how Article 8 of the Zoning Ordinance (Open Space Preservation Option) works into the request. She noted that the Open Space Preservation Option is mentioned in the Master Plan. She asked if it would be possible for

Zach Michels to explain where the required open space for the proposed lots would be located. Ross Nicholson indicated that the Open Space Preservation Option (OSP) is an optional development method that has not been proposed as part of the request. Jannette Ropeta stated that the Master Plan states that OSP is required. Ross Nicholson stated that the OSP option is a method that may be used if a developer was seeking to reduce lot sizes to less than the minimum required in the zoning district. He stated that the OSP option may allow for reduced lot sizes as long as a specific amount of open space is provided. Jannette Ropeta stated that the applicant is proposing reduced lot sizes. Ross Nicholson indicated that the applicant is proposing a rezoning which is a separate process not directly related to the OSP option. Jannette Ropeta stated that she has been told by someone who extensively studied the Zoning Ordinance that the OSP option has to be considered for creating new lots in both the existing and proposed zoning districts. She asked the Planning Commission to confirm that the OSP option does not need to be considered as part of the review process for the proposed rezoning. Zach Michels stated that he would respond to the question following the public comment portion of the public hearing. She stated that there is some confusion amongst herself and other residents regarding the OSP option and it would be great if it could be explained further. She stated that, on the surface, the proposal does not seem like a bad idea, however, she still has concerns. She stated that the Township Board and Planning Commission consistently state that they wish to avoid lawsuits. She stated that all rezonings set precedents for other developers. She stated that the more rezoning requests that are submitted and approved, the more will be submitted. She stated that she would imagine that if rezonings are approved and other developers want to propose the same thing, the Township would need to approve them. She stated that the people that have spoken via the existing Master Plan feel very strongly about keeping things the way the Master Plan intends. She stated that the existing Master Plan is consistent with the way people feel today so there are likely only a few minor changes that need to be made during the current Master Planning process. She stated that the Master Plan designates the subject property as something other than what is being proposed. She stated that the Master Plan designated areas for all kinds of different uses and it should be followed. She stated that the residents have not changed their opinions since the last Master Plan was adopted. She cited several sentences from the Master Plan regarding residential development and preservation of open spaces. She stated that she has been told that the Master Plan has no legal basis but she was also told that it is required that the Township has a Master Plan. She stated that the Master Plan has a purpose and the Township should follow it.

Keith Kitowski (resident) stated that he owns the property directly south of the subject property. He stated that he did not know about the proposed rezoning until he received the public hearing notice in the mail. He stated that he did not know that the application had been reviewed at a previous meeting. He stated that he farms his property and owns animals that generate sounds and smells that may not be desirable to potential buyers of the proposed new lots. He stated that he keeps animals within feet of the subject property boundary and believes that the associated smells and sounds may not be pleasant to prospective buyers of the proposed new lots. He stated that farms have animals that may potentially escape from their enclosures and wander onto nearby properties. He stated that there have been horses from other properties that have

wandered onto his property. He stated that this occasional issue does not bother him or his existing neighbors because they are farmers and understand that animals may occasionally get loose. He stated that the people who may buy the proposed lots may not understand or like the presence of farm animals. He stated that this may create a significant issue for both the owners of the new lots and the residents that currently live in the area. He stated that buyers may be keeping animals and pets that could cause problems with his farm animals. He stated that he does not want tension with neighbors such as this. He stated that the well on his property is very deep, in excess of 100 feet deep. He stated that he is concerned that adding 7 new wells on the subject property may diminish the water supply that he uses for his home and farm. He stated that he is also concerned about the potential for contamination from sewage that may seep into the aquifer. He stated that he loves that in the Spring and Fall, a huge flock of geese will land on the subject property during their migration as well as nesting sandhill cranes. He stated that potential buyers of the proposed lots may not like the wildlife. He stated that if he wanted to sell his property, prospective buyers may see that there is residential development adjacent, which may discourage the sale of the property and decrease his property value. He reiterated that he lives directly adjacent to the subject property and hopes that the Township takes his concerns into account.

Kevin Gasior (applicant) stated that he would like to make a statement for clarification. He stated that before he submitted the proposal he met with Township staff to ensure the proposal could be considered. He stated that it was never his intent to propose a development that would not be acceptable to the Township. He asked Zach Michels if the proposed rezoning is consistent with the Master Plan. Chairman Erickson stated that the Planning Commission would address questions and comments following the public comment portion of the public hearing.

Scott Dietrich (resident) stated that the biggest problem with the request is the rezoning. He stated that he feels that the Township gives the impression to applicants that they guarantee approval of applications. He stated that he is tired of hearing about all the conflicts that are found in the Master Plan and ordinances. He stated that he feels the Township will look for loopholes and do whatever they want regardless of how residents feel.

Janice Dobbs (resident) asked the Planning Commission if the applicant would be able to split the subject property into 5 new lots without having the property rezoned. Chairman Erickson confirmed. She asked if the applicant is going through the rezoning process for 2 additional lots for a total of 7 lots. Chairman Erickson confirmed. Janice Dobbs stated that she does not understand why the Township would consider amending the Zoning Map and the Master Plan to allow for an additional 2 lots. She asked if splitting the subject property into 7 lots would result in a public sanitary sewer being installed in the area. The Planning Commission indicated that expansion of the public sanitary sewer in the area of the subject property was not currently planned. Janice Dobbs stated that the property will either be divided into 5 or 7 lots and will require 5-7 new wells and new septic systems. She stated that it does not make sense to her why the Township would consider allowing the property to be divided into 7 lots. She asked if there

was no longer a requirement for preserved land for each newly created parcel. She reiterated that she did not feel that there was a need for 2 additional lots beyond the 5 that would be permitted.

Kurt Scarberry (resident) stated that he agrees with Janice Dobbs that 5 new homes would be sufficient. He stated that the subject property has a significant slope which will need to be considered in terms of drainage. He stated that it does not make sense to him why the applicant is requesting a rezoning to gain 2 additional lots. He stated that he believes 5 new homes are plenty.

Steve Bissell (resident) stated that the developer mentioned that the homes he would build would be reasonably priced. He asked the Planning Commission if they knew an approximate price range. He stated that he feels that 5 new homes would be adequate for the subject property but the price may make a difference.

Chairman Erickson closed the public comment portion of the public hearing.

Zach Michels stated that he understands the frustration of those members of the public who did not receive immediate answers to their questions during the public comment portion of the public hearing. He explained that the public hearing is designed to allow the Planning Commission to receive comments and questions may be addressed by the Planning Commission and/or Township staff following the public comments at the discretion of the Planning Commission. He stated that he would do his best to address the questions that were asked. He stated that the Open Space Preservation option is a development style that is required by the state of Michigan through the Zoning Enabling Act. He stated that the intent is to allow cluster development in a manner that preserves undeveloped natural areas or working farmlands. He stated that if you have undeveloped land between certain densities, you are required to include the OSP option in the Zoning Ordinance. He elaborated on the standards for the OSP option. He stated that the option is not required for development, but must be offered as an option as required by the Michigan Zoning Enabling Act.

Zach Michels continued to address questions. He stated that he understands that the Township previously required open space area for newly created parcels which was eliminated in 2018. He stated that there is language in the Zoning Ordinance referencing parcels that were created with lot open space, recognizing those parcels that were created with open space that do not meet the current lot area requirements as legally nonconforming lots of record. He stated that the open space requirement is no longer in place for standard land divisions.

Zach Michels stated that the keeping of animals and general agriculture are permitted in both the FR and RE zoning districts. He stated that the applicant has proposed a conventional rezoning and the Township cannot place conditions on the application. He stated that the applicant is under no obligation to divide the subject property as proposed in the rezoning application. He stated that there is going to be a maximum number of lots based on the minimum dimensional

standards for the zoning district which will likely be the same or very close to the number that is proposed. He stated that, though the number of lots would be limited to what is proposed or very close to what is proposed, it may be possible for the applicant to reconfigure the lots so some are smaller as long as they all meet the minimum required lot area for the zoning district. He stated that the proposed Zoning Map amendment if approved, would not bind the applicant to divide the subject parcel exactly as presented in the application for rezoning. Chairman Erickson stated that the role of the Planning Commission at the present time is to review the proposed rezoning itself, not the proposed land division and/or subdivision plat. Zach Michels confirmed. He stated that the rezoning review is more broad and focuses on what potential uses could be permitted in the zoning district and if the proposal is suitable for the area based on available utilities, services, and other factors in the area.

Zach Michels stated that some questions were raised about specific developmental standards such as on-site septic systems and wells. He stated that those items are reviewed at a later time if application(s) are received for a land division, subdivision, site condominiums, or a combination of those methods. He stated that minimum lot areas are generally determined based on soils. He stated that there are fairly good soils in the Township so the required minimum lot areas reflect what may be required to accommodate on-site septic systems and wells. He stated that wells are generally required to be located below a layer of clay for separation purposes and there are also separation requirements between wells and septic systems for additional separation. He stated that those items are reviewed during or following the land division process.

Zach Michels stated that the Master Plan can be tricky due to its complexity and it is not uncommon that discrepancies may exist. He stated that certain areas require larger lot sizes than others based on a number of variables, which could lead to discrepancies. He stated that, in the case of the current application being reviewed, the written description for the Natural Resource Preservation area on the Future Land Use Map describes 3-acre minimum lot areas. He stated that the conversion table, which is required for the Master Plan, indicates that the equivalent zoning for the Natural Resource Preservation area is RE, which requires minimum lot areas of 1.75 acres.

Zach Michels stated that Master Plans are required in the state of Michigan for municipalities that regulate zoning. He stated that municipalities that do not do zoning are not required to create a Master Plan. He stated that Zoning Map amendments are nonprecedential which is consistent with most zoning decisions. He stated that if the Township approves a rezoning it does not mean that they have to approve the next rezoning application because each application is very property specific. He stated that a rezoning request may be reasonable in one area but could be found to be unreasonable in another area depending on a number of variables. He stated that the Township needs to review each rezoning application based on the specific property where the rezonings are proposed based on the specific conditions of each property and of the surrounding area. He stated that the Planning Commission should clearly document why a decision is made for a specific application because it helps with more precise decision making

process and provides guidance to the Township Board. He stated that it also provides guidance for future applicants when deciding whether or not to apply for a rezoning.

Zach Michels asked if there were any questions that he had not addressed. Jon Ward stated that he believes there was a question of whether or not approval of a rezoning application would require an amendment to the Master Plan. Zach Michels indicated that approval of a rezoning would not require an amendment to the Master Plan. Kurt Schulze asked Zach Michels if approval of this specific rezoning application would mean a difference in 2 lots/houses on the subject property. Zach Michels stated that if the applicant were to propose a land division with 5 lots that all comply with the minimum dimensional standards for the FR district it could be approved without rezoning. A resident in attendance (name not provided) stated that he believes the applicant could create more than 7 lots if the rezoning is approved if the lots are reduced to 1.75 acres instead of the proposal for ~2.3 acre lots. He asked for clarification. Ross Nicholson indicated that there would not be sufficient divisions available to the subject property according to the Michigan Land Division Act, assuming the applicant wanted to develop by means of land division only. Steve Krause asked Ross Nicholson how many divisions the subject property has available. Ross Nicholson stated that he believes 4 or 5 splits may be available, however, if the applicant wanted to develop the property as a subdivision or site condominium, the number of available divisions would be irrelevant because it would fall under the Michigan Condominium Act or the Michigan Subdivision Control Act. Jon Ward stated that if the rezoning is approved, the applicant could potentially come back with a different plan for development than what is currently proposed. Zach Michels stated that if a private road were created to provide access to resulting lots/units/parcels, it would not be counted towards the lot area and would need to be subtracted from the area calculations. He stated that for certain properties that may be impactful, however, in this case where there is an unusual shaped property so it would be difficult to increase the number of possible lots beyond 7.

Chairman Erickson closed the public hearing.

OLD BUSINESS (CONTINUED):

1) Gasior Zoning Map Amendment:

Chairman Erickson stated that the Planning Commission could potentially make a recommendation on the application. He asked the Planning Commission if they had any additional questions for the applicant or Zach Michels regarding the application. None were received. He asked Zach Michels if he could reiterate how the procedure works for the benefit of the public in attendance. Zach Michels stated that applications for rezoning do not require applicants to provide a plan that specifies how they would like to use the property if the rezoning is approved unless the proposal is for a conditional Zoning Map amendment. He stated that it may be possible for the subject property to be developed in a configuration other than what has currently been proposed but noted that it is unlikely that it would be possible to create more lots

than presently proposed due to minimum lot sizes and other dimensional standards. He stated that the review letter that he had prepared details the guidance criteria for considering approval or disapproval of the proposed rezoning on pages 8, 9, and 10. Jon Ward asked if the Planning Commission needs to report all findings in addition to providing a recommendation. Zach Michels stated that documenting reasoning for a recommendation would be beneficial. He stated that the Planning Commission does not need to specifically note each specific aspect that is being considered because not all aspects are required criteria. The Planning Commission briefly discussed. Kurt Schulze asked the applicant what the difference in housing values between 5 homes and 7 homes would be. Kevin Gasior stated that the cost of the land generally drives the cost to develop the lots. He stated that he is not attempting to maximize profits as much as possible but instead is attempting to develop the land to create a finished product that is both desirable and moderately affordable to prospective buyers. He stated that he is hesitant to provide monetary estimates based on the many variables which result in change but presented the figure of \$350,000 versus \$400,000 per home depending on whether the total number of lots was 5 or 7. The Planning Commission continued discussion.

Bill Wood indicated that he would be abstaining from a vote on the recommendation because he owns property adjacent to the subject property.

Steve Krause made a motion to recommend approval of the Gasior Zoning Map amendment application based on the Planner's review and comments that the application is consistent and compatible, it is a relatively small change, it would not create a negative impact to public services, there is a significant demand for new lots, it is consistent with the Master Plan, and because of the proximity to US-23 and the service drive. Kurt Schulze supported the motion. Votes in favor: Krause, Schulze, Erickson, Ward. Votes opposed: Schultz. Votes abstained: Wood. Motion carried by majority voice vote.

Zach Michels stated that the next step will be for the application to be forwarded to and reviewed by the Livingston County Planning Commission and then will be forwarded to the Township Board for review and final determination.

2) Foster Storage Condominium Special Land Use:

Chairman Erickson introduced the topic and brought up the latest application documents on the overhead display screens. He asked Zach Michels if he had prepared a revised review of the application based on the latest documents received. Zach Michels indicated that he had not been able to prepare a formalized review letter but had prepared several comments based on the latest information received. He asked for confirmation that the application has not been scheduled for a public hearing yet. Ross Nicholson confirmed that the required public hearing had not yet been scheduled. Zach Michels stated that a comment received from the applicant's engineer indicated that there were a number of details that will be addressed for the final site plan. Zach Michels noted that those details should be provided as soon as possible if the intent is still to combine

preliminary and final site plan review. He stated that there is an option for the applicant to seek preliminary approval prior to final site plan review, which would consist of general conceptual information, whereas final site plan review will require all pertinent details.

Zach Michels stated that he would be going through his notes based on the latest documents received. He indicated that the latest revised site plan does not appear to include a soil map. He stated that a soil map is generally required but may be waived by the Planning Commission if they determine that the information is not necessary/relevant. He stated that the front yard setbacks are shown on the site plan drawings diagonally. He noted that there is language in the Zoning Ordinance that requires that certain features be located outside of the required front yard setbacks including parking and fences. He stated that the aisleway shown on the site plan should not be located within the front yard setback as it is currently depicted. He stated that the turning radius for fire trucks has been added to the site plan, however, there appears to be a conflict with the fire truck maneuvering lane and the proposed loading/unloading spaces which should be resolved. He suggested that the loading/unloading zones should be relocated to resolve the conflict. He stated that the latest landscaping plan does not include any information on a proposed irrigation system. He recommended that an irrigation system for the landscaping should be included to sustain the proposed plantings in perpetuity. He stated that it does not appear that required clear vision zones are depicted on the site plan, which should be included. He stated that a photometric plan was provided, however, it does not include any additional information regarding the lighting and color temperatures. He recommended that details on fixtures and lighting should be included on a specification sheet that should be attached to the site plan. He stated that the building plans should also be incorporated into the site plan drawings as opposed to being provided as a separate document.

Kurt Schulze asked Zach Michels to elaborate further on his comment regarding parking and fencing being located outside of the required front yard setbacks. Zach Michels indicated that Section 20.02.I of the Zoning Ordinance states that: *“The front yard setback shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping and vehicle access drives. The front yard setback area may not be used for off-street parking, except in PCS, B-1, B-2, or ES business districts where any portion of the front yard may be used for parking, and in FR, RE, R-1, R-2 and LK-1 districts where only the front access driveway area may be used for parking vehicles used by occupants of the residence. For the purposes of this section, the access driveway is defined to include only the paved or surfaced portion of the driveway through the front yard used to access the side or rear yard and/or garage.”* He stated that Section 25.02.C states that: *“Parking is prohibited in any yard area except in clearly defined driveways”* and references Section 20.02.I. He stated that Section 25.03.J states that: *“Off-street parking spaces may be located within a rear yard or within a side yard which is in excess of the minimum side yard setback unless otherwise provided in this ordinance.”* He stated that because the PCI zoning district is not listed as an exception, all of the sections noted above would apply to the subject property.

Brendan Foster (applicant) stated that he does not recall the information on front yard setbacks being previously noted. Zach Michels referenced and read from a previous review letter he had prepared that referenced the requirement in question. The Planning Commission briefly discussed the issue of items being located within the required front yard setbacks amongst themselves and with Zach Michels. They briefly discussed the meaning of “access drive” and continued discussion on items permitted or not permitted within required front yard setbacks.

The Planning Commission briefly discussed the items noted by Zach Michels with the applicant’s engineer. The engineer noted the recommendations and indicated that they would make revisions to the application documents accordingly. The engineer noted that his understanding was that the applicant was seeking preliminary approval prior to final approval as opposed to combined preliminary and final. The Planning Commission briefly discussed the proposed landscaping and screening with the applicant. The Planning Commission briefly discussed drainage and stormwater management with the applicant and the applicant’s engineer. The Planning Commission recapped their discussion and provided direction to the applicant regarding items to be addressed prior to holding the required public hearing. The Planning Commission determined that the public hearing should be scheduled for the next regular meeting

No action was taken.

3) Runyan Lake Heights Private Road Paving Request:

Chairman Erickson introduced the topic and brought up the drawings and engineering review of the proposal for modified nonconforming private road standards to pave a portion of Merrill Drive, part of the Runyan Lake Heights subdivision. The Planning Commission briefly discussed the Township Engineer’s review of the drawings provided. They discussed the proposed drainage of surface water and proposed drainage features with the applicant.

Steve Krause asked the applicant if they noted the recommendation in the review to remove several obstructions within 2 feet of the edge of the roadway. Brian Helm (applicant) confirmed that they had noted the obstructions should be removed and agreed to have them removed. The Planning Commission continued to discuss potential obstructions to the roadway noted and shown in photographs in the review.

Jon Ward indicated that he believed surface drainage/stormwater management to be the most significant aspect to consider when determining whether or not to permit the proposed modified private road standards. He suggested that the proposed ditching should be better defined to ensure the water flow is sufficiently diverted from the road surface. The Planning Commission briefly discussed the proposed drainage features with the applicant.

Kurt Schulze noted that he has concerns regarding potential drainage issues affecting properties along Merrill Drive which may be created as a result of the proposed paving and improvements.

The Planning Commission briefly discussed potential liability regarding the proposed road improvements. Brian Helm indicated that the private road is the responsibility of the Association. The Planning Commission briefly discussed the possibility of requiring a hold harmless agreement that would defer liability to the Association and not to the Township. Ross Nicholson stated that the road in question is an existing nonconforming private road that is owned and maintained by an existing association. Steve Krause expressed concerns regarding the potential for the Township to become liable if an issue were to arise as a result of the paving based on the Township approving the proposed modified private road standards. The Planning Commission briefly discussed. Steve Krause asked Ross Nicholson if requiring and approving a hold harmless agreement could be done administratively. Ross Nicholson indicated that the Planning Commission would provide a recommendation to the Township Board who would then have the final say on the specifics of a hold harmless agreement if recommended by the Planning Commission. The Planning Commission briefly discussed a potential recommendation to the Township Board.

Kurt Schulze made a motion to recommend Township Board approval of modified private road standards to pave a portion of Merrill Drive with the conditions that the trees noted in the Spicer Group review are removed and that the Township will not be held liable for any potential issues that occur as a result of the paving. Steve Krause supported the motion. Votes in favor: Krause, Schulze, Schultz, Ward. Votes opposed: Erickson. Motion carried by majority voice vote.

NEW BUSINESS:

1) Durocher Special Land Use Minor Site Plan Amendment (Driveway Approach):

Chairman Erickson introduced the topic and brought up the associated application document on the overhead display screens. He asked Ross Nicholson if he could provide a summary of the request. Ross Nicholson stated that the request for a minor amendment to pave the driveway approach is separate from the open application for a major site plan amendment to expand the special land use. He stated that the proposed amendment is specific to the design of the driveway approach to the site that was originally approved in 2018. He stated that the applicant brought the approved driveway approach plans to the Livingston County Road Commission (LCRC) who indicated that they would require several minor modifications to the plans so the approach can be paved in accordance with the LCRC standards for commercial driveway approaches. He stated that the Planning Commission Subcommittee identified the proposal as a minor change to the site plan. He stated that the next step is for the Planning Commission to review the proposal and approve or deny the proposed minor site plan amendment. He continued stating that, if approved, he would notify the Township Board of the minor amendment and file the associated plans with the approved documents either incorporated into the original approved site plan or as an attachment to the original approved site plan. He stated that it appears the only changes to the driveway approach design are a slight change in the location, some widening of the approach, and paving, which he believes were required for clear vision and sight distance

compliance. Jon Ward asked if a copy of the latest LCRC approval or review has been provided. Ross Nicholson indicated that the document was not included in the meeting packet but can likely be obtained if it has not already been received. Jon Ward asked if the plan provided is the actual plan for construction because it is lacking certain details such as dimensions. Ross Nicholson indicated that the actual construction details would primarily be reviewed by the LCRC. Ross Nicholson noted that a condition of the initial Special Land Use approval was to pave the driveway approach to comply with LCRC standards within 2 years of the approval, which had not yet occurred. Jon Ward presented questions pertaining to the culvert that exists on the property. He asked if the drawings show a new culvert that would be installed. The Planning Commission briefly discussed. Kurt Schulze stated that he would recommend placing a timeframe on the completion of the work as a condition if they approve the proposed minor amendment.

The Planning Commission briefly discussed potential approval of the proposed minor amendment.

Kurt Schulze made a motion to approve the minor amendment to the Durocher Special Land Use site plan with the conditions that the LCRC approval is provided and the work is completed within 12 months of the approval. Chet Schultz supported the motion. Motion carried by unanimous voice vote.

CALL TO THE PUBLIC:

Scott Dietrich (resident) apologized to the Planning Commission for the manner in which he presented his previous comments. He stated that he takes issue with the Gasior Zoning Map amendment application, specifically the discrepancy with the Master Plan between the text describing the Natural Resource Preservation area designation and the zoning district equivalency table. He stated that the Master Plan is designed to protect the public. He stated that if the current Master Plan has so many discrepancies, the Township should put all applications on hold until after the new Master Plan is adopted. He urged the Planning Commission to focus on putting together the new Master Plan and amending the Township ordinances to reflect the intentions expressed in the Master Plan. He stated that he has an issue in his neighborhood with excessive feral cats which should be addressed by the Township.

MISCELLANEOUS BUSINESS:

Zach Michels stated that the Gasior Zoning Map amendment application should be included on the Livingston County Planning Commission agenda for their June 15th meeting. He stated that the Master Plan survey has been set up online and should be ready to go live in the near future. He stated that they hope to have the website live by the end of the week. He stated that they are working on putting together maps for the Master Plan and elaborated on the status of each map. He stated that several of the draft maps should be available for review at the next workshop

meeting. He stated that he is also working on compiling census and SEMCOG data for the Master Plan. The Planning Commission briefly discussed the Master Plan timeline with Zach Michels.

The next workshop meeting was scheduled for May 18th, beginning at 6:00 pm.

ADJOURNMENT: The meeting was adjourned at 9:49 pm by Chairman Erickson.

COMMUNICATION #5

Planning Commission Meeting & Public Hearing
Synopsis- July 12, 2022

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING SYNOPSIS
July 12, 2022 7:00 PM**

**This meeting was held at the Tyrone Township Hall with remote access via Zoom videoconferencing.
The meeting was recessed at 7:30 pm to hold the scheduled public hearing.**

PRESENT: Steve Krause, Chet Schultz, Jon Ward, Garrett Ladd, and Kurt Schulze

OTHERS PRESENT: Ross Nicholson and Zach Michels

CALL TO ORDER: 7:05 pm.

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: Several public comments were received.

APPROVAL OF THE AGENDA: Approved as amended (Old Business #2 – Master Plan moved ahead of all other business).

APPROVAL OF MINUTES:

May 10, 2022 Regular Meeting & Public Hearing Minutes: Approved as presented.

OLD BUSINESS:

1. **Hornbacher Contractor's Limited Storage Special Land Use:** The Planning Commission reviewed the application and held the required public hearing. Public comments were received. The application was recommended for Township Board approval with conditions.
2. **Master Plan:** The Planning Commission reviewed the latest draft Master Plan documents provided by Zach Michels including draft text. The Planning Commission provided feedback to Zach Michels for additional revisions to draft text and maps.

NEW BUSINESS: None

CALL TO THE PUBLIC: Several public comments were received.

MISCELLANEOUS BUSINESS:

Zach Michels provided the Planning Commission with an update on upcoming Master Plan materials.

Next Workshop Meeting: Scheduled for 07/20/2022 at 6:00 pm.

ADJOURNMENT: 9:14 pm.

NEW BUSINESS #1

Gasior zoning map amendment.

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

Subject: Agenda Request, Gasior Zoning Map Amendment

Dear Township Board Members:

At our Planning Commission meeting held 5/10/2022 the Planning Commission supported a favorable recommendation of the Gasior Zoning Map Amendment

Motion:

Steve Krause made a motion to recommend Township Board approval of the Gasior Zoning Map Amendment application based on the Planner's comments, specifically that the proposed rezoning would be consistent, compatible, would be a relatively small change that would not have a negative impact to public services, there is a significant demand for new lots, it would be consistent with the Master Plan, and due to the proximity to US-23 and the service drive. Kurt Schulze supported the motion. Votes in favor: Erickson, Schulze, Krause, Ward. Votes opposed: Schultz. Abstained: Wood. Motion carried.

Items of Note:

The applicant attended the meeting, and also provided plans that showed his intentions to put 7 lots all greater than 2.5 acres in size on this parcel.

Regards,

Rich Erickson

Chairman -Tyrone Township Planning Commission



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

April 4, 2022

Zoning Map Amendment (Rezoning) for Tyrone Township, Michigan

PETITION INTRODUCTION

Applicant: Kevin Gasior
Owner: Kevin Gasior
Others with Interest: Unknown
Request: Zoning map amendment from **FR Farming Residential** to **RE Rural Estate Residential**

PETITION DESCRIPTION

The applicant is requesting a zoning map amendment (*also known as rezoning*) of one property from the FR Farming Residential district to the RE Rural Estate Residential district.

The proposed RE Rural Estate Residential district would allow the same uses on smaller lots than allowed in the current FR Farming Residential district.

The zoning map amendment is in anticipation of future division of the property, with the intent of allowing smaller parcels than allowed in the current FR Farming Residential district.

Any land division, site condominium, private road, or shared private driveway would be reviewed separately in the future.

For zoning map amendment applications, the Planning Commission makes a recommendation, which is then forwarded to the Livingston County Planning Commission for review and comment and to the Township Board for final action.

PROPERTY INFORMATION

Address: n/a

Location: Southeastern corner of the intersection of Foley and Runyan Lake

Parcel Numbers: 4714-16-100-019

Lot Area: ~17.7 acres gross

Frontage: ~1,065 feet (*Runyan Lake*)
~958 feet (*Foley*)

Existing Land Use: Agricultural field

Aerial of the Site



FUTURE LAND USE MAP

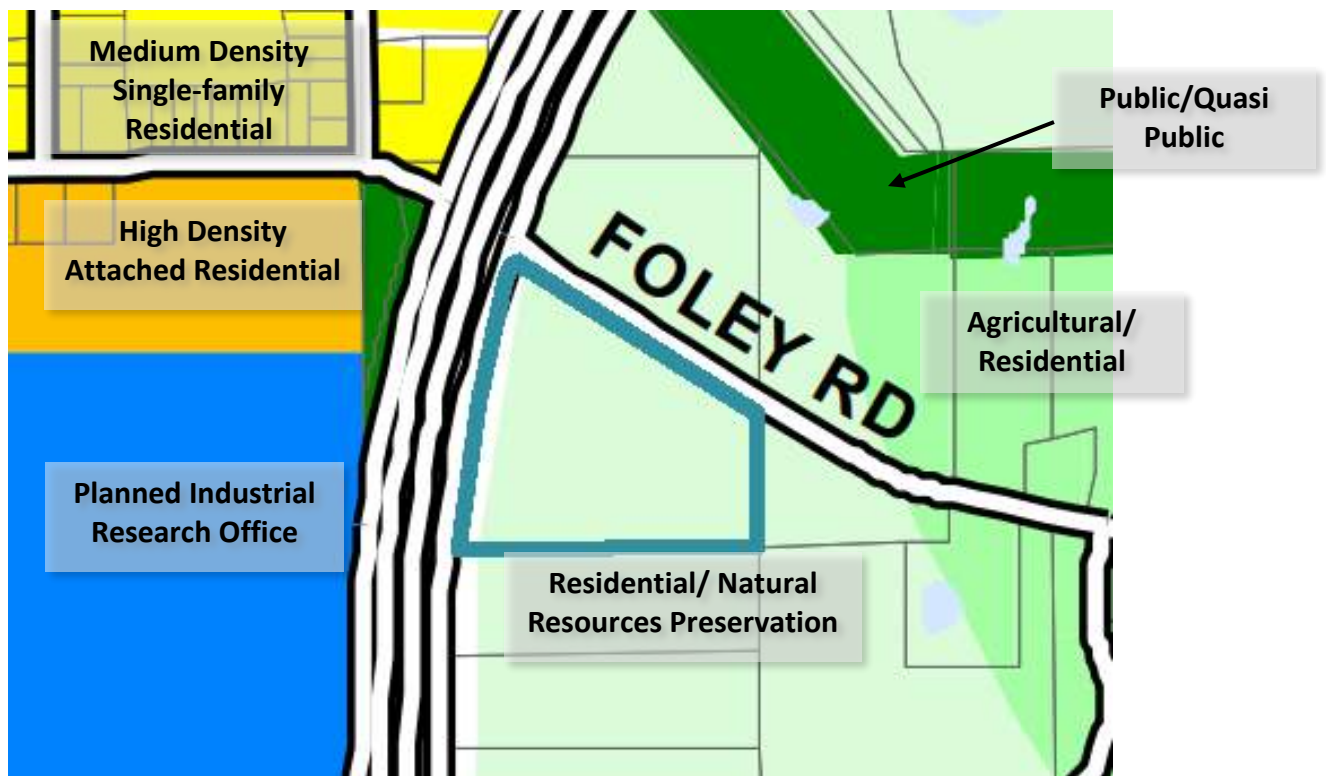
The property is located within the Residential/Natural Resources Preservation area. A summary of the intent of that area and the Future Land Use map are below.

Future Land Use Map

Residential/Natural Resources Preservation

As noted on the Opportunities and Constraints Map, Tyrone possesses a wealth of significant natural resources and features. These include woodlands, wetlands, natural water bodies, and areas with steep slopes and scenic vistas. The Future Land Use Plan's Residential/Natural Resource Preservation designation is located in areas that possess one or more of these significant natural features. It is intended to allow residential development at the very low density of a minimum of 3 acres per dwelling unit. Residential uses will be developed in a planned manner that preserves the attractive natural features of Tyrone Township.

Future Land Use Map



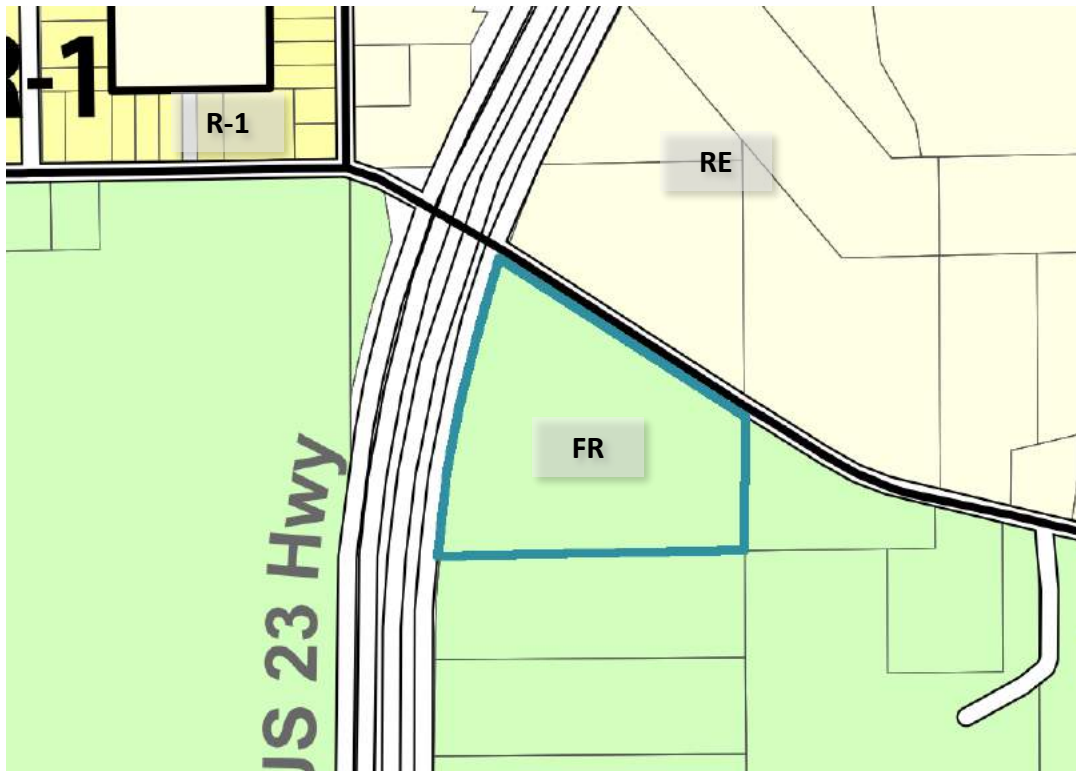
Although the description of Residential/Natural Resources Preservation areas in the Master Plan calls for a lot area of at least 3 acres, Table 20 Comparison of Future Land Use Classifications and Zoning Districts in the Master Plan states that the RE Rural Estate Residential districts correspond with Residential/Natural Resources Preservation areas.

ZONING

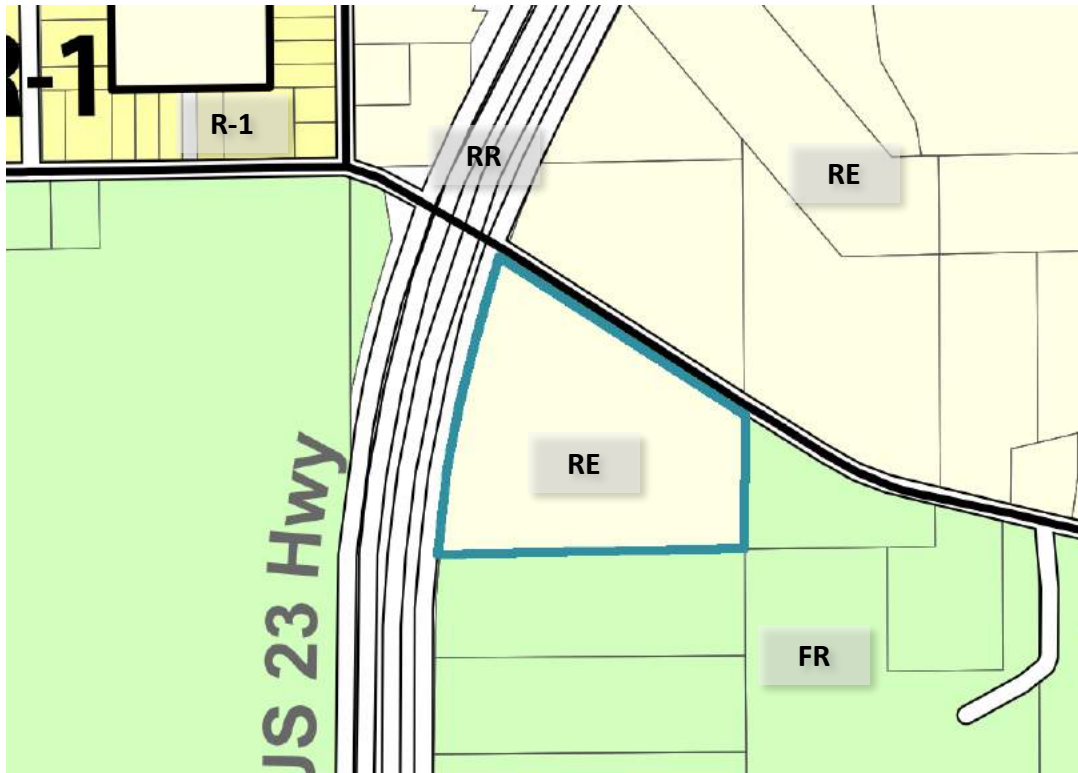
Summaries of the intent and purpose of the current and proposed zoning districts are below. Maps showing the current and proposed zoning districts are also included below.

Current Zoning	FR Farming Residential <i>The intent of the FR Farming Residential District is to protect lands best suited to agricultural uses from the encroachment of incompatible uses, while designating an area appropriate to the type of single-family residential development that does not alter the general agricultural character of the district. Moreover, the intent also is to protect vital natural resources, including wetlands, inland lake water quality, groundwater supplies, fertile and stable soils, and significant stands of wood lots and vegetative cover. Lands in the FR and RE District are not likely to be served with centralized public water and sewer facilities.</i>
Proposed Zoning	RE Rural Estate Residential <i>The intent of the RE Rural Estate District is to provide a transitional area between the FR District and other more intense land utilization districts. However, the RE District will generally maintain the same types of land uses permitted in the FR District. The primary difference between the two districts is that the RE District permits the creation and use of smaller lots than the FR District.</i>

Current Zoning Map



Proposed Zoning Map



POTENTIAL USES

If the zoning map amendment is adopted, the property could be used for any of the potential permitted uses and special land uses in the RE Rural Estate Residential district. A summary of those uses, taken from §20.02 Table of Land Uses by Zoning District, is below.

A summary of the potential permitted uses and special land uses in the current FR Farming Residential district, taken from §20.02 Table of Land Uses by Zoning District, is also included below.

As noted in the table, there are no differences between permitted uses and special land uses in the current FR Farming Residential and the proposed RE Rural Estate Residential districts.

Permitted Uses	Current FR	Proposed RE
<i>Agribusiness</i>	<i>P</i>	<i>P</i>
<i>Agriculture</i>	<i>P</i>	<i>P</i>
<i>Essential Services without Outdoor Storage</i>	<i>P</i>	<i>P</i>
<i>Greenhouses</i>	<i>P</i>	<i>P</i>

Home Occupations	P	P
Public Parks and Open Space	P	P
Single-family Dwellings	P	P
Stables	P	P
Travel Trailer Storage	P	P

Special Land Uses	Current FR	Proposed RE
Airports	S	S
Campgrounds/Day Camps	S	S
Cemeteries	S	S
Churches	S	S
Colleges	S	S
Dog Kennels	S	S
Feedlots	S	S
Golf Courses	S	S
Greenhouses	S	S
Hospitals	S	S
Livestock Sales	S	S
Private Swimming Club	S	S
Public Utilities	S	S
Public Buildings and Uses	S	S
Recreation Areas	S	S
Road-side Stands	S	S
Schools	S	S

State-licensed Adult/Child Care Organizations are either a permitted use or a special land use, depending on the nature of the use, with specific uses delineated in §21.42 State Licensed Child and Adult Care Facilities. There is no difference between what is a permitted use or a special land use with respect to state-licensed adult/child care organizations in the current FR Farming Residential and the proposed RE Rural Estate Residential districts.

DEVELOPMENTAL STANDARDS

A summary of the developmental standards for the current and proposed zoning districts is below.

Rear setbacks, lot coverage, and building height would remain unchanged. Lot area, lot width, front setbacks, and side setbacks would be reduced in the proposed zoning district.

	Current FR	Proposed RE
Lot Area	3 acres	1.75 acres
Lot Width	250 feet	200 feet
Setbacks		
Front	150 feet	100 feet
Side	30 feet	20 feet
Rear	75 feet	75 feet
Maximum Lot Coverage	25 percent	25 percent
Building Height	30 feet	30 feet

SURROUNDING PROPERTIES

The surrounding properties are primarily agricultural fields, undeveloped woodlands, or residential uses, as noted below.

	North	East	South	West
Surrounding Zoning	<i>RE Rural Estate</i>	<i>FR Farming Residential</i>	<i>FR Farming Residential</i>	<i>FR Farming Residential (Across US-23)</i>
Surrounding Land Uses	<i>Woodlands</i>	<i>Agricultural Field</i>	<i>Single-family houses Woodlands</i>	<i>Agricultural Field (Across US-23)</i>
Future Land-Use Map	<i>Residential/ Natural Resources Preservation</i>	<i>Residential/ Natural Resources Preservation</i>	<i>Residential/ Natural Resources Preservation</i>	<i>Public/Quasi Public Planned Industrial Research Office (Across US-23)</i>

APPLICABLE LAND USE STANDARDS

The zoning map amendment process is described briefly in MCL 125.3202, which outlines the notice process and provides the authority for local governments to define the manner for changing district boundaries by ordinance.

Article 29 Zoning Amendments of the Zoning Ordinance outlines the processes and criteria for text or zoning map amendments. The Planning Commission holds a public hearing and prepares a report that is reviewed by the Livingston County Planning Commission and forwarded to the Township Board for action.

The zoning map amendment review criteria, defined in §29.04(A) Zoning Map Criteria, are addressed below. Unlike review criteria for variances or site plans, the criteria are intended to provide guidance rather than acting as a list of criteria that must all be met. Additional information may be shared or discovered at the public hearing.

1. Consistency. Consistency with the goals, policies and future land use map of the Township Master Plan and consideration of current market factors, demographics, infrastructure, traffic and environmental issues, if it is determined by the Planning Commission and Township Board that these conditions have changed significantly since the Plan was created.

Comments: *The potential permitted and special land uses in the proposed Rural Estate Residential district appear to be consistent with the intent of the Residential/Natural Resources Preservation area.*

The description of Residential/Natural Resources Preservation areas in the Master Plan calls for lot areas at least 3 acres in size, which is larger than the 1.75 acres allowed in the RE Rural Estate district. However, Table 20 Comparison of Future Land Use Classifications and Zoning Districts in the Master Plan states that the RE Rural Estate Residential district is the corresponding zoning district for Residential/Natural Resources Preservation areas.

2. Site Compatibility. Compatibility of the site's physical, geological, hydrological and other environmental features with the uses or special uses permitted in the proposed zoning district.

Comments: *The site appears to be physically compatible with the potential uses in the proposed RE Rural Estate Residential district. As noted in the "Potential Uses" section of this report, there would be no change in potential permitted or special land uses if the proposed zoning map amendment were adopted.*

Specific issues related to the division or development of the land, such as infiltration for septic systems or availability of water for on-site wells, would be reviewed as part of a land division or zoning permit application.

3. Return on Investment. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning.

Comments: *There would be no change in the potential permitted uses or special land uses with the requested zoning map amendment to the RE Rural Estate Residential district. We are not aware of the potential return on investment of developing the property with the current zoning district. The proposed zoning map amendment could allow for roughly 40 percent more lots than the current zoning district would allow.*

To the best of our knowledge, the applicant has not provided information with respect to reasonable return of investment through developing the property with its current zoning district or the proposed zoning district.

4. Surrounding Uses. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

Comments: *The potential permitted and special uses in the proposed RE Rural Estate Residential district would remain consistent with uses on surrounding properties.*

The proposed RE Rural Estate district could allow a roughly 40 percent increase in the number of lots. This could result in additional curb cuts that are closer together and could result in lots that are noticeably smaller than adjacent properties.

Because of the nature of the surrounding area and the relatively small size and geometry of the property, it does not appear likely that the potential additional lots are not likely to create significant negative impacts on the surrounding area.

5. Infrastructure Impacts. The potential impact of the rezoning on the ability of the Township's public services and infrastructure to support any of the uses allowed under the new zoning designation without compromising the health, safety and welfare of the community.

Comments: *It does not appear that the requested zoning map amendment would have a negative impact on the ability of the Township to provide public services or infrastructure.*

Although it would allow for additional dwellings and an associated increase in the volume of traffic, it does not appear likely to create a significant impact on the adjacent roadways due to the relatively small size of the property.

We defer additional comment to the Township Engineer.

6. Demand. The apparent demand for the types of uses permitted in the requested zoning district in the Tyrone Township area in relation to the amount of land currently zoned and available to accommodate the demand.

Comments: *Although we do not have detailed information for Tyrone Township, we are aware that, in general, there is a significant demand for single-family building sites throughout southeastern Michigan.*

There are many areas in Tyrone Township that are currently zoned RE Rural Estate Residential or could accommodate residential uses.

7. Suitability. The uses allowed under the proposed zoning would be equally or better suited to the area than the uses allowed under the current zoning of the land.

Comments: *There would be no change in the potential permitted uses or special land uses with the requested zoning map amendment to RE Rural Estate Residential district.*

8. Previous Submission. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.

Comments: *To the best of our knowledge, a request for a similar zoning map amendment has not been submitted for this property within the past year.*

9. Other Factors. Other factors deemed appropriate by the Planning Commission and Township Board.

Comments: *We have not identified any other factors to consider at this time. However, additional considerations may be raised at the public hearing.*

SUMMARY & COMMENTS

The requested zoning map amendment appears to be generally consistent with the Future Land Use Map, which includes this property within a Residential/Natural Resources Preservation area, corresponding with the requested RE Rural Estate district.


The proposed zoning map amendment would not result in a change of potential permitted or special land uses.

Developmental standards for rear setbacks, lot coverage, and building height remain the same.

Minimum lot area would be reduced from 3 acres to 1.75 acres. Minimum lot width would be reduced from 250 feet to 200 feet. Minimum front-yard setbacks would be reduced from 150 feet to 100 feet, and minimum side-yard setbacks would be reduced from 30 feet to 20 feet.

Because this has not been submitted as a conditional zoning map amendment, the Township is not able to place any conditions on approval.

The Planning Commission's recommendation is forwarded to the Livingston County Planning Commission for comment and to the Township Board for action.



CARLISLE/WORTMAN ASSOC., INC.
Zach Michels, AICP
Planner

ZONING/MASTER PLAN AMENDMENT FORM

Livingston County Planning Commission, 304 East Grand River, Suite 206, Howell, MI 48843-2323

TOWNSHIP CASE NUMBER 22-001 COUNTY CASE NUMBER _____

The Tyrone Township Planning Commission is submitting the following amendment for review and comment.

REZONING (MAP AMENDMENT) Property description and location (attach a map of the proposed amendment as required by law).

Size: 17.7 acres Property tax identifier: 4704-16-100-019
Location: SE corner of Runyan Lake Road and Foley Road
Existing Zoning District is: FR (Farming Residential) Proposed Zoning District: RE (Rural Estate)
Name of Petitioner: Kevin Gasior Name of Property Owner: Kevin Gasior
Purpose of Change: Residential Development
Existing Land Use: undeveloped/Agriculture

ZONING ORDINANCE TEXT AMENDMENT The following Article(s) and Section(s) to be amended:

Article Number(s): _____ Article Name(s): _____
Section Number(s): _____ Section Name(s): _____

Please attach a copy of the proposed zoning ordinance changes.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on 04/24/2022 In the Tri-County Times
(not less than 15 days before the public hearing)
_____ Newspaper, which has general circulation in the township. The Tyrone Township Planning
Commission held a public hearing on 05/10/2022 to hear the views of the public on the proposed amendment.

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. The meeting minutes are attached.
b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

MASTER PLAN

Adoption of new or revised plan, Amendment (Section/Chapter) _____

Note: For all master plan cases, the municipality must submit a statement signed by the Planning Commission Secretary stating that all of the necessary legislative bodies have been sent notice of the public hearing and copies of the proposed language/map, along with the name and address of each, and date of submittal.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on _____
(not less than 15 days before the public hearing)
in the _____ Newspaper, which has general circulation in the township.
The _____ Township Planning Commission held a public hearing on _____ to hear the
views of the public on the proposed amendment. (date)

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. The meeting minutes are attached.
b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

TOWNSHIP PLANNING COMMISSION ACTION

The recommendation of the Township Planning Commission, at its meeting of 05/10/2022, was:
(date)
 Approval Disapproval Approval under the following conditions: (use additional sheets as necessary)

[Signature]
(Chair Signature)

[Signature]
(Secretary Signature)

LIVINGSTON COUNTY PLANNING COMMISSION ACTION

Date Received _____ Date of LCPC Meeting _____
The Commission on the above meeting date took the following action:

- Approval Approval with conditions stated in attachment Disapproval No action-encourage further review

(Chair Signature)

(Director Signature)

TOWNSHIP BOARD ACTION

Date of Meeting _____ The _____ Township Board at a legally constituted
meeting held on the above date PASSED PASSED WITH AMENDED LANGUAGE DID NOT PASS NO ACTION-ENCOURAGE FURTHER REVIEW the
recommended change contained herein.

COPIES: White - County Planning Commission, Canary - Township Planning Commission,
Pink - Township Clerk, Goldenrod - County Planning Commission

(Township Clerk)



Livingston County Department of Planning

June 16, 2022

Tyrone Township Board of Trustees
c/o Pam Moughler, Township Clerk
8420 Runyan Lake Road
Fenton, MI 48430

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

**Re: Livingston County Planning Commission Review of Proposed
Tyrone Township Rezoning Review**

**County Zoning Case Z-27-22:
FR: Farming Residential to RE: Rural Estate in Section 16**

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, June 16, 2022, and reviewed the proposed Tyrone Township Rezoning referenced above. The County Planning Commissioners made the following recommendations:

Z-27-22: Approval.

The proposed rezoning appears to be reasonable and appropriate. Reviewing the proposed rezoning compared to the township Master Plan, there is nothing that clearly indicates that the proposed rezoning is inappropriate for the subject property. The proposed RE-Rural Estate zoning designation is reasonably consistent with the current established land use patterns in the immediately surrounding area

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county actions.

Sincerely,

Kathleen J. Kline-Hudson

Kathleen J. Kline-Hudson, Director

rs

Enclosures

c: Ross Nicholson, Tyrone Township Zoning Administrator
Richard Erickson, Chair, Tyrone Township Planning Commission

Additional meeting minutes and agendas are available at:
<https://www.livgov.com/plan/Pages/meetings.aspx>

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
co.livingston.mi.us



**LIVINGSTON COUNTY PLANNING DEPARTMENT
REZONING REQUEST - | -
STAFF REPORT**

**CASE NUMBER:
Z-27-22**

COUNTY CASE NUMBER:	Z-27-22	TOWNSHIP:	Tyrone Township
REPORT DATE:	June 2, 2022	SECTION NUMBER:	16
STAFF ANALYSIS BY:	Robert Stanford	TOTAL ACREAGE:	17.7

APPLICANT / OWNER:	Kevin Gasior
LOCATION / PARCEL ID:	SE Corner Runyan Lake Rd and Foley Rd / Parcel Number: 4704-16-100-019
LAND USE:	Undeveloped/Vacant/Agricultural

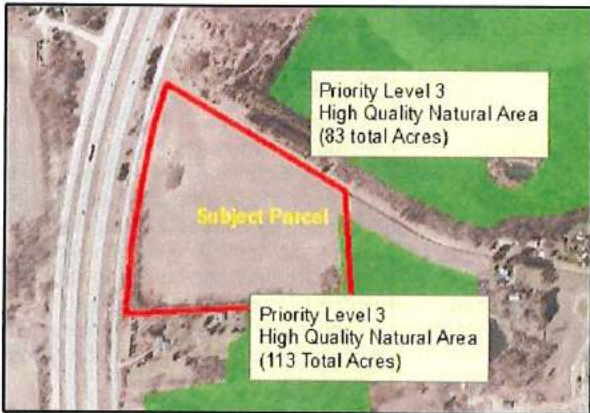
CURRENT ZONING:	REQUESTED ZONING:
FR - Farming Residential District	RE- Rural Estate Residential District
PERMITTED/SPECIAL USES (Not all inclusive):	PERMITTED/SPECIAL USES (Not all inclusive):
<p>Permitted: Not Limited to-</p> <p>Agriculture including general farming, Single-family dwellings, Home Occupations, Essential Services, Stables, Storage (travel trailer storage-noncommercial), Child and adult care facilities as permitted by Section 21.42.</p>	<p>Permitted: Not Limited to-</p> <p>Agriculture including general farming, Single-family dwellings, Home Occupations, Essential Services, Stables, Storage (travel trailer storage-noncommercial), Child and adult care facilities.</p>
<p>Special: Not Limited to-</p> <p>Agri-Business (as defined in Section 2.01), Churches and Schools, Cemeteries, Golf Courses, Colleges and Universities, Airports, Feedlots, Recreational Areas, Kennels, Campgrounds, State licensed child and adult care facilities as permitted by Section 21.42., Public Utilities, Hospitals, Livestock Sales, Additional Housing (Facilities for a single farm caretaker and his immediate family and seasonal farm workers directly associated with the operation of a farm as defined in Article 2.), Contractor's Limited Storage, Medical Marijuana Caregiver Operation, Zoological Park or Wildlife Sanctuary, Utility-scale Solar Energy Facilities.</p>	<p>Special: Not Limited to-</p> <p>Agri-Business (as defined in Section 2.01), Churches and Schools, Cemeteries, Golf Courses, Colleges and Universities, Airports, Feedlots, Recreational Areas, Kennels, Campgrounds, State licensed child and adult care facilities as permitted by Section 21.42., Public Utilities, Hospitals, Livestock Sales, Additional Housing (Facilities for a single farm caretaker and his immediate family and seasonal farm workers directly associated with the operation of a farm as defined in Article 2.), Contractor's Limited Storage, Medical Marijuana Caregiver Operation, Zoological Park or Wildlife Sanctuary.</p>
<p>Minimum Lot Area:</p> <p>3 Acres (130,680 sq. ft.)</p>	<p>Minimum Lot Area:</p> <p>1.75 Acre (76,230 sq. ft.)</p>

TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:	ESSENTIAL FACILITIES AND ACCESS:
The Tyrone Township Planning Commission recommended APPROVAL of this Rezoning at its May 10, 2022 Public Hearing.	<p>Water: The site will be serviced by private well</p> <p>Sewer: The site will be serviced by private septic</p> <p>Access: Access to subject site via either Runyan Lake Road (from west) or Foley Road (from north).</p>

EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:

		Land Use:	Zoning:	Master Plan:
	Subject Site:	Undeveloped / Vacant/ Agricultural	FR Farming Residential	Residential/ Natural Resources Preservation
	To the North:	Woodlands	RE Rural Estates	Residential/ Natural Resources Preservation
	To the East:	Agricultural	FR Farming Residential	Residential/ Natural Resources Preservation
	To the South:	Single-family Residential / Woodlands	FR Farming Residential	Residential/ Natural Resources Preservation
	To the West:	Agricultural (Across US-23)	FR Farming Residential (Across US-23)	Public/Quasi Public Planned Industrial Research Office (Across US-23)

ENVIRONMENTAL CONDITIONS:

Soils / Topography:	Miami loam (6-18% slopes) and Fox-Boyer complex (6-12% slopes) are the predominant soils on subject site. These soil types are well drained and have good stability for building and development purposes.
Wetlands:	The National Wetlands Inventory (NWI) indicates there are no wetlands on the subject site.
Vegetation:	The proposed subject site consists of vacant open space grasslands.
County Priority Natural Areas:	<p>According to the map "Livingston County's High-Quality Natural Areas" (2021), there is a large (approximately 113 acre) Priority Level 3 (lowest level) High Quality Natural Area (score: 9/45 possible points), the northerly-most boundary of which lies directly along the southern and eastern property lines of the subject parcel. See Inset Map below.</p> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;">  </div> <div style="flex: 1; padding-left: 20px;"> <p>High Quality Natural Areas are defined as:</p> <p>"...places on the landscape dominated by native vegetation that have various levels of potential for harboring high quality natural areas and unique natural features. In addition, these areas may provide critical ecological services such as maintaining water quality and quantity, soil development and stabilization, pollination of cropland, wildlife travel corridors, stopover sites for migratory birds, sources of genetic diversity, and floodwater retention."</p> </div> </div> <p>The protection of the County's high-quality natural features is very important to many decision makers and community members and can be accomplished a number of different ways. Protection strategies discussed later in this report include environmental education, personal behavior modification, land acquisition, donation of development rights, and ordinance development to name a few. Land protection has been shown to provide a number of benefits to County residents and businesses including:</p> <ul style="list-style-type: none"> • Economic benefits • Environmental benefits • Recreational benefits • Educational benefits

TOWNSHIP MASTER PLAN DESIGNATION:

The Future Land Use plan and map of Tyrone Township (2012) designates the site as *Residential/Natural Resource Preservation*. The Township Master Plan further describes this FLU area designation in the following manner (p. 92).

As noted on the Opportunities and Constraints Map, Tyrone possesses a wealth of significant natural resources and features. These include woodlands, wetlands, natural water bodies, and areas with steep slopes and scenic vistas. The Future Land Use Plan's Residential/Natural Resource Preservation designation is located in areas that possess one or more of these significant natural features. It is intended to allow residential development at the very low density of a minimum of 3 acres per dwelling unit. Residential uses will be developed in a planned manner that preserves the attractive natural features of Tyrone Township.

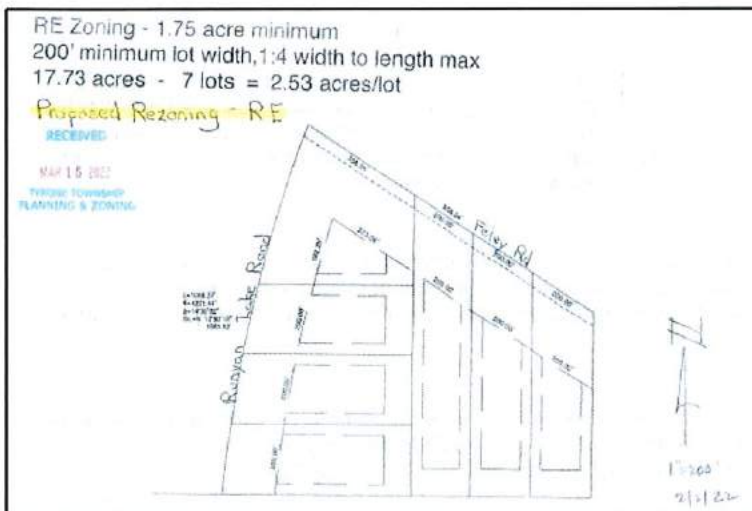
COUNTY COMPREHENSIVE PLAN:

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

Based on these strategies, the consistency of rezoning from an FR-Farming Residential zoning district to a RE-Rural Estate Residential zoning district, in a location where the immediately surrounding properties are of a similar rural residential nature appears to be a reasonable option. The proposed zoning map amendment would not result in a change of potential - permitted or special land uses.

COUNTY PLANNING STAFF COMMENTS:**BACKGROUND:**

According to correspondence provided by the Township regarding this rezoning request, the applicant attended the Planning Commission public hearing meeting on May 10, 2022 and provided plans that showed his intentions to develop the parcel with a proposed total of seven (7) lots, all greater than 2.5 acres in size (Source: *Gasior Zoning Map Amendment Recommendation Letter to Township Board from Planning Commission*) – See diagram below:

**CONNECTION BETWEEN MASTER PLAN AND ZONING ORDINANCE:**

The Master Plan discusses the existing character of the township and the desired land development patterns for the near future, as noted on page 112 of the document:

In Tyrone Township, the Future Land Use Map reflects the community's desire to increase the amount of land dedicated to non-residential uses in those areas most suited for non-residential, while protecting the quality of life and character of the predominant rural open space in the rest of the Township. Most of the Township is zoned FR Farming Residential and RE Rural Estate Districts, reflecting a desire to allow development at a rural density of 2-3 acres per dwelling Unit.

As the Township Planner states in their review: "Although the description of Residential/Natural Resources Preservation areas in the Master Plan calls for a lot area of at least 3 acres, Table 20 Comparison of Future Land Use Classifications and Zoning Districts in the Master Plan states that the RE Rural Estate Residential districts correspond with Residential/Natural Resources Preservation areas". County Planning Staff concurs.

Future Land Use Plan

Tyrone Township Master Plan

Table 20
Comparison of Future Land Use Classifications and Zoning Districts

Future Land Use Classification	Corresponding Zoning District(s)
Agricultural/Residential	FR Farming Residential District
Residential/Natural Resources Preservation	RE Rural Estate District, and EI Extractive Industry

The Master Plan goes further regarding the Natural Resources Protection district (pg. 92):

The Future Land Use Map differentiates Agricultural/Residential from Residential/Natural Resources Preservation based on the characteristics of the natural landscape. Land that is most suitable for agriculture is included in Agricultural/Residential, while land that should be protected due to its natural beauty is included in Residential/Natural Resources Preservation.

ZONING ORDINANCE:

The intent and purpose of the current and proposed zoning districts are below.

Current Zoning: FR Farming Residential

The intent of the FR Farming Residential District is to protect lands best suited to agricultural uses from the encroachment of incompatible uses, while designating an area appropriate to the type of single-family residential development that does not alter the general agricultural character of the district. Moreover, the intent also is to protect vital natural resources, including wetlands, inland lake water quality, groundwater supplies, fertile and stable soils, and significant stands of wood lots and vegetative cover. Lands in the FR and RE District are not likely to be served with centralized public water and sewer facilities.

Proposed Zoning: RE Rural Estate Residential

The intent of the RE Rural Estate District is to provide a transitional area between the FR District and other more intense land utilization districts. However, the RE District will generally maintain the same types of land uses permitted in the FR District. The primary difference between the two districts is that the RE District permits the creation and use of smaller lots than the FR District.

ZONING MAP AMENDMENT REVIEW CRITERIA:

The following table provides the township's zoning map amendment review criteria, as defined in **Article 29. Zoning Amendments, Section 29. Review Criteria for Amendment of the Zoning Ordinance, § 29.04 (A) Zoning Map Criteria**, as well as associated comments for each criterion by the Township Planner and corresponding comments by County Planning Staff.

As the Township Planner in their review for this case points out, unlike review criteria for variances or site plans, the criteria provided are intended to provide guidance rather than acting as a list of criteria that must all be met.

Criteria	Township Planner Comments	County Planning Staff Comments
Consistency. Consistency with the goals, policies and future land use map of the Township Master Plan and consideration of current market factors, demographics, infrastructure, traffic and environmental issues, if it is determined by the Planning Commission and Township Board that these conditions have changed significantly since the Plan was created.	The potential permitted and special land uses in the proposed Rural Estate Residential district appear to be consistent with the intent of the Residential/Natural Resources Preservation area. The description of Residential/Natural Resources Preservation areas in the Master Plan calls for lot areas at least 3 acres in size, which is larger than the 1.75 acres allowed in the RE Rural Estate district. However, Table 20 Comparison of Future Land Use Classifications and Zoning Districts in the Master Plan states that the RE Rural Estate Residential district is the corresponding zoning district for Residential/Natural Resources Preservation areas.	Staff concurs that, while the areas in the Master Plan call for lot areas at least 3 acres in size, which is larger than the 1.75 acres allowed in the RE-Rural Estate district, the Master Plan also indicates that the RE-Rural Estate Residential district is the corresponding zoning district for Residential/Natural Resources Preservation areas. Thus, the proposed rezoning is in compliance with this criterion

Criteria	Township Planner Comments	County Planning Staff Comments
<p>Site Compatibility. Compatibility of the site's physical, geological, hydrological and other environmental features with the uses or special uses permitted in the proposed zoning district.</p>	<p>The site appears to be physically compatible with the potential uses in the proposed RE Rural Estate Residential district. As noted in the "Potential Uses" section of this report, there would be no change in potential permitted or special land uses if the proposed zoning map amendment were adopted. Specific issues related to the division or development of the land, such as infiltration for septic systems or availability of water for on-site wells, would be reviewed as part of a land division or zoning permit application.</p>	<p>Staff concurs that the site appears to be physically compatible with the potential uses in the proposed RE Rural Estate Residential district. Thus, the proposed rezoning is in compliance with this criterion.</p>
<p>Return on Investment. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning.</p>	<p>There would be no change in the potential permitted uses or special land uses with the requested zoning map amendment to the RE Rural Estate Residential district. We are not aware of the potential return on investment of developing the property with the current zoning district. The proposed zoning map amendment could allow for roughly 40 percent more lots than the current zoning district would allow. To the best of our knowledge, the applicant has not provided information with respect to reasonable return of investment through developing the property with its current zoning district or the proposed zoning district.</p>	<p>Given that there would be no change in the potential permitted uses or special uses with the proposed rezoning, as well as the assumption (according to the Township Planner's comment) that the applicant has not supplied evidence to the contrary that they cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning, it appears that the proposed rezoning is in compliance with this criterion.</p>
<p>Surrounding Uses. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.</p>	<p>The potential permitted and special uses in the proposed RE-Rural Estate Residential district would remain consistent with uses on surrounding properties. The proposed RE-Rural Estate district could allow a roughly 40% increase in the number of lots. This could result in additional curb cuts that are closer together and could result in lots that are noticeably smaller than adjacent properties. Because of the nature of the surrounding area and the relatively small size and geometry of the property, it does not appear likely that the potential additional lots are not likely to create significant negative impacts on the surrounding area.</p>	<p>It appears that the compatibility of all potential uses within the proposed RE-Rural Estate zoning designation would not have significant negative impacts on the surrounding area. Thus, the proposed rezoning is in compliance with this criterion.</p>
<p>Infrastructure Impacts. The potential impact of the rezoning on the ability of the Township's public services and infrastructure to support any of the uses allowed under the new zoning designation without compromising the health, safety and welfare of the community.</p>	<p>It does not appear that the requested zoning map amendment would have a negative impact on the ability of the Township to provide public services or infrastructure. Although it would allow for additional dwellings and an associated increase in the volume of traffic, it does not appear likely to create a significant impact on the adjacent roadways due to the relatively small size of the property.</p> <p>We defer additional comment to the Township Engineer.</p>	<p>Staff concurs with the Township Planner's comments regarding this criterion.</p>
<p>Demand. The apparent demand for the types of uses permitted in the requested zoning district in the Tyrone Township area in relation to the amount of land currently zoned and available to accommodate the demand.</p>	<p>Although we do not have detailed information for Tyrone Township, we are aware that, in general, there is a significant demand for single-family building sites throughout southeastern Michigan. There are many areas in Tyrone Township that are currently zoned RE Rural Estate Residential or could accommodate residential uses.</p>	<p>Staff concurs with the Township Planner's comments regarding this criterion.</p>
<p>Suitability. The uses allowed under the proposed zoning would be equally or better suited to the area than the uses allowed under the current zoning of the land.</p>	<p>There would be no change in the potential permitted uses or special land uses with the requested zoning map amendment to RE Rural Estate Residential district.</p>	<p>Staff concurs with the Township Planner's comments regarding this criterion.</p>
<p>Previous Submission. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.</p>	<p>To the best of our knowledge, a request for a similar zoning map amendment has not been submitted for this property within the past year.</p>	<p>N/A</p>

COUNTY PLANNING STAFF RECOMMENDATION:

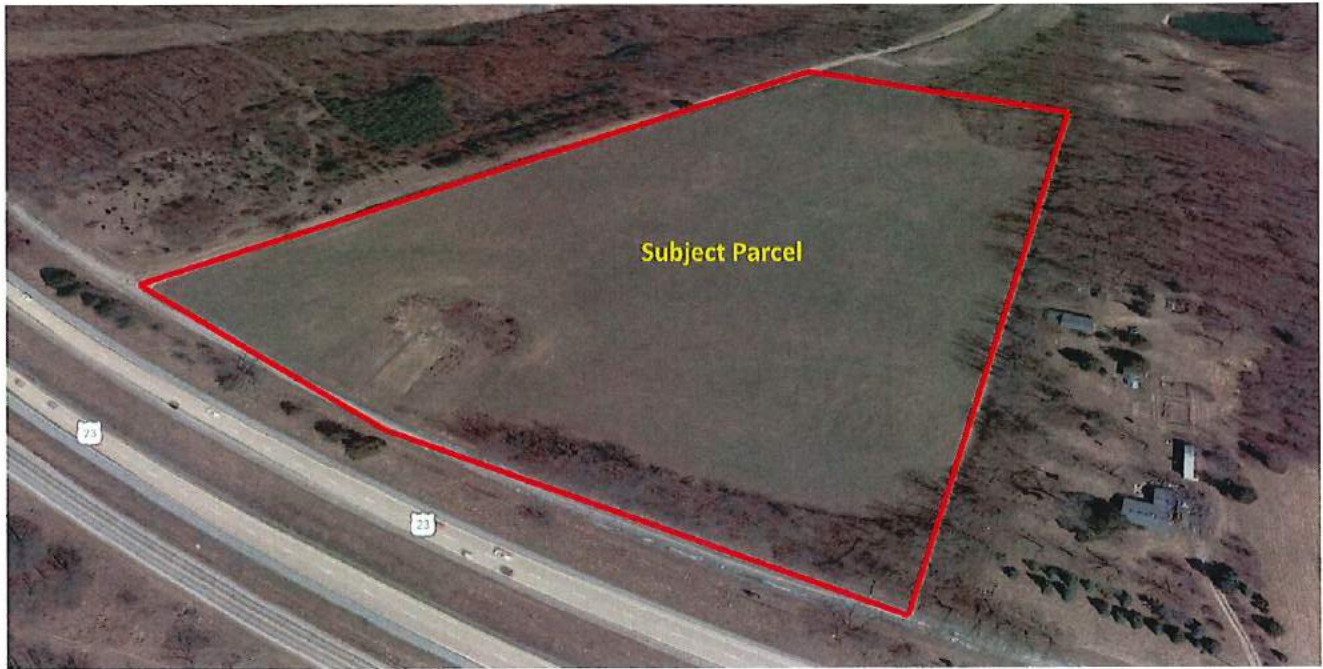
Approval.

The proposed rezoning appears to be reasonable and appropriate. Reviewing the proposed rezoning compared to the township Master Plan, there is nothing that clearly indicates that the proposed rezoning is inappropriate for the subject property. The proposed RE-Rural Estate zoning designation is reasonably consistent with the current established land use patterns in the immediately surrounding area.

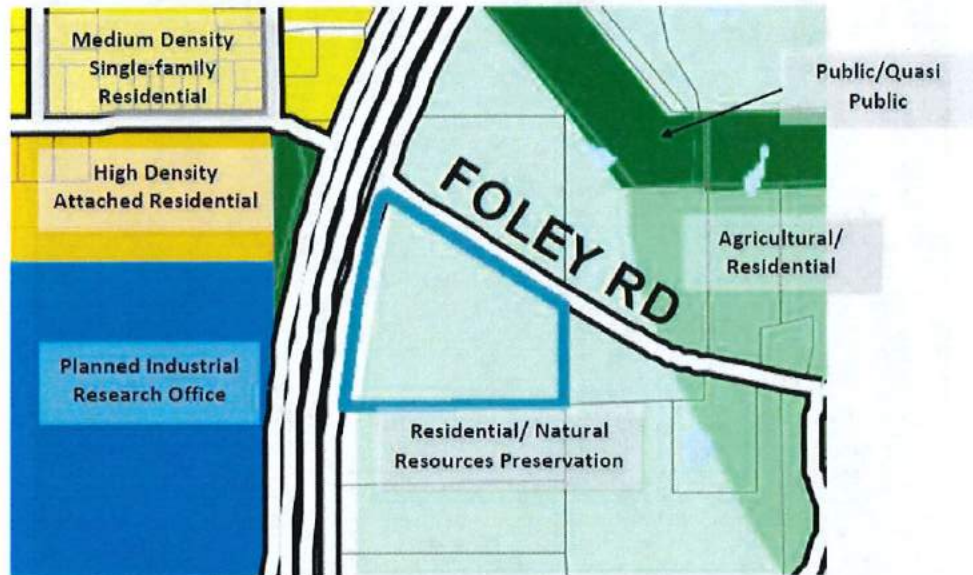
EXISTING LAND USE MAP:



AERIAL PHOTO:



FUTURE LAND USE MAP:



IMMEDIATELY SURROUNDING ZONING MAP:



SITE PHOTOS:



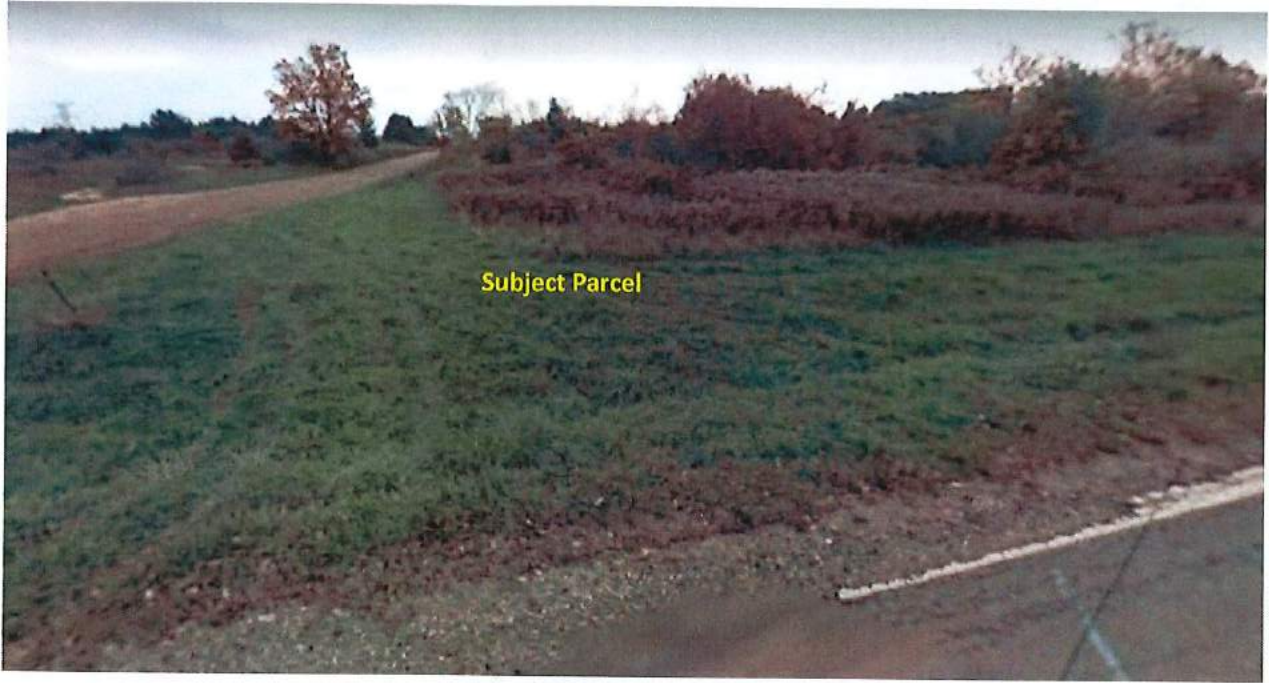
Subject Site



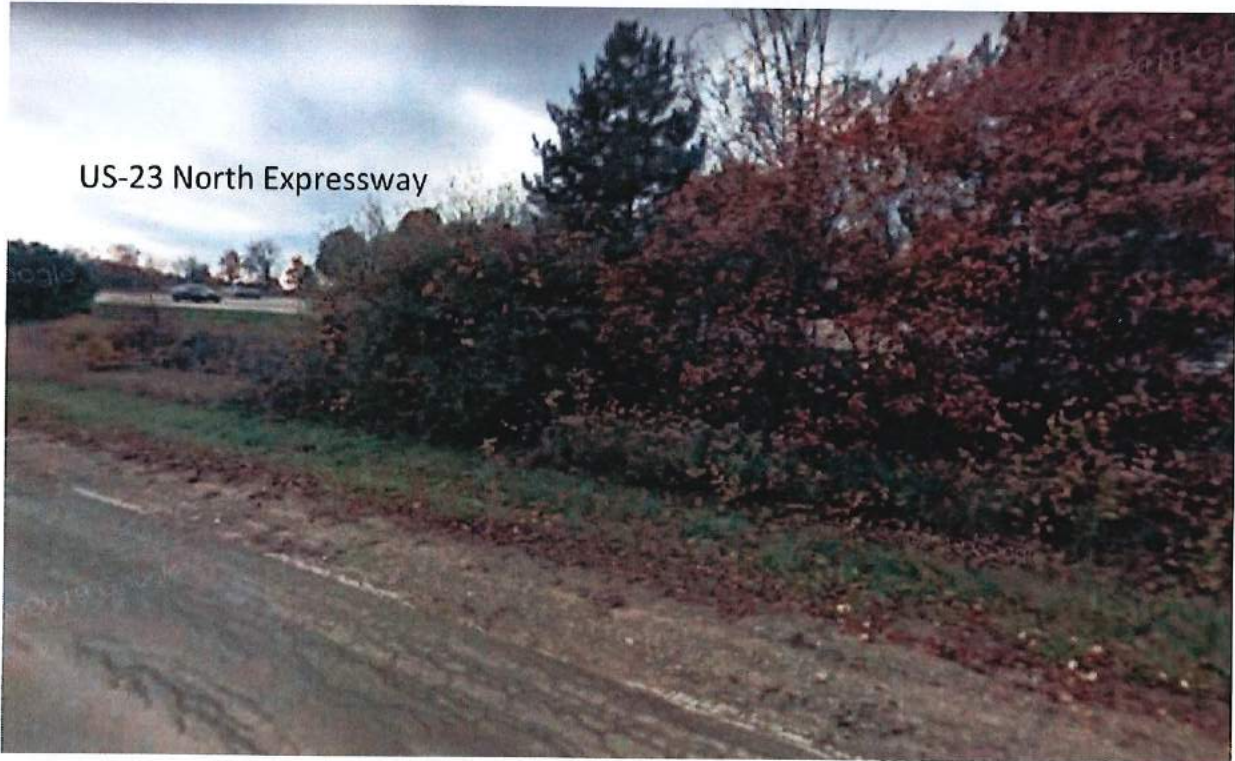
View Looking North from Site



View Looking South from Site



View Looking East at Site



View Looking West from Site

**LIVINGSTON COUNTY PLANNING
COMMISSION MEETING MINUTES**

June 15, 2022

6:30 p.m.

Hybrid In-Person and Virtual Zoom Meeting

**Zoom Virtual Meeting Room Meeting ID: 399-700-0062 / Password: LCBOC
<http://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09>**

PLANNING COMMISSION	
COMMISSIONERS PRESENT:	BRIAN PROKUDA BILL ANDERSON PAUL FUNK DENNIS BOWDOIN MATT IKLE BILL CALL
COMMISSIONERS ABSENT:	JASON SCHROCK
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB
OTHERS PRESENT:	BRUCE POWELLSON, MARION TOWNSHIP PLANNING COMMISSION TOM LEWIS, PUTNAM TOWNSHIP ZONING ADMINISTRATOR MEGAN SWAIN, CONWAY TOWNSHIP PLANNING COMMISSION RICHARD ERICKSON, TYRONE TOWNSHIP PLANNING COMMISSION JANNETTE ROPETTA, RESIDENT, TYRONE TOWNSHIP

1. **CALL TO ORDER:** Meeting was called to order by Planning Commissioner Prokuda at 6:30 PM.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL AND INTRODUCTION OF GUESTS:** None.
4. **APPROVAL OF AGENDA**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE
AGENDA, DATED JUNE 15, 2022, SECONDED BY COMMISSIONER ANDERSON.**

All in favor, motion passed.

5. **APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO APPROVE THE
MINUTES, DATED MAY 18, 2022, SECONDED BY COMMISSIONER BOWDOIN.**

All in favor, motion passed.

6. CALL TO THE PUBLIC: None.

7. ZONING REVIEWS:

A. Z-22-22: PUTNAM TOWNSHIP, TEXT AMENDMENT, ARTICLE II. TERMINOLOGY, ARTICLE III. GENERAL PROVISIONS, SECTION 340.25 ROADSIDE STANDS, ARTICLE V. A-O AGRICULTURAL/OPEN SPACE DISTRICT, SECTION 340.47 TABLE OF USES, AND ARTICLE XIII. SPECIAL LAND USES, SECTION 340.145.3 AGRITOURISM ACTIVITIES.

The Putnam Township Planning Commission is proposing to amend several sections of the Township Ordinance that address agritourism related uses. These changes will affect definitions, roadside stands, table of uses, and other agritourism related activities.

Township Planning Commission Recommendation: Approval. The Putnam Township Planning Commission recommended Approval of the proposed amendments at their May 11, 2022 public hearing. There were no public comments on the proposed amendments.

Staff Recommendation: Approval. The proposed amendments to the township ordinance will substantially enhance the standards and regulations for agritourism related uses in the township.

Commission Discussion: Commissioner Ikle asked if this amendment includes any other stands such as firework stands. Principal Planner Barb answered that roadside stands must be agricultural uses.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER FUNK.

Motion passed: 6-0

B. Z-23-22: PUTNAM TOWNSHIP, TEXT AMENDMENT, ARTICLE XV DEVELOPMENT REGULATIONS, SECTION 340.163.2 GRADING.

The Putnam Township Planning Commission is proposing to amend the Ordinance by creating two new sections that will address stormwater management and grading standards for applicants and projects within the Township.

Township Planning Commission Recommendation: Approval. The Putnam Township Planning Commission recommended Approval of the proposed amendments at their May 11, 2022 public hearing. There were no public comments on the proposed amendments.

Staff Recommendation: The proposed amendments are a reasonable addition to the Township Zoning Ordinance, but staff strongly encourages the Township to consider the addition of a reference to the SESC permit process that is required by Livingston County as referenced in our review comments.

Commission Discussion: Commissioner Prokuda asked for clarification regarding Soil Erosion and Sedimentation Control (SESC) permits.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 6-0

C. Z-24-22: IOSCO TOWNSHIP, TEXT AMENDMENT, ARTICLE 6 NONCONFORMING LOTS, STRUCTURES, AND USES, SECTION 6.4 NONCONFORMING STRUCTURES, AND ARTICLE 20 SUPPLEMENTAL PROVISIONS, SECTION 20.23 DONATION BINS

The Iosco Township Planning Commission proposes to revise current provisions related to nonconforming structures and their enlargement or alteration.

The Iosco Township Planning Commission also proposes a completely new set of regulations for the Township Zoning Ordinance, as Section 20.23, to regulate donation bins.

Township Planning Commission Recommendation: Approval. The Iosco Township Planning Commission recommended Approval of this zoning amendment at its April 12, 2022, meeting. There were no public comments noted in the minutes.

Staff Recommendation: Approval. The proposed amendments for both issues appear to be reasonable and appropriate. The regulations as proposed for donation bins are consistent with those found in other municipalities that have recently begun to regulate these uses.

Commission Discussion: Commissioner Ikle stated that not all churches are located in commercial districts like the C-1 District; this would preclude them from having donation bins. Commissioner Bowdoin believes it would be prudent to add a reference to the State Law and /or the State Attorney General Opinion as provided by County Planning Staff in the review, in the return letter to the Township.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER IKLE.

Motion passed: 6-0

D. Z-25-22: GENOA TOWNSHIP, TEXT AMENDMENT, ARTICLE 7 COMMERCIAL AND SERVICE DISTRICTS, SECTION 7.02 PERMITTED AND SPECIAL LAND USES.

Genoa Township Assistant Township Manager/Community Development Director Kelly VanMarter summarized the text amendment at the April 25 Genoa Charter Township Planning Commission Special Meeting/Public Hearing as follows:

This zoning ordinance amendment to Article 7, Table 7.02, relates to educational land uses in Commercial Districts. This amendment is to allow schools and school-related uses within all commercial districts. Specifically, to allow elementary schools, junior and senior high schools, and colleges as a special land use in the Neighborhood Service District (NSD) and as a permitted use in both the General Commercial District and Regional Commercial District. It is currently a special use in only the Office Service District (OSC). It would also add dormitories or student apartments accessory to a college, as a special land use within all commercial districts, instead of just the OSD. Lastly, vocational, and technical training facilities would be added as a special land use in the NSD district.

Township Planning Commission Recommendation: Approval. The Genoa Charter Township Planning Commission recommended Approval of the Zoning Ordinance text amendments to Article 7 at their April 25, 2022, meeting. There were no comments from the public.

Staff Recommendation: Approval. The proposed amendments to Article 7 Commercial and Service Uses are straightforward and understandable and will allow schools and school-related uses within all commercial districts.

Commission Discussion: Commissioner Funk asked if schools are referenced as public schools or other types of facilities used for educational purposes?

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER ANDERSON.

Motion passed: 5-1

NAY: Ikle

E. Z-26-22: HAMBURG TOWNSHIP, TEXT AMENDMENT, ARTICLE 2.00 DEFINITIONS, ARTICLE 7.00 DISTRICT REGULATIONS, AND ARTICLE 8.00 SUPPLEMENTARY PROVISIONS REGARDING ALTERNATIVE ENERGY SYSTEMS.

The proposed text amendments primarily regard Alternative Energy Systems and definitions. Also included in this zoning text amendment are amendments to Articles 2, 7, and 8 regarding other subjects such as riparian frontage, that were inadvertently removed from previous Hamburg Township text amendments.

Township Planning Commission Recommendation: Approval. The Hamburg Township Planning Commission recommended Approval of the zoning ordinance text amendments to Article 2.00 Definitions, Article 7.00 District Regulations, and Article 8.00 Supplementary Provisions at their May 18, 2022, Planning Commission meeting. Minutes of the meeting were not available at the time of this review.

Staff Recommendation: Approval. Regulating Alternative Energy Systems is a relatively new zoning ordinance subject matter, and Hamburg Township has done a good job of drafting this language. Although County Planning Staff has suggested some potential revisions for this AES language, it is understood that there are times when new zoning ordinance language must be put in place and utilized before needed revisions are identified.

Commission Discussion: Commissioner Prokuda asked about restrictions on large scale facilities for shadowing and other issues. He stated that purchase power agreements are required.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER ANDERSON.

Motion passed: 6-0

F. Z-27-22 TYRONE TOWNSHIP, REZONING, FR FARMING RESIDENTIAL TO RE RURAL ESTATE IN SECTION 16

Current Zoning: FR Farming Residential

Proposed Zoning: RE Rural Estate

Section 16

Township Master Plan: The Future Land Use plan and map of Tyrone Township (2012) designates the site as Residential/Natural Resource Preservation. The Township Master Plan further describes this FLU area designation in the following manner (p. 92):

As noted on the Opportunities and Constraints Map, Tyrone possesses a wealth of significant natural resources and features. These include woodlands, wetlands, natural water bodies, and areas with steep slopes and scenic vistas. The Future Land Use Plan's Residential/Natural Resource Preservation designation is located in areas that possess one or more of these significant natural features. It is intended to allow residential development at the very low density of a minimum of 3 acres per dwelling unit. Residential uses will be developed in a planned manner that preserves the attractive natural features of Tyrone Township.

County Comprehensive Plan: The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

Based on these strategies, the consistency of rezoning from an FR-Farming Residential zoning district to a RE-Rural Estate Residential zoning district, in a location where the immediately surrounding properties are of a similar rural residential nature appears to be a reasonable option. The proposed zoning map amendment would not result in a change of potential - permitted or special land uses.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended Approval of this Rezoning at its May 10, 2022 Public Hearing. Meeting minutes (NOTE: i.e., file name: "May 10 2022 PC Synopsis") supplied by the Township at the time of review did not indicate any public comments either for or against the proposal.

Staff Recommendation: Approval. The proposed rezoning appears to be reasonable and appropriate. Reviewing the proposed rezoning compared to the township Master Plan, there is nothing that clearly indicates that the proposed rezoning is inappropriate for the subject property.

The proposed RE-Rural Estate zoning designation is reasonably consistent with the current established land use patterns in the immediately surrounding area.

Commission Discussion: Commissioner Anderson asked for clarification on the 'Immediately Surrounding Zoning Map' provided in the review. Commissioner Funk stated that he believed the application was not complete and the County Planning Commission is only getting half of the picture. This is the Commission's opportunity to thoroughly review the rezoning and evaluate other aspects of the Township Master Plan that have not been included with the proposed rezoning. Principal Planner Stanford stated that in the packet of information supplied there was no mention of open space as part of the development, and that in the review he was only able to supply the Planning Commission with what was supplied to him by the Township at the time of this review. Commissioner Anderson stated that open space requirements would be considered in site plan review.

Public Comment: Jannette Ropetta, resident, Tyrone Township, spoke against the proposed rezoning due to concerns over potential wetland issues on the property and no open space being proposed, as identified in the Master Plan as a consideration for new developments in this area. She stated that the rezoning was highly opposed by the public at the Township Planning Commission meeting. Richard Erickson, Tyrone Township Planning Commission Chairman, clarified the Master Plan open space issue. He said that open space requirements were removed from the zoning ordinance regulations for some of the zoning districts.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER IKLE.

Motion passed: 5-1

NAY: Funk

8. OLD BUSINESS:

- A. **Visits to Local Planning Commissions:** Township meeting schedule of visits was discussed briefly.
- B. **Capital Improvement Plan (CIP):** An overview of the CIP was presented to the Planning Commission.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND APPROVAL OF THE 2023-2028 LIVINGSTON COUNTY CAPITAL IMPROVEMENT PLAN BY RESOLUTION, AND TO FORWARD TO THE LIVINGSTON COUNTY BOARD OF COMMISSIONERS TO RECEIVE AND FILE AS PER CUSTOMARY PROCEDURE, SECONDED BY COMMISSIONER ANDERSON.

Motion passed: 6-0

9. NEW BUSINESS: None.

10. REPORTS:

- A. **May 19 Brown Bag Lunch:** Director Kline-Hudson provided a brief overview of this educational event regarding Livingston County's High-Quality Natural Area Assessment, land preservation and conservation.
- B. Director Kline-Hudson explained that this new MSU resource provides guidance important to Livingston County Planning Commission decisions.

Planning & Zoning for Solar Energy Systems: A Guide for Michigan Local Governments – <https://www.canr.msu.edu/resources/planning-zoning-for-solar-energy-systems-a-guide-for-michigan-local-governments>

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: None.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 8:04 P.M., SECONDED BY COMMISSIONER ANDERSON .

Motion passed: 6-0

TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING SYNOPSIS
May 10, 2022 7:00 PM

**This meeting was held at the Tyrone Township Hall with remote access via Zoom videoconferencing.
The meeting was recessed at 7:30 pm to hold the scheduled public hearing.**

CALL TO ORDER: 7:00 pm.

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: Several public comments were received.

APPROVAL OF THE AGENDA: Approved as presented.

APPROVAL OF MINUTES:

1. **12/14/2021 Regular Meeting Draft Minutes:** Approved as presented.
2. **01/11/2022 Regular Meeting and Public Hearing Draft Minutes:** Approved as presented.
3. **02/08/2022 Regular Meeting Draft Minutes:** Approved as presented.
4. **03/08/2022 Regular Meeting Draft Minutes:** Approved as amended.
5. **04/12/2022 Regular Meeting Draft Minutes:** Approved as amended.

OLD BUSINESS:

1. **Gasior Zoning Map Amendment:** The Planning Commission reviewed the application and held the required public hearing. Public comments were received. The application was recommended for approval and will be forwarded to the Livingston County Planning Commission for review and comment.
2. **Foster Storage Condominium Special Land Use:** The Planning Commission reviewed the application documents and provided direction to the applicant. They determined that the application was substantially complete and requested that Township staff schedule the required public hearing for the next regular meeting.
3. **Runyan Lake Heights Private Road Paving Request:** The Planning Commission reviewed the plans provided and engineering review prepared based on the proposal. The Planning Commission recommended Township Board approval of modified nonconforming private road standards with conditions.

NEW BUSINESS:

1. **Durocher Special Land Use Minor Site Plan Amendment (Driveway Approach):** The Planning Commission reviewed the drawings provided for a proposed minor amendment to modify the driveway approach based on Livingston County Road Commission standards. The Planning Commission approved the minor amendment with conditions.

CALL TO THE PUBLIC: Several public comments were received.

MISCELLANEOUS BUSINESS:

1. **Next Workshop Meeting:** Scheduled for 05/18/2022 at 6:00 pm.

ADJOURNMENT: 9:49 pm.

RECEIVED

MAR 15 2022

TYRONE TOWNSHIP
PLANNING & ZONING

Original

TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location Vacant - SE corner of Foley & Runyan Lake Rds.		Parcel ID/Zoning District 4704-16-100-019
Property Owner(s) Kevin Gasior		Telephone 248-722-4215
Street Address 10377 Center Rd.		Cell Phone Same
City Fenton	State and Zip code MI 48430	FAX or E-Mail kfgasior@msn.com
Authorized Agent Same as Owner		Telephone -
Street Address -		Cell Phone -
City -	State and Zip Code -	

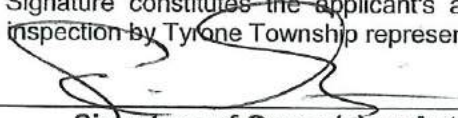
Type of Review:

- | | | |
|--|--|---|
| <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 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 checked="" 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:

Proposed rezoning of the property, a 17.73 acre parcel, at SE corner of Foley & Runyan Lake Rds., currently zoned FR (Farming Residential District), 3 acre minimum with 250' lot width minimum, to proposed rezoning to RE (Rural Estate District) 1.75 acre minimum with 200' lot width minimum.

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

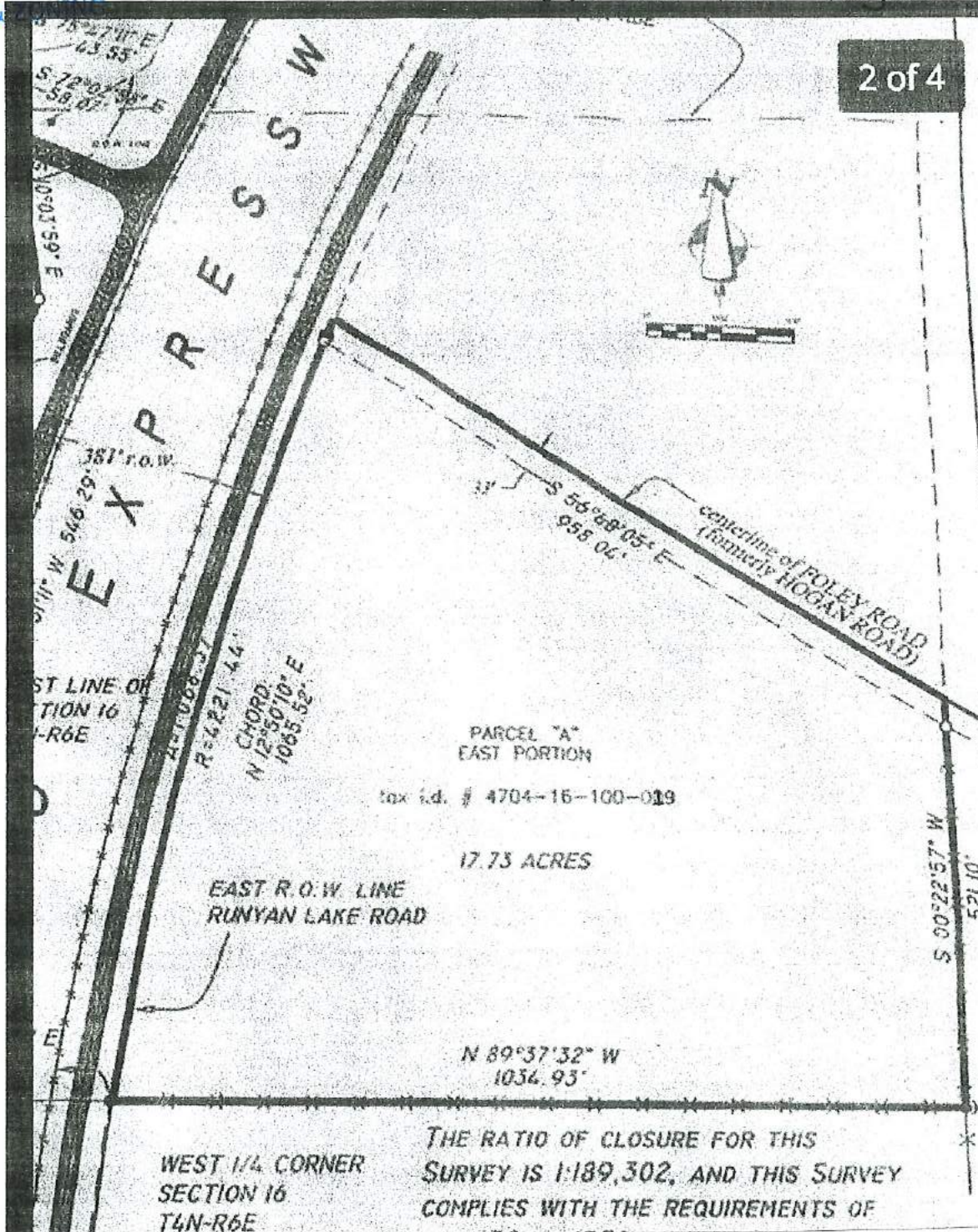
Date 3/15/22	Tax Status OK	Fees: 101-000000-607-006 \$ 1400.-	Escrow: 701-000000-283- \$ 2000.-
Received By: KC	per T.D.		

Owner/applicant: Kevin Gasior
 10377 Center Rd.
 Fenton, MI 48430
 248-722-4215 kfgasior@msn.com

RECEIVED

MAR 15 2022

TYRONE TOWNSHIP
 PLANNING & ZONING



the following described premises situated in the Township of Tyrone, County of Livingston, State of Michigan, to wit:

Part of the Northwest 1/4 of Section 16, Town 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, described as commencing at the West 1/4 corner of said Section 16; thence North 00 degrees 31 minutes 27 seconds East, 1344.92 feet along the West line of said Section 16; thence South 89 degrees 37 minutes 32 seconds East, 308.06 feet to a point of beginning; thence 1068.37 feet along an arc to the right, along the East line of Runyan Lake Road, said arc having a radius of 422.44 feet, and a chord bearing and distance of North 12 degrees 50 minutes 10 seconds East, 1065.52 feet thence South 56 degrees 48 minutes 05 seconds East, 958.04 feet along the centerline of Foley Road, thence South 00 degrees 22 minutes 57 seconds West, 521.10 feet; thence North 89 degrees 37 minutes 32 seconds West, 1034.93 feet to the point of beginning. All subject to the rights of the public in Foley Road; being subject to easements, restrictions and right-of ways of record.

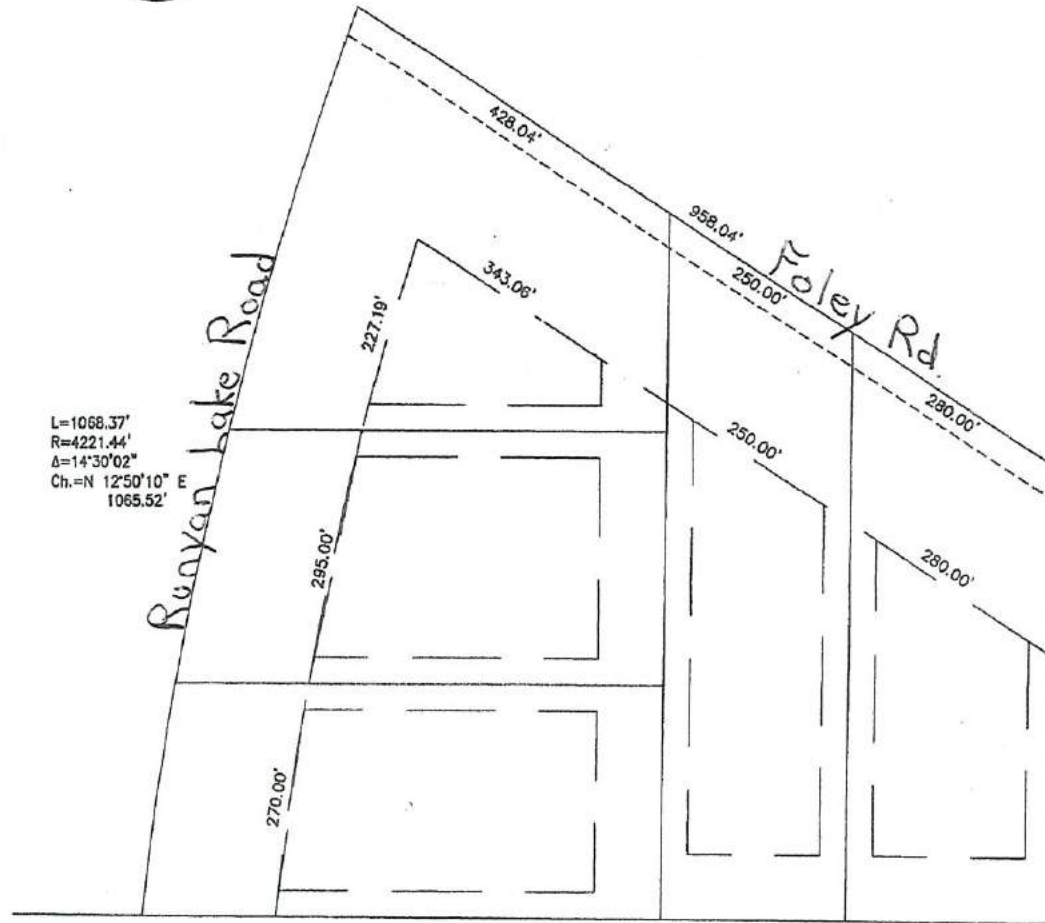
FR Zoning - 3 acre minimum
250' minimum lot width, 1:4 width to length max
17.73 acres - 5 lots = 3.54 acres/lot

Current Zoning - FR

RECEIVED

MAR 15 2022

TYRONE TOWNSHIP
PLANNING & ZONING



1"=200'

2/2/22

RECEIVED

MAR 15 2022

TYRONE TOWNSHIP
PLANNING & ZONING

WARRANTY DEED
2022-108934

Reputation First Title Agency, LLC

The Grantors, **Milenko Trepevski and Dukadinka Trepevski, husband and wife**

whose address is **41610 Metaline Rd., Canton, MI 48187**

convey and warrant to **Kevin Gasior**

whose address is

the following described premises situated in the **Township of Tyrone, County of Livingston, State of Michigan**, to wit:

Part of the Northwest 1/4 of Section 16, Town 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, described as commencing at the West 1/4 corner of said Section 16; thence North 00 degrees 31 minutes 27 seconds East, 1344.92 feet along the West line of said Section 16; thence South 89 degrees 37 minutes 32 seconds East, 308.06 feet to a point of beginning; thence 1068.37 feet along an arc to the right, along the East line of Runyan Lake Road, said arc having a radius of 422.44 feet, and a chord bearing and distance of North 12 degrees 50 minutes 10 seconds East, 1065.52 feet thence South 56 degrees 48 minutes 05 seconds East, 958.04 feet along the centerline of Foley Road, thence South 00 degrees 22 minutes 57 seconds West, 521.10 feet; thence North 89 degrees 37 minutes 32 seconds West, 1034.93 feet to the point of beginning. All subject to the rights of the public in Foley Road; being subject to easements, restrictions and right-of ways of record.

Tax Parcel No: 4704-16-100-019

Common Address: Vacant Foley Rd, Tyrone Twp., MI 48430

RECEIVED

MAR 15 2022

TYRONE TOWNSHIP
PLANNING & ZONING

Current Zoning

R-1

RE

RE

Subject
Parcel -
Current Zoning

FR

Tax ID - 4704-16-100-019

RE

RE

FR

FR

JS 23 Hwy

FR

FR

Fuller Dr

FR

Walr
Shor

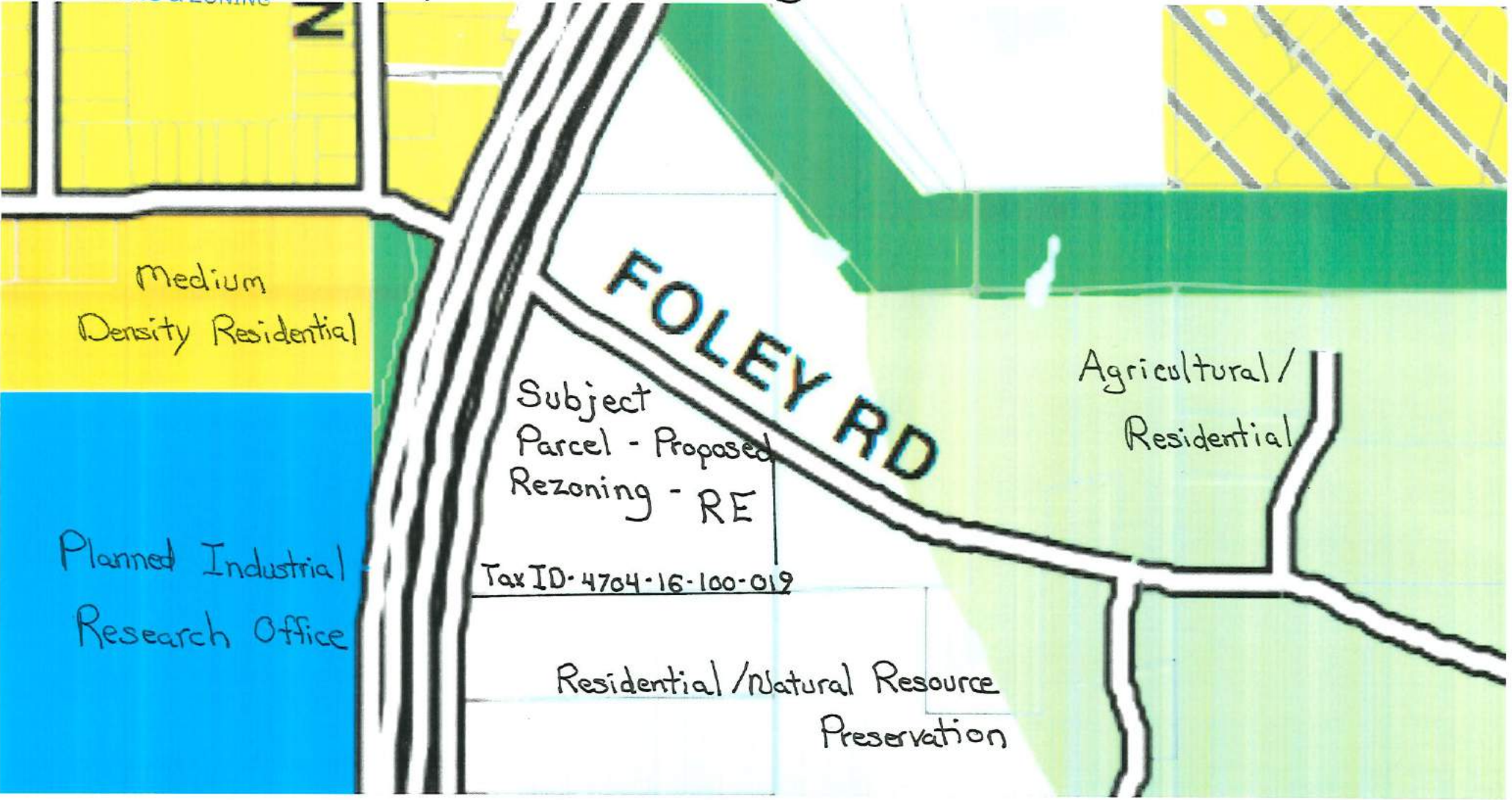


RECEIVED

MAR 15 2022

TYRONE TOWNSHIP
PLANNING & ZONING

Proposed Rezoning - Master Plan



Tyrone Township Escrow Agreement

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

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

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

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

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

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

TYRONE TOWNSHIP

By:

Marie Carter

Its:

Zoning Administrator

APPLICANT

Kevin Gasior

[Signature]

RECEIVED

MAR 15 2022

TYRONE TOWNSHIP
PLANNING & ZONING

TYRONE TOWNSHIP

Receipt: 118392

03/15/22

8420 RUNYAN LAKE RD
FENTON, MI 48430
810-629-8631

WWW.TYRONETOWNSHIP.US

Payment for:
PC REZONING REVIEW
16-100-019

Cashier: LMAYBEE
Received Of: GASIOR KEVIN

10377 CENTER RD
FENTON MI 48430

The sum of: 1,400.00

BDINV 00018235

1,400.00

101-000-628.000

1,400.00

Total 1,400.00

TENDERED:

CHECKS

22886

1,400.00

Signed: _____

TYRONE TOWNSHIP

Receipt: 118391

03/15/22

8420 RUNYAN LAKE RD
FENTON, MI 48430
810-629-8631

WWW.TYRONETOWNSHIP.US

Payment for:
ESCROW 16-100-019

Cashier: LMAYBEE
Received Of: GASIOR KEVIN

10377 CENTER RD
FENTON MI 48430

The sum of: 2,000.00

BDINV 00018234

2,000.00

701-000-283.000

2,000.00

Total

2,000.00

TENDERED:

CHECKS

22885

2,000.00

Signed: _____

NEW BUSINESS #2

Michigan Townships Association dues invoice approval.



May 31, 2022

Dear Colleagues,

Your residents depended on your leadership during this past year of recovery and new challenges. MTA's mission is to help you deal with the good and the bad each year, and to speak with one voice on behalf of all our townships and your communities' needs. Your dues payment enables MTA to provide key services and resources to help you succeed:

- Respected and effective **advocates** in Lansing and Washington, DC
- Expert in-person **advice** and reference resources
- Affordable and thorough **education** on newly emerging and established topics
- Outstanding professional networking **events**, such as our 2022 in-person Annual Educational Conference & Expo, which this year included the Legislative Conference
- *Township Focus*, perhaps the **best local government magazine** of its type nationally

Every year, hundreds of new legislative bills emerge that impact township officials and your communities. Many are from special interest groups directly attacking our townships' best interests—often on matters of local authority. Can you imagine if our townships had no voice to counteract these threats? Your MTA Government Relations team typically stops or mitigates 95% of such harmful legislation. Proactively, they also work to successfully achieve objectives from the MTA Policy Platform. The dues also cover MTA's membership in our national association, NATaT. The NATaT team was directly responsible for getting us away from having limited "approved" purposes in the original American Rescue Plan Act rules to the much more flexible and useful "standard allowance" approach.

Nearly every township called or emailed our staff experts to get difficult questions answered. Others consulted with their peers on the *Community Connection* forum or read up on them in the MTA Answer Center. Soon we will roll out the new MTA website that will be even easier to navigate, will tie into our other online services better, and be easier to read across all your devices.

This spring, we celebrated the return of our in-person Annual Conference & Expo featuring more than 70 classes, inspirational main-stage sessions and amazing networking events. New this year, an online option allowed you to join live during the event or watch a recording at your convenience. Save the date for next year's event being held April 17-20 at the Grand Traverse Resort in Acme Township, near Traverse City. This year, we'll continue to bring you a wide range of live training courses from Assessing to Zoning around the state. Our Online Learning Center is filled with a wide variety of recorded webinars geared for *every* member your township team. Our annual subscription packages, *MTA Online*, offer a substantial savings and give access to your entire township team for one low price. See the enclosed flyer for more on this cost-effective program.

Over the coming year, the MTA Legal Defense Fund will continue to track and pursue cases with statewide importance to townships. Your township's contribution to the fund helps us defend and argue on behalf of townships' interests and to participate in major cases each year.

We thank you for supporting strong township government, for your own leadership and joining in MTA's collaborative work for Michigan and our future.

Sincerely,

A handwritten signature in blue ink that reads "Neil Sheridan".

Neil Sheridan
Executive Director

Advancing local democracy by fostering township leadership and public policy essential for a strong and vibrant Michigan.



One subscription provides online learning for your entire township



MTA's Online Learning Center is home to a wide variety of recorded webinars designed with township officials in mind. From assessing to zoning, you're sure to find something for *every* member of your township team, at every stage in their public service career.

Our annual subscription packages allow you to unlock the savings in this extensive library. One subscription gives everyone on your township team (yes everyone!) access to all of the courses included in that package with no additional "per person" fees.

Three different levels allow you to choose which webinar package is the best fit your township:

The **Essentials** level includes **fourteen webinars** that cover the basics—what we consider essential topics—designed for all board members and required knowledge for all townships.

Step up to the **Plus** level to get access to **twenty-five webinars** that take you beyond the essentials, digging into planning and zoning topics, cemeteries and more. Your entire board, planning commissioners and zoning administrators can watch together (or separately) at no additional cost.

Upgrade to **Premium Pass** and get more than **90 webinars!** We'll throw in **FREE** access to our live monthly webinar series, **Now You Know** (featuring a new topic every month) **AND** our Township Governance Academy courses. But that's not all, you'll also get 20% off all upcoming—even in-person—training!



For a full list of what's included in each package, visit www.michigantownships.org/mtaonline.asp

Eliminate per person fees with MTA's annual subscription options. Everyone in your township can watch (and learn) together OR on their own!

Package rates are:

Essentials Package: \$750

Plus Package: \$1,000

Premium Package: \$1,900

To continue your subscription or begin subscribing today, simply check the box next to the package of your choice on the enclosed statement.

If your township is already a subscriber, thank you! We hope you will consider renewing or perhaps even upgrading to the next learning level. New classes have been added to **every** package. 5.5 additional hours of training was added to **Essentials**, 8 hours to the **Plus** package and seventy-five hours to **Premium Pass!**

Not yet a subscriber? What are you waiting for? Now is the perfect time to try it!

Individual webinars more your speed? Browse our online classrooms at <https://learn.michigantownships.org>



Michigan Townships Association
PO Box 80078
Lansing, MI 48908-0078

MTA Dues Invoice
May 30, 2022

Due Date: **July 1, 2022**
Township ID: 43655
County: Livingston
ATTN: Pam Moughler

RECEIVED
JUN 13 2022
TYRONE TOWNSHIP CLERK

IMPORTANT
*Please make a photocopy of this page
and send it with your check.*

Tyrone Twp.
8420 Runyan Lake Rd
Fenton, MI 48430-9290

Annual Dues

- 1. Your annual dues payment for July 1, 2021 to June 30, 2022 is:
- 2. Your Legal Defense Fund contribution for the year is (optional):

Your dues and LDF total:

Choose an Unlimited MTA Online Learning Subscription (optional)

All members of your township team, including volunteers, will have access to the courses included in the package you choose. Please see the enclosed flyer and the back of this page for more details.

- Please Choose One
- Premium Pass (ALL courses included) \$ 1,900
 - Plus Package \$ 1,000
 - Essentials Package \$ 750
- Please enter the selected package PRICE here:

Please total the green and gold boxes above and enter the amount enclosed:

Notes:

1. *Please make a photocopy of this page and send it with your check.*
2. *Your dues were calculated using method 3 as described on the reverse side of this sheet.*
3. *MTA Online subscription prices are discounted for 2022 - 2023 to help townships expand learning access.*
4. *MTA's EIN number is: 38-1536994. IRS Disclosure: MTA dues payments are not deductible as a charitable contribution for federal income tax purposes.*
5. *If you have any questions, please email service@michigantownships.org or call us at (517) 321-6467.*



Thank you very much for supporting strong township government!

Our Online Course Subscription Makes Good Sense for Your Team

MTA's priorities include that all members of your township team and volunteers have affordable access to targeted training – led by township experts – at your convenience. Our online learning center features a wide variety of topics and our annual subscription packages offer a substantial cost savings. If you haven't already, we encourage you to use our FREE trial described here: <https://bit.ly/MTAfreetrial> Package details are at <https://www.michigantownships.org/mtaonline.asp>.

Key Advantages of MTA Online

- Continued development for elected and appointed officials, deputies, and volunteers – even new joiners whenever (and wherever!) they choose
- An economical way to now include those who may not have otherwise gone to classes
- Convenience of taking the courses 24 / 7 that you can pause, rewind and rewatch over again.

Each level offers access to qualifying courses in our new *Red Book Ready* learning series, but only the **Premium Level** includes nine of our Township Governance Academy courses, allowing everyone to make significant progress towards this distinctive township career achievement. In addition, **Premium Level subscribers also get free access to our live monthly webinar series, *Now You Know*, and a 20% discount off all education and events including next year's Annual Conference and Expo.**

Please see the enclosed promo flyer for all the details.

The other two subscriptions step down in price and what is included. Pricing is as follows:

Subscription	Pricing for access by <i>ALL</i> your township team	Estimated value if just <i>ONE</i> participant took the included courses separately
Premium	\$1,900	\$5,340
Plus	\$1,000	\$2,010
Essentials	\$ 750	\$1,350

Explanation of Dues Determination

Your dues were determined by the method number stated in the notes on your Dues Invoice:

1. Minimum dues of \$216 per year
2. Standard dues formula, which is calculated as:
 - 2021 Taxable Value (TV) x \$15.05 per million, PLUS
 - 2021 state shared revenues and city, village and township revenue sharing (CVTRS) x \$1.7376 per thousand
3. Graduated cap of \$6,653 (townships with TV of \$290-599 million)
4. Graduated cap of \$6,853 (TV of \$600-999 million)
5. Graduated cap of \$7,746 (TV greater than \$1 billion)
6. Otherwise, year on year increase capped at 10% above 2021-2022 dues

NEW BUSINESS #3

Propane pre-buy quotes for township hall.

Terri Medor

From: jeremy kratt <jeremykratt@hotmail.com>
Sent: Monday, July 11, 2022 12:50 PM
To: CLERK
Subject: Hamiltons revised pricing

Hello,

Hamiltons Propane would like to adjust your rate to \$2.0499 pre buy fixed through May 1st 2023.

Hamiltons has no delivery charges which if switching to a larger company I caution you to do some research as most of them are charging fuel surcharges and tank rents.

Thank you!

Jeremy

Terri Medor

From: Jennifer Eden
Sent: Monday, July 11, 2022 12:31 PM
To: Terri Medor
Subject: FW: RE: Quarterly Sewer Invoice

Quote from Suburban Propane below

Jennifer Eden, MiCPT
Treasurer
Tyrone Township
jeden@tyronetownship.us
810-629-8631
810-629-0047 fax
Regular Office Hours Mon.-Thurs. 9 AM – 5 PM

“Life is like running.....When you find your inner strength you realize you’re capable of much more than you thought”

Notice: This email, including any attachments, is covered by Electronic Communication Privacy Act, 18 U.S.C. 2510-2521, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, distribution or copying of this communication is strictly prohibited. Please reply to the sender if you have received this message in error and destroy all copies of the original message.

-----Original Message-----

From: {CSC 2781} Pisha, Bradley <BPisha@suburbanpropane.com>
Sent: Monday, July 11, 2022 12:22 PM
To: Jennifer Eden <jeden@tyronetownship.us>
Subject: RE: RE: Quarterly Sewer Invoice

Hi Jennifer

Well, I called and left you a VM too but then I saw this message. Sorry, I was doing quite a bit of running around this am!

Anyway, no problem. Our rates are shown below, let us know if you'd like to make a move we can generally make schedule accommodations pretty promptly.

We are offering a first fill right now - we had stopped for a bit.

FF - \$1.99 / GAL

Locked in rate - \$2.09 / GAL - through 4/30/23 - no maximum or minimum gallon requirement Install - no cost to install unless you would like Suburban to change the location of where the tank presently is at.

Thanks
Brad

NEW BUSINESS #4

Agreement with Historical Society for moving costs of old town hall.

AGREEMENT TO PAY COST OF RELOCATING HISTORICAL TOWNSHIP HALL

1. **WHEREAS**, the Historical Tyrone Township Hall is situated at 10408 Center Road in the Township of Tyrone, Livingston County, Michigan;
2. **WHEREAS**, the owner of the real property at 10408 Center Road purchased that property from Tyrone Township and granted Tyrone Township the right to maintain the Historical Tyrone Township Hall at that location for a period of time and also permitted the removal of the Historical Tyrone Township Hall so long as the real property is restored following full removal of the Historical Tyrone Township Hall;
3. **WHEREAS**, the Tyrone Township Historical Society, a Michigan non-profit corporation, is seeking to preserve the Historical Tyrone Township Hall and is raising funds to cover the costs of relocating the Historical Tyrone Township Hall and to restore the real property at 10408 Center Road following the removal of the Historical Tyrone Township Hall;
4. **WHEREAS**, Tyrone Township is willing to permit the Tyrone Township Historical Society to relocate the Historical Tyrone Township Hall to a location approved by Tyrone Township under certain terms and conditions;
5. **WHEREAS**, the Tyrone Township Historical Society is agreeable to satisfy those conditions required by Tyrone Township so that the Historical Tyrone Township Hall may be relocated;

NOW, THEREFORE, in consideration of the mutual agreements made herein and other good and valuable consideration, including the consideration providing the Tyrone Township Historical Society the opportunity to preserve the Historical Tyrone Township Hall, the receipt and adequacy of which is hereby acknowledged, it is agreed as follows:

1. **Agreement.** Tyrone Township Agrees to permit the Tyrone Township Historical Society to relocate the Historical Tyrone Township Hall to a location approved by Tyrone Township upon the following conditions:
 - a. The precise location where the Historical Tyrone Township Hall will be relocated must be approved in advance by Tyrone Township;
 - b. The Tyrone Township Historical Society agrees to permit the Tyrone Township Engineer ("Township Engineer") to act as project manager in the relocation of the Historical Tyrone Township Hall;
 - c. The Tyrone Township Historical Society shall submit to Tyrone Township and the Township Engineer for approval any bid or estimate from any person, firm or entity that the Tyrone Township Historical Society desires to hire to relocate the Historical Tyrone Township Hall;
 - d. The Tyrone Township Historical Society shall submit to Tyrone Township and the Township Engineer for approval any bid or estimate from any person, firm

or entity that the Tyrone Township Historical Society desires to hire to restore the real property at 10408 Center Road following the removal of the Historical Tyrone Township Hall;

- e. The Tyrone Township Historical Society shall submit to Tyrone Township and the Township Engineer for approval all plans for the preparation of the location where the Historical Tyrone Township Hall shall be relocated, including the construction of any required foundation, where the Historical Tyrone Township Hall will be relocated;
- f. The Tyrone Township Historical Society shall submit to Tyrone Township and the Township Engineer for approval any bid or estimate from any person, firm or entity that the Tyrone Township Historical Society desires to hire to prepare the site, including the construction of any required foundation, where the Historical Tyrone Township Hall will be relocated;
- g. The Tyrone Township Historical Society shall submit to Tyrone Township and the Township Engineer proof that there are sufficient funds available to cover the costs of the relocation of the Historical Tyrone Township Hall, the restoration of the real property at 10408 Center Road, the cost of construction of any foundation or other structure at the approved location where the Historical Tyrone Township Hall shall be relocated;
- h. Tyrone Township shall have the right to review with the Township engineer any and all plans, bids, estimates or other documents required and submitted by The Tyrone Township Historical Society and Tyrone Township at its sole discretion may approve or disapprove any plan, bid, estimate, or proposed contractor;
- i. The Tyrone Township Historical Society agrees to be responsible for obtaining any and all permits required for the relocation of the Historical Tyrone Township Hall, the cost of relocating any utility lines for the relocation of the Historical Tyrone Township Hall and any other cost incurred during any aspect of the relocating of the relocation of the Historical Tyrone Township Hall;
- j. The Tyrone Township Historical Society agrees to reimburse Tyrone Township for fees paid to the Township engineer for its reviews and services provided as authorized in this Agreement.

SIGNED BY:

Date: _____, 2022

Date: _____, 2022

Michael Cunningham
Tyrone Township Supervisor

Tyrone Township Historical Society
by:
Its:

NEW BUSINESS #5

Request of fiscal sponsorship of the Historical Society.



Tyrone Township Historical Society
8420 Runyan Lake Rd
Fenton, MI 48430

Dear Tyrone Township Board Members,

July 5th, 2022

As you know, we have been hard at work diversifying our fundraising efforts to move the Historic Town House from the Center Road Location to the current township property on Runyan Lake Road. We have raised over \$30,000 since November through private donations, fundraising events, and in-kind donations. Recently, we have sought application for two local grants. The first has been submitted. The second, through The Community Foundation for Livingston County, is the purpose for this correspondence.

Grants often require a pre-application interview to determine project alignment with funding source goals. In doing so with the Community Foundation for Livingston County back in June, we learned that all aspects of our project are a good match for application. However, since our organization has not been a nonprofit entity for more than one full year, we would need to apply with the support of a "Fiscal Sponsor". Fiscal Sponsorship can be any other nonprofit organization or local government body that can provide a certified audit for the previous year to demonstrate credibility and transparency in handling funds over time. A Fiscal Sponsor's role would be to hold funds in trust, should they be awarded after grant application, and distribute grant funds at the appropriate time. The Tyrone Township Historical Society would be responsible for completing and submitting the grant application.

Our natural inclination is to request that the Tyrone Township Board consider serving as a Fiscal Sponsor for the purpose of grant application on this project because not only does the Township own the building we hope to move, but the Township also owns the property to which we hope to relocate the historic building. There is NO risk or contingent liability in serving as a Fiscal Sponsor in this instance. If the Historical Society fails to raise enough funds for completion of Phase 1, moving the building from private property to township property by March of 2023, then funds are simply returned to The Community Foundation for Livingston County. Funds would be held and recorded in trust on behalf of the Tyrone Township Historical Society. According to Mr. Greg Yankee, Senior Program Officer, serving as a Fiscal Sponsor requires 3 easy steps: a brief online registration, sharing the already public certified audit, and agreeing upon a Memorandum of Understanding (MOU) document that pertains specifically to Fiscal Sponsorship.



Tyrone Township Historical Society
8420 Runyan Lake Rd
Fenton, MI 48430

The Community Foundation of Livingston County has provided an example of an MOU for Fiscal Sponsorship as this is something many other communities have embarked upon to accomplish community project goals. We are including this example as an additional attachment. The Community Foundation for Livingston County has asked that we do not share the example publicly or widely as it contains information from another grant applicant. We are sharing it in confidence with the Township Board as a starting point, and certainly are happy to work through our own version with Tyrone Township under the guidance and approval of an attorney.

If you have questions about the requirements and need for a Fiscal Sponsor, Mr. Greg Yankee is the Senior Program Officer at The Community Foundation for Livingston County. He is the gentleman with whom we did our pre-application interview and learned of the need for Fiscal Sponsorship. We're confident he would be happy to answer your questions regarding Fiscal Sponsorship. His contact information can be provided upon request. Below is a link to the Foundation's website if you'd like to learn more about the work they do for the communities in Livingston County.

[The Community Foundation for Livingston County](#)

We sincerely hope that the Township Board can see how hard we are working at finding every possible funding source to pay for this project without taxpayer dollars. We also understand hesitation to get involved with the red tape that can sometimes come with grant funding. The Community Foundation for Livingston County is about as local and simple as we can get. It's the county that we live in, and the Community Foundation is intended to fund local projects in communities like ours. The Historical Society is happy to take responsibility for the grant application process, any red tape along the way, and complete the project review.

We request that the Township Board Members consider serving as Fiscal Sponsor so that we may apply for this important step in project funding with The Community Foundation for Livingston County. Timing is critical. A discussion and decision would need to be made by the Township Board no later than the upcoming July 19th Board meeting so that we have time to apply for the grant by its August deadline.

Sincerely,

Linda McFarland, President
Tyrone Township Historical Society